

Federal Property Management Regulations

§ 101-47.4912

Comments on adverse conditions _____

Remarks: _____

(6) Former Government uses (check one or more as appropriate).

- Office _____
- Industrial _____
- Warehouse or storage _____
- Residential _____
- Retail/commercial _____
- Agricultural _____

Specify other uses below, such as airport, health, education, recreation and special military facilities—

(e) Can a knowledgeable cost estimate be given in reference to paragraph d above? (Enter figure).

- Yes (\$ _____) _____
- No _____

(f) Is the property located adjacent to or inside the boundaries of a State park, forest or recreational area?

- Yes _____
- No _____

Remarks _____

(c) Determination of highest and best use (check one or more as appropriate).

- Single family residential _____
- Multiple family residential _____
- Industrial _____
- Office _____
- Retail or commercial _____
- Agricultural _____
- Warehouse/storage _____
- Transportation _____
- Historic monument _____
- Recreation/park _____
- Health _____
- Education or related institutional use _____
- Airport _____
- Wildlife Conservation _____
- Public utility _____

Other (include general public or governmental).

Remarks: _____

(d) Are significant costs required to make property conform to highest and best use (i.e. demolition of existing improvements, relocation of existing improvements, etc.)?

[49 FR 37091, Sept. 21, 1984]

§ 101-47.4910 Field offices of Department of Health, Education, and Welfare.

NOTE: The illustrations in §101-47.4910 are filed as part of the original document and do not appear in the FEDERAL REGISTER or the Code of Federal Regulations.

[40 FR 12080, Mar. 17, 1975]

§ 101-47.4911 Outline for explanatory statements for negotiated sales.

NOTE: The illustration listed in §101-47.4911 is filed as part of the original document and does not appear in the FEDERAL REGISTER or the Code of Federal Regulations.

[42 FR 31455, June 21, 1977]

§ 101-47.4912 Regional offices of the Bureau of Outdoor Recreation, Department of the Interior.

Address communications to: Regional Director, Bureau of Outdoor Recreation, Department of the Interior.

Region and jurisdiction	Address and telephone
Northeast region: Connecticut, Delaware, Maine, Maryland, Massachusetts, New Hampshire, New Jersey, New York, Pennsylvania, Rhode Island, Vermont, Virginia, West Virginia, and District of Columbia.	Federal Bldg., 600 Arch St., Philadelphia, Pa. 19106. Code 215, 597-7989
Southeast region: Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, Puerto Rico, South Carolina, Tennessee, and Virgin Islands.	148 Cain St., Atlanta, Ga. 30303. Code 404, 526-4405.
Lake Central region: Illinois, Indiana, Michigan, Minnesota, Ohio, and Wisconsin	3853 Research Park Dr., Ann Arbor, Mich. 48104. Code 313, 769-3211
Midcontinent region: Colorado, Iowa, Kansas, Missouri, Montana, Nebraska, North Dakota, South Dakota, Utah, and Wyoming.	Building 41, Denver Federal Center, P.O. Box 25387, Denver, Colo. 80225. Code 303, 234-2634

Region and jurisdiction	Address and telephone
South Central region: Arkansas, Louisiana, New Mexico, Oklahoma, and Texas	Patio Plaza Bldg., 5000 Marble Ave., NE., Albuquerque, N. Mex. 87110. Code 505, 843-3514
Northwest region: Alaska, Idaho, Oregon, and Washington	United Pacific Bldg., 1000 Second Ave., Seattle, Wash. 98104. Code 206, 442-4706
Pacific Southwest region: American Samoa, Arizona, California, Guam, Hawaii, and Nevada.	Box 36062, 450 Golden Gate Ave., San Francisco, Calif. 94102. Code 415, 556-0182

[40 FR 22260, May 22, 1975]

§ 101-47.4913 Outline for protection and maintenance of excess and surplus real property.

A. *General.* In protecting and maintaining excess and surplus properties, the adoption of the principle of “calculated risk” is considered to be essential. In taking what is termed a “calculated risk,” the expected losses and deteriorations in terms of realizable values are anticipated to be less in the overall than expenditures to minimize the risks. In determining the amount of protection to be supplied under this procedure, a number of factors should be considered; such as, the availability of, and the distance to, local, public, or private protection facilities; the size and value of the facility; general characteristics of structures; physical protection involving fencing, number of gates, etc.; the location and availability of communication facilities; and the amount and type of activity at the facility. Conditions at the various excess and surplus properties are so diverse that it is impracticable to establish a definite or fixed formula for determining the extent of protection and maintenance that should be applied. The standards or criteria set forth in B and C, below, are furnished as a guide in making such determinations.

B. *Protection Standards.* The following standards are furnished as a guide in determining the amount and limits of protection.

1. *Properties not Requiring Protection Personnel.* Fire protection or security personnel are not needed at:
 - (a) Facilities where there are no structures or related personal property;
 - (b) Facilities where the realizable or recoverable value of the improvements and related personal property subject to loss is less than the estimated cost of protection for a one-year period;
 - (c) Facilities of little value located within public fire and police department limits, which can be locked or boarded up;
 - (d) Facilities where the major buildings are equipped with automatic sprinklers, supervised by American District Telegraph Company or other central station service, which do not contain large quantities of readily removable personal property, and

which are in an area patrolled regularly by local police; and

- (e) Facilities where agreements can be made with a lessee of a portion of the property to protect the remaining portions at nominal, or without additional cost.
2. *Properties Requiring a Resident Custodian.* A resident custodian or guard only is required at facilities of the following classes:
 - (a) Facilities containing little removable personal property but having a considerable number of buildings to be sold for off-site use when (a) the buildings are of low realizable value and so spaced that loss of more than a few buildings in a single fire is improbable, or (b) the buildings are so located that water for firefighting purposes is available and municipal or other fire department services will respond promptly;
 - (b) Small, inactive industrial and commercial facilities which must be kept open for inspection and which are so located that public fire and police protection can be secured by telephone;
 - (c) Facilities where the highest and best use has been determined to be salvage; and
 - (d) Facilities of little, or salvage, value but potentially dangerous and attractive to children and curiosity seekers where the posting of signs is not sufficient to protect the public.
3. *Properties Requiring Continuous Guard Service.* One guard on duty at all times (a total of 5 guards required) is required at facilities of high market value which are fenced; require only one open gate which can be locked during patrols; all buildings of which can be locked; and where local police and fire protection can be secured by telephone.
4. *Properties Requiring High Degree of Protection.* More than one firefighter-guard will be required to be on duty at all times at facilities of the classes listed below. The number, and the assignment, of firefighter-guards in such cases should be determined by taking into consideration all pertinent factors.
 - (a) Facilities of high market value which are distant from public assistance and require an on-the-site firefighting force adequate to hold fires in check until outside assistance can be obtained.