



**United States
Environmental Protection Agency**

FISCAL YEAR 2027

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

Tab 06: Buildings and Facilities

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**Environmental Protection Agency
FY 2027 Annual Performance Plan and Congressional Justification**

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**Environmental Protection Agency
FY 2027 Annual Performance Plan and Congressional Justification**

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

	FY 2025 Final Actuals	FY 2026 Enacted Operating Plan	FY 2027 President's Budget	FY 2027 President's Budget v. FY 2026 Enacted Operating Plan
Building and Facilities				
Budget Authority	\$8,639	\$40,676	\$35,076	-\$5,600
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, \$35,076,000, to remain available until expended.

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

Program Project	FY 2025 Final Actuals	FY 2026 Enacted Operating Plan	FY 2027 President's Budget	FY 2027 President's Budget v. FY 2026 Enacted Operating Plan
Homeland Security				
Homeland Security: Protection of EPA Personnel and Infrastructure	\$1,492	\$6,676	\$6,176	-\$500
Operations and Administration				
Facilities Infrastructure and Operations	\$7,147	\$34,000	\$28,900	-\$5,100
TOTAL B&F	\$8,639	\$40,676	\$35,076	-\$5,600

Homeland Security

Homeland Security: Protection of EPA Personnel and Infrastructure

Program Area: Homeland Security

Goal: Advance Permitting Reform, Cooperative Federalism, and Cross-Agency Partnership

Objective(s): Cooperative Federalism

(Dollars in Thousands)

	FY 2025 Final Actuals	FY 2026 Enacted Operating Plan	FY 2027 President's Budget	FY 2027 President's Budget v. FY 2026 Enacted Operating Plan
Environmental Programs & Management	\$5,124	\$2,639	\$4,986	\$2,347
Science & Technology	\$436	\$735	\$500	-\$235
<i>Building and Facilities</i>	<i>\$1,492</i>	<i>\$6,676</i>	<i>\$6,176</i>	<i>-\$500</i>
Hazardous Substance Superfund	\$698	\$1,126	\$915	-\$211
Total Budget Authority	\$7,750	\$11,176	\$12,577	\$1,401
Total Workyears	13.0	13.3	13.3	0.0

The Agency notes that FY 2026 levels are estimates and subject to refinement based on Administration priorities.

Total workyears in FY 2027 include 13.3 FTE to support Homeland Security Working Capital Fund (WCF) services.

Program Project Description:

The EPA Buildings and Facilities Homeland Security: Protection of EPA Personnel and Infrastructure Program will realize savings due to space consolidation plans that reduce the number of occupied facilities, consolidate space within remaining facilities, and reduce square footage, yielding cost savings to the American taxpayer. This program supports 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 offices, program and research laboratories, and support facilities/warehouses. These facilities are either EPA owned/leased or General Services Administration (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 2027 Activities and Performance Plan:

Work in this program directly supports Goal 3/Objective 2, *Cooperative Federalism*, in the *FY 2026-2030 EPA Strategic Plan*.

In FY 2027, EPA will continue the adoption of GSA’s Enterprise Physical Access Control System (ePACS) at EPA facilities. ePACS supports the Agency’s modernization of its security infrastructure in compliance with *Homeland Security Presidential Directive-12 (HSPD-12)* and

ensures that the Agency is undertaking every effort to enhance safety,¹ security, and efficiency by more effectively controlling access into all EPA-controlled physical space and networks.

In FY 2027, EPA will conduct security projects to ensure protection of occupants and compliance with federal mandates for physical security, including:

- Migrating to ePACS at the Region 2 Edison Laboratory, Edison, NJ; Region 3 Wheeling Field Office, Wheeling, WV; Duluth Environmental Laboratory, Duluth, MN; Robert S. Kerr Environmental Research Center, Ada, OK; and Region 2 Guaynabo Field Office, Guaynabo, Puerto Rico.
- Upgrading physical security in response to vulnerabilities identified from previously conducted physical security assessments.
- Continuing to utilize GSA's Managed Service Office program, USAccess. USAccess is a shared services solution that provides EPA with the ability to produce and maintain secure and reliable forms of identification for all EPA employees and contractors, as required per HSPD-12.

Performance Measure Targets:

FY 2027 performance goals and targets are located in the FY 2027 Performance Goals tab.

FY 2027 Change from FY 2026 Enacted Budget (Dollars in Thousands):

- (-\$500.0) This program change will reduce physical security funding in anticipation of space consolidation plans that will reduce the number of occupied facilities, consolidate space within remaining facilities, and reduce square footage, yielding cost savings to the American taxpayer.

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).

