



**United States
Environmental Protection Agency**

FISCAL YEAR 2021

**Justification of Appropriation
Estimates for the Committee
on Appropriations**

Tab 06: Buildings and Facilities

EPA-190-S-20-001

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**Environmental Protection Agency
FY 2021 Annual Performance Plan and Congressional Justification**

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**Environmental Protection Agency
FY 2021 Annual Performance Plan and Congressional Justification**

**APPROPRIATION: Buildings and Facilities
Resource Summary Table
(Dollars in Thousands)**

	FY 2019 Actuals	Estimated FY 2020 Enacted	FY 2021 Pres Budget	FY 2021 Pres Budget v. Estimated FY 2020 Enacted
Buildings and Facilities				
Budget Authority	\$27,276.9	\$33,598.0	\$39,553.0	\$5,955.0
Total Workyears	0.0	0.0	0.0	0.0

Bill Language: Buildings and Facilities

For construction, repair, improvement, extension, alteration, and purchase of fixed equipment or facilities of, or for use by, the Environmental Protection Agency, \$39,553,000, to remain available until expended.

**Program Projects in B&F
(Dollars in Thousands)**

Program Project	FY 2019 Actuals	Estimated FY 2020 Enacted	FY 2021 Pres Budget	FY 2021 Pres Budget v. Estimated FY 2020 Enacted
Homeland Security				
Homeland Security: Protection of EPA Personnel and Infrastructure	\$4,259.1	\$6,676.0	\$6,176.0	-\$500.0
Operations and Administration				
Facilities Infrastructure and Operations	\$23,017.8	\$26,922.0	\$33,377.0	\$6,455.0
TOTAL B&F	\$27,276.9	\$33,598.0	\$39,553.0	\$5,955.0

Homeland Security

Homeland Security: Protection of EPA Personnel and Infrastructure

Program Area: Homeland Security

Goal: Greater Certainty, Compliance, and Effectiveness

Objective(s): Improve Efficiency and Effectiveness

(Dollars in Thousands)

	FY 2019 Actuals	Estimated FY 2020 Enacted	FY 2021 Pres Budget	FY 2021 Pres Budget v. Estimated FY 2020 Enacted
Environmental Programs & Management	\$5,755.6	\$5,355.0	\$4,986.0	-\$369.0
Science & Technology	\$410.0	\$443.0	\$500.0	\$57.0
Building and Facilities	\$4,259.1	\$6,676.0	\$6,176.0	-\$500.0
Hazardous Substance Superfund	\$979.3	\$1,017.0	\$915.0	-\$102.0
Total Budget Authority	\$11,404.0	\$13,491.0	\$12,577.0	-\$914.0
Total Workyears	8.8	9.2	9.2	0.0

Total workyears in FY 2021 include 9.2 FTE to support Homeland Security working capital fund (WCF) services.

Program Project Description:

EPA’s Buildings and Facilities resources in the Homeland Security: Protection of EPA Personnel and Infrastructure program support the protection of federal employees, contractors, grantees, and private citizens (occupants) who work within or visit EPA facilities nationwide. EPA’s buildings are a combination of headquarters and regional administrative offices, program and research laboratories, and support facilities/warehouses. These facilities are either EPA owned/leased or GSA owned/leased. This funding ensures federal mandates are met as they relate to physical security and local emergency preparedness for all agency locations. These funds support the physical security protection equipment and mechanisms required to protect occupants during facility relocation (e.g., moves, new leases, consolidations, etc.), physical equipment upgrades/modernization, or corrective actions required to address security vulnerabilities identified during security assessments.

FY 2021 Activities and Performance Plan:

Work in this program directly supports Goal 3/Objective 3.5, Improve Efficiency and Effectiveness in the *FY 2018 – 2022 EPA Strategic Plan*. In FY 2021, EPA will continue to partner with GSA for utilization of the Enterprise Physical Access Control System (ePACS), which enables the Agency to modernize its security infrastructure in compliance with Homeland Security Presidential Directive-12.¹ ePACS allows the Agency to control access in EPA space, including restricted and secure space. EPA also will ensure the following security projects protect occupants and comply with federal mandates for physical security: 1) relocation of Criminal Investigation Division offices in Philadelphia, Pennsylvania; 2) consolidation of the Houston, Texas and Richmond, California labs; 3) fund the second phase of the design of the new entrance for Athens, Georgia; and 4) various closed circuit television and physical security upgrades in response to

