

WASHINGTON HEADQUARTERS SERVICES
Buildings Maintenance Fund
Summary of Operations

Industrial Fund Functions:

The Buildings Maintenance Fund (BMF) is a revolving fund that operates under authority of Section 2208 of Title 10, United States Code. The BMF finances the operation, maintenance, protection and repair of government-owned and leased facilities (exclusive of the Pentagon Reservation) that are controlled by the Washington Headquarters Services (WHS) and are occupied by Department of Defense (DoD) military and/or civilian personnel. Such facilities include, but are not limited to those operated by WHS under delegations of authority from the General Services Administration (GSA). Services provided by the BMF include:

Real Property Operations. Includes cleaning, preventive maintenance, operation and repair of building mechanical and electrical systems, administrative support, perimeter protection and law enforcement services.

Repair. Includes repair projects over \$10,000 and cyclic painting. These projects maintain the facilities at levels adequate to support the assigned missions and to prevent deterioration and damage to buildings, their support systems and operating equipment. Repair projects are prioritized and accomplished within available revenues. Protection of the Government's investment, cost effectiveness, health and safety of workers and the public are among the most important criteria for determining project priorities.

The BMF has been designed to operate on a break-even basis over the long term. Revenue to the BMF is generated from various sources. However, the BMF is primarily dependent upon user fees paid by DoD Components for operation, maintenance and repair services provided in twenty-nine federally owned and leased facilities that are managed by WHS under GSA/DoD interagency agreements. In addition, costs incurred for alterations, security, heating, air-conditioning and other building services above those levels supported by GSA are recovered on a reimbursable job-order basis from the DoD tenants receiving the premium services.

Budget Highlights:

Operating expenses for real property operations and repairs for FY 2001 through FY 2002 are \$33.0 million and \$28.7 million, respectively. Estimates for FY 2002 assume average annual inflationary increases for utilities, fuels, supplies and service contracts of 1.7 percent. FY 2002 estimates provide for FY 2002 civilian pay raises of 3.6 percent for General Schedule and Wage Grade personnel and the annualization of FY 2001 increases. Maintenance and repair services will be maintained at commercially equivalent levels. Protection services will be provided consistent with presidential guidance establishing minimum-security standards for the Federal Government and determinations by the Secretary regarding appropriate modes of response to the threat of terrorist actions directed against WHS controlled facilities and/or their occupants. WHS

as the delegatee agency responsible for the operation and protection of these GSA facilities, is required to recover these costs directly from the Military Services, other DoD Components and Government agencies and others that are assigned space in these buildings.

**WASHINGTON HEADQUARTERS SERVICES
BUILDINGS MAINTENANCE FUND
PROGRAM AND FINANCING SUMMARY
(Dollars in Millions)**

	<u>FY 2000</u>	<u>FY 2001</u>	<u>FY 2002</u>
Fund Balance (Unobligated Balance Available) Start of Year:	11.5	12.8	12.9
User Charges			
Federal Funds	25.7	33.0	27.9
Non Federal Funds	0.0	0.0	0.0
Total User Charges:	25.7	33.0	27.9
Obligations:			
Real Property Operations:			
Cleaning	1.0	1.0	1.0
Maintenance	0.7	0.8	0.8
Utilities and Fuels	1.9	1.6	1.7
Protection	1.8	6.3	6.4
Other Building Services	0.0	0.2	0.2
Administrative	4.5	6.0	6.7
Repairs (over \$10,000)	0.3	0.5	0.5
Reimbursable Services (Above Std.):			
Cleaning	0.0	0.0	0.0
Maintenance	0.0	0.0	0.0
Utilities and Fuels	1.1	1.2	1.3
Protection	5.4	5.5	5.5
Space Adjustments and Other	9.1	9.8	9.6
Administrative	0.0	0.0	0.0
Total Obligations:	25.8	33.0	33.5
Recovery of Prior Year Obligations	1.3	0.0	0.0
Fund Balance (Unobligated Balance Available) End of Year	12.8	12.9	7.2