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

Operations and Administration

Facilities Infrastructure and Operations

Program Area: Operations and Administration

Goal: Advance Permitting Reform, Cooperative Federalism, and Cross-Agency Partnership

Objective(s): Organizational Excellence

(Dollars in Thousands)

	FY 2025 Final Actuals	FY 2026 Enacted Operating Plan	FY 2027 President's Budget	FY 2027 President's Budget v. FY 2026 Enacted Operating Plan
Environmental Programs & Management	\$281,585	\$258,274	\$252,262	-\$6,012
Science & Technology	\$68,981	\$64,714	\$60,311	-\$4,403
<i>Building and Facilities</i>	<i>\$7,147</i>	<i>\$34,000</i>	<i>\$28,900</i>	<i>-\$5,100</i>
Leaking Underground Storage Tanks	\$457	\$764	\$627	-\$137
Inland Oil Spill Programs	\$275	\$676	\$555	-\$121
Hazardous Substance Superfund	\$65,886	\$66,713	\$61,868	-\$4,845
Total Budget Authority	\$424,331	\$425,141	\$404,523	-\$20,618
Total Workyears	295.1	256.2	308.0	51.8

The Agency notes that FY 2026 levels are estimates and subject to refinement based on Administration priorities.

Total workyears in FY 2027 include 3.1 FTE in Facilities Infrastructure and Operations working capital fund (WCF) services, an increase of 2.7 FTE.

Program Project Description:

This program is proposed for reduction as EPA anticipates facilities consolidation will allow EPA to reduce resources needed to maintain Agency facilities. 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.

FY 2027 Activities and Performance Plan:

Work in this program directly supports Goal 3/Objective 3, *Organizational Excellence*, in the *FY 2026-2030 EPA Strategic Plan*.

In accordance with the Office of Budget and Management (OMB)'s M-25-25 Implementation of the Utilizing Space Efficiently and Improving Technologies Act, and HR 4465, the Federal Assets Sale and Transfer Act of 2016,² the Agency will continue to review its space needs. EPA is implementing a space consolidation plan that will reduce the number of occupied facilities, consolidate space within remaining facilities, and reduce square footage. B&F resources support facility-related construction and the repair and improvement of EPA's aging real estate inventory. This program reduces bureaucratic delays and encourages increased collaboration between our federal, state, and local partners. 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.

² For more information, see <https://www.congress.gov/bill/114th-congress/house-bill/4465/text>.

EPA is working to reduce unused office and warehouse space. In FY 2025, EPA consolidated employees out of the Ronald Reagan Building, and into existing space within the Federal Triangle in Washington, D.C. The consolidation reduced the Agency's leased-spaced footprint by approximately 323,000 square feet and lowered annual lease costs by \$18 million as part of the Administration's commitment to being exceptional stewards of tax dollars. In FY 2026, the Agency continues to explore opportunities to reconfigure EPA's workplaces with the goal of reducing long-term rent costs. In FY 2027, EPA will focus on footprint reductions in its most expensive leased facilities. Lease savings from space consolidations will allow the Agency to make upgrades to the existing buildings and enhance buildings for the in-person environment. Each move, even with minimum modifications, requires B&F funding. The Agency expects these consolidations to increase its space utilization rate, which measures the usable square footage per employee against the federal benchmark. The Agency's space utilization rate in FY 2025 was 38 percent, and targets 45 percent in FY 2027.

The FY 2027 request also includes resources for ongoing projects that will provide critical maintenance for aging facilities, including laboratories that are key to ensuring that the Agency has access to safe and functional workspace. Due to persistent issues with the current Region 4 Headquarters and insufficient space at the Los Angeles facility, the Agency has begun to plan the process for both locations. These projects maintain a safe workplace, provide 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.

In FY 2027, EPA will continue its phased approach to accomplish major B&F projects across the country, including replacement of roofs in Durham, NC and Ann Arbor, MI and several projects that involve the replacement of mechanical systems nearing the end of their useful life, the lab consolidation projects in Athens, Georgia as well as moving the R6 Houston, Texas laboratory to Ada, Oklahoma, further reducing the Agency's laboratory footprint.

Performance Measure Targets

FY 2027 performance goals and targets are located in the FY 2027 Performance Goals tab.

FY 2027 Change from FY 2026 Enacted Budget (Dollars in Thousands):

- (-\$5,100.0) This program change reduces facility infrastructure funding in anticipation of space consolidation that will reduce the number of occupied facilities, consolidate space within remaining facilities, and reduce square footage, yielding cost savings to the American taxpayer. This program is proposed for reduction in alignment with Administration priorities to use taxpayer dollars efficiently and to shrink the federal real estate footprint by eliminating unused federal office space.

Statutory Authority:

Federal Property and Administration Services Act (FPAS); 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).