

CHANGE REQUEST COVER SHEET

Change Request Number: 09-41

Date Received: 3/4/2009

Title: Real Estate Guidance

Name: Brenda Carignan

Phone: 202-267-8392

Policy OR Guidance: Guidance

Section/Text Location Affected: Real Estate Guidance

Summary of Change: Update guidance

Reason for Change: This change request is being updated to reflect Real Estate Guidance revisions in section 5.5.2.3

Development, Review, and/or Concurrence: ALO-200, Disposal Workgroup

Target Audience: RECOs, LMSs

Potential Links within FAST for the Change: none

Briefing Planned: Yes

ASAG Responsibilities: None

Potential Links within FAST for the Change: none

Links for New/Modified Forms (or) Documents (LINK 1)

Links for New/Modified Forms (or) Documents (LINK 2)

Links for New/Modified Forms (or) Documents (LINK 3)

SECTIONS EDITED:

Real Estate Guidance :

Section 5.5.2.3 : Permanent Buildings [\[Old Content\]](#)[\[New Content\]](#) [\[RedLine Content\]](#)

SECTIONS EDITED:

Section 5.5.2.3 : Permanent Buildings

Old Content: Real Estate Guidance :

Section 5.5.2.3 : Permanent Buildings

Permanent buildings are defined as buildings that cannot be removed from a site and transported without destroying their serviceability. Decisions on final disposition of such buildings are a cooperative effort involving property managers, Technical Operations personnel and the responsible RECO. The handling of these buildings may vary. For example:

- A permanent building on a leased site may be conveyed by transfer agreement to a lessor when doing so is more advantageous to the government than demolition and when environmental and safety considerations do not preclude transfer.
- A permanent building on a site owned by the FAA may be reported to GSA for disposal along with the land upon which it is constructed.
- A permanent building on a site owned or leased by the FAA may be demolished when environmental or safety issues mitigate against transfer of ownership.

New Content: Real Estate Guidance :

Section 5.5.2.3 : Permanent Buildings

Permanent buildings are defined as buildings that cannot be removed from a site and transported without destroying their serviceability. Decisions on final disposition of such buildings are a cooperative effort involving property managers, Technical Operations personnel and the responsible RECO. The handling of these buildings may vary. For example

- A permanent building on a leased site may be conveyed by lease modification or other conveying document agreement to a lessor when doing so is more advantageous to the government than demolition and when environmental and safety considerations do not preclude transfer.
- A permanent building on a site owned by the FAA may be reported to GSA for disposal along with the land upon which it is constructed. Excessed facilities may be disposed of by public bid or full removal from the site prior to excessing the land either through GSA or in accordance with AMS, leases, MOAs, etc.

- A permanent building on a site owned or leased by the FAA must be screened by the appropriate environmental entities for any environmental or safety issues that may require mitigation prior to transfer or sale.

Red Line Content: Real Estate Guidance :
Section 5.5.2.3 : Permanent Buildings

5.5.2.3 Permanent *Buildings Edited 4/09*

Permanent buildings are defined as buildings that cannot be removed from a site and transported without destroying their serviceability. Decisions on final disposition of such buildings are a cooperative effort involving property managers, Technical Operations personnel and the responsible RECO. The handling of these buildings may vary. For example:

- A permanent building on a leased site may be conveyed by ~~transfer~~ **lease modification or other conveying document** agreement to a lessor when doing so is more advantageous to the government than demolition and when environmental and safety considerations do not preclude transfer.
- A permanent building on a site owned by the FAA may be reported to GSA for disposal along with the land upon which it is constructed. - **Excessed facilities may be disposed of by public bid or full removal from the site prior to excessing the land either through GSA or in accordance with AMS, leases, MOAs, etc.**
- A permanent building on a site owned or leased by the FAA ~~may~~ **must** be ~~demolished~~ **screened** ~~when~~ **by the appropriate environmental entities for any** environmental or safety issues ~~mitigate~~ **that may require mitigation prior** ~~against~~ **to** transfer ~~of~~ **ownership** ~~sale~~.

-