¹ For additional information, please refer to: <https://www.dhs.gov/homeland-security-presidential-directive-12>.

vulnerabilities identified by previously conducted physical security assessments. In addition, the Agency will continue to utilize GSA's Managed Service Office, *USAccess*, for PIV card enrollment and issuance. *USAccess* is a shared services solution which is in line with OMB's Federal IT Shared Services Strategy and the President's Management Agenda.²

Performance Measure Targets:

EPA's FY 2021 Annual Performance Plan does not include annual performance goals specific to this program.

FY 2021 Change from Estimated FY 2020 Enacted Budget (Dollars in Thousands):

- (-\$500.0) This program change is a reduction which will extend the schedule for nationwide transition of facility Physical Access Control Systems to the ePACS solution.

Statutory Authority:

Intelligence Reform and Terrorism Prevention Act of 2004; Homeland Security Act of 2002; Reorganization Plan No. 3 of 1970, 84 Stat. 2086, as amended by Pub. L. 98-80, 97 Stat. 485 (codified at Title 5, App.) (EPA's organic statute).

² For additional information, please refer to: <https://www.whitehouse.gov/wp-content/uploads/2018/03/Presidents-Management-Agenda.pdf>.

Operations and Administration

Facilities Infrastructure and Operations

Program Area: Operations and Administration

Goal: Greater Certainty, Compliance, and Effectiveness

Objective(s): Improve Efficiency and Effectiveness

(Dollars in Thousands)

	FY 2019 Actuals	Estimated FY 2020 Enacted	FY 2021 Pres Budget	FY 2021 Pres Budget v. Estimated FY 2020 Enacted
Environmental Programs & Management	\$321,500.4	\$287,595.0	\$317,345.0	\$29,750.0
Science & Technology	\$67,856.9	\$65,372.0	\$67,908.0	\$2,536.0
<i>Building and Facilities</i>	<i>\$23,017.8</i>	<i>\$26,922.0</i>	<i>\$33,377.0</i>	<i>\$6,455.0</i>
Leaking Underground Storage Tanks	\$847.2	\$868.0	\$796.0	-\$72.0
Inland Oil Spill Programs	\$577.3	\$665.0	\$682.0	\$17.0
Hazardous Substance Superfund	\$82,243.2	\$76,473.0	\$76,831.0	\$358.0
Total Budget Authority	\$496,042.8	\$457,895.0	\$496,939.0	\$39,044.0
Total Workyears	329.9	315.4	307.6	-7.8

Total workyears in FY 2021 include 2.1 FTE to support Facilities Infrastructure and Operations working capital fund (WCF) services.

Program Project Description:

EPA’s Buildings and Facilities (B&F) appropriation supports the design, construction, repair, and improvement of EPA’s federally owned and leased land and structures in accordance with applicable codes and standards. Construction renovation and alteration projects costing more than \$150 thousand must use B&F funding. B&F resources ensure that the Agency complies with various mandates and goals including: the Energy Policy Act of 2005; the Energy Independence and Security Act of 2007 (EISA); and regulatory mandates associated with soil and water pesticides testing.

FY 2021 Activities and Performance Plan:

Work in this program directly supports Goal 3/Objective 3.5, Improve Efficiency and Effectiveness in the *FY 2018 – 2022 EPA Strategic Plan*. In accordance with the National Strategy for the Efficient Use of Real Property 2015-2020 and HR 4465,³ the *Federal Assets Sale and Transfer Act of 2016*, the Agency will continue to review its space needs. EPA is implementing a long-term space consolidation plan that will reduce the number of occupied facilities, consolidate space within remaining facilities, and reduce square footage wherever practical. B&F resources support facility-related construction and the repair and improvement (R&I) of EPA’s aging real estate inventory. Good stewardship practices demand the physical conditions, functionality, safety and health, security, and research capabilities of the Agency’s facilities are adequately maintained to ensure successful completion of EPA’s mission requirements and goals.

³ For additional information, please refer to: <https://www.congress.gov/bill/114th-congress/house-bill/4465>, *Federal Assets Sale and Transfer Act of 2016*.