**WASHINGTON HEADQUARTERS SERVICES
BUILDINGS MAINTENANCE FUND
STATEMENT OF FINANCIAL CONDITION
(Dollars in Millions)**

	<u>FY 2000</u>	<u>FY 2001</u>	<u>FY 2002</u>
Assets:			
Selected Assets:			
Fund Balance with Treasury	3.7	20.9	17.5
Accounts Receivable	2.7	1.2	1.2
Inventories	0.0	0.0	0.0
Capital Inventory (Net)	0.0	0.0	0.0
Total Assets:	6.4	22.1	18.7
Liabilities:			
Selected Liabilities:			
Accounts Payable	0.2	1.4	1.4
Accrued Liabilities	0.2	0.6	0.6
Total Liabilities:	0.4	2.0	2.0
Government Equity:			
Paid-in-Capital			
(Assets Capitalized Less	6.0	20.1	16.7
Liabilities Assumed)	0.0	0.0	0.0
Unexpended Appropriations	0.0	0.0	0.0
Total Government Equity:	6.0	20.1	16.7
Total Liabilities and Equity:	6.4	22.1	18.7

**WASHINGTON HEADQUARTERS SERVICES
BUILDINGS MAINTENANCE FUND
REVENUE AND EXPENSES
(Dollars in Millions)**

	<u>FY 2000</u>	<u>FY 2001</u>	<u>FY 2002</u>
Revenue	\$23.6	\$33.0	\$28.7
Operating Expenses:			
Real Property Operations:			
Cleaning	\$0.9	\$0.9	\$1.0
Maintenance	\$0.6	\$0.8	\$0.8
Utilities and Fuels	\$1.9	\$1.0	\$1.0
Protection	\$1.5	\$7.4	\$7.1
Other Building Services	\$0.0	\$0.1	\$0.0
Administrative - RE&F	\$4.6	\$4.9	\$5.6
Repairs (over \$10,000)	\$0.3	\$0.5	\$0.6
Reimbursable Services (Above Std.):			
Cleaning	\$0.0	\$0.0	\$0.0
Maintenance	\$0.0	\$0.0	\$0.0
Utilities and Fuels	\$1.1	\$1.7	\$1.0
Protection	\$5.4	\$6.6	\$4.9
Space Adjustments and Other	\$7.4	\$9.1	\$6.8
Administrative	\$0.0	\$0.0	\$0.0
Depreciation	\$0.0	\$0.0	\$0.0
Total Operating Expenses:	\$23.6	\$33.0	\$28.7
Cost of Services:	\$23.6	\$33.0	\$28.7
Net Operating Results	\$0.0	\$0.0	\$0.0
Accumulated Operating Results:	\$0.0	\$0.0	\$0.0

WASHINGTON HEADQUARTERS SERVICES
BUILDINGS MAINTENANCE FUND
OBJECT CLASSIFICATION
(DOLLARS IN THOUSANDS)

	<u>FY 2000</u>	<u>FY 2001</u>	<u>FY 2002</u>
	<u>Actual</u>	<u>Estimate</u>	<u>Estimate</u>
Reimbursable Obligations:			
Personnel Compensation:			
21.111 Full-Time Permanent	3,405	3,541	3,672
21.131 Other Full-Time Permanent	0	0	0
21.151 Other Personnel Compensation	68	70	72
Total Personnel Compensation	3,473	3,611	3,744
22.211 Personnel Benefits: Civilian Personnel	772	812	836
22.101 Travel and Transportation of Persons	2	2	2
22.201 Transportation of Things	0	0	0
22.331 Communications, Utilities and Miscellaneous	2,077	2,227	2,262
22.401 Printing and Reproduction	0	0	0
22.523 Contracts	17,540	25,011	25,319
22.601 Supplies and Materials	82	90	98
23.101 Equipment	1,798	1,247	1,267
24.301 Interest and Dividends	0	0	0
Total Other Obligations	22,271	29,389	29,784
Total Reimbursable Obligations	25,744	33,000	33,528