Through master planning and nationwide efforts to use space more efficiently, EPA identifies B&F projects to be conducted each fiscal year. These projects support the long-term conditions and efficiency of EPA facilities. Further, the need for B&F resources will continue to increase to comply with GSA leasing practices requiring agencies to pay for B&F projects including sustainable features⁴ as tenant improvements (TI) or up front and ongoing project costs. This requirement significantly increases TI cost for new leases while resources are needed to consolidate space and move into new locations to reduce the Agency's footprint in accordance with the *Federal Asset Sale and Transfer Act of 2016*.

EPA is working toward the long-term performance goal in the *FY 2018 – 2022 EPA Strategic Plan* to reduce unused office and warehouse space by 850,641 square feet nationwide by September 30, 2022. In FY 2019, EPA released 128,150 square feet of unused office and warehouse space. In FY 2021, the Agency will continue to explore opportunities to reconfigure EPA's workplaces with the goal of reducing long-term rent costs. Space consolidation and reconfiguration enables EPA to reduce its footprint to create a more efficient, collaborative, and technologically sophisticated workplace. Planned consolidations will allow EPA to continue to release an expected 319,693 square feet of space in FY 2021. However, even if modifications are kept to a minimum, each move requires B&F funding.

The FY 2021 request also includes resources for ongoing projects that will provide critical maintenance for aging laboratory facilities and are key to ensuring that the Agency has access to preeminent laboratory science. These projects maintain a safe workplace, provide for high quality science, support agency priorities, and advance the Agency's mission. Delaying essential repairs results in the deterioration of EPA's facilities, which increases long-term repair costs and presents safety risks. EPA will focus on critical facility repairs and infrastructure upgrades to maintain an acceptable Facility Condition Index (FCI), which measures the current state of EPA owned facilities and informs B&F investment decisions in line with the Laboratory Study completed in 2014.⁵

In FY 2021, the Agency proposes to continue or initiate space optimization projects with the potential for the greatest long-term cost and energy savings, including but not limited to the following:

- **Co-Locating in the Ada, Oklahoma laboratory.** EPA will continue its work to consolidate employees currently in leased laboratory space into owned space. The Agency is co-locating operations for the regional laboratory in Houston, Texas with the EPA-owned laboratory in Ada, Oklahoma. As a result of this co-location, EPA expects to save \$1.8 million annually in lease and facility expenses and reduce agency lab space by approximately 41,000 square feet.

⁴ Many of these features are required by EISA or executive orders.

⁵ For additional information on the Synthesis Report of the U.S. EPA Laboratory Enterprise Evaluation, please refer to: <https://www.epa.gov/sites/production/files/2015-03/documents/synthesisreportoftheusepalaboratoryenterprise.pdf>.

- **Consolidating Operations in Federal Triangle.** EPA is in the process of consolidating office space in Washington, D.C. to accommodate employees relocated from the Potomac Yard facility. The release of the Potomac Yard facility will reduce the space footprint by 264,935 square feet and avoid over \$11 million in annual lease costs.
- **Optimizing space at the Athens, Georgia laboratory.** EPA has begun to invest in the design for the optimized layout for the Athens lab prior to reducing its space footprint. Construction will cost an estimated \$3 million in FY 2020 and another \$7 million in FY 2021.

In FY 2021, EPA will continue its phased approach to accomplish major B&F projects across the country including those that involve the replacement of mechanical systems nearing the end of their useful life that also will ultimately result in energy savings. Using this phased approach, the Agency completed the first phase of the Athens, Georgia consolidation project in FY 2019. Completion of phase one created space for staff to relocate out of the EPA-owned lab in preparation for renovation of the entire lab facility.

Performance Measure Targets:

Work under this program supports performance results in the Facilities Infrastructure and Operations Program under the EPM appropriation.

FY 2021 Change from Estimated FY 2020 Enacted Budget (Dollars in Thousands):

- (+\$6,455.0) This program change increases funding for the Agency’s planned progress in regional space optimization and laboratory upgrade projects in Ada, OK and Athens, GA, as well as space consolidations at Washington, D.C. headquarters facilities.

Statutory Authority:

Federal Property and Administration Services Act; Reorganization Plan No. 3 of 1970, 84 Stat. 2086, as amended by Pub. L. 98–80, 97 Stat. 485 (codified at Title 5, App.) (EPA’s organic statute).