made these statements back months ago and they told the American people that that stimulus bill needed to be passed, we said back then it was a mistake, we shouldn't do it because it wouldn't create jobs. We proposed alternatives.

Mr. AKIN. Gentleman, you were here on the floor when we talked about this. We said, Look, all of the mathematics, all the common sense says this is wasting a lot of money that we don't have. We said, It's not going to create jobs. It didn't for Henry Morgenthau when he turned the recession into the Great Depression. We said, The reason it's not is because jobs come from businesses, particularly small businesses. You're hammering the small businesses. At least learn from the Democrats, learn from FDR, learn from Henry Morgenthau.

Instead, we've got this half-baked Web site telling us that there's 40 some congressional districts. I mean, you'd think they would at least check how many congressional districts there are in a State.

Mr. SCALISE. If this was just a mistake limited to Louisiana, maybe you could understand their excuses. But, of course, this was all across the country. I talked to a colleague of mine from Arizona where they claim there was a 99th District from Arizona.

But one final word on that. President Obama himself just yesterday said, and I'll quote another quote from the President: ''If we keep on adding to the debt, people could lose confidence in the U.S. economy in a way that could actually lead to a double dip recession.''

Now, of course, those words ring true to us. They would really ring true to the American people if it weren't for the fact that this is the same President that passed a budget just a few months ago out of Congress that doubles the national debt in the next 5 years. And yet here he is quoted just yesterday saying, If we keep on adding to the debt, people could lose confidence in the U.S. economy in a way that could actually lead to a double dip recession.

Now, I would agree with that. The only problem is, the President needs to start living up to the comments that he's actually making and pull back his bill that doubles the national debt and actually work with us to balance the budget, which is what we've said from the beginning needs to happen, not only to create stability in our economy, but actually to go out and start creating jobs as opposed to his policies that are running millions of jobs out of our country.

Mr. AKIN. Do you really think that we're going to balance the budget with a socialized medicine bill that they've said is going to be a trillion? Do you know what the budget estimate on Medicare was when it was passed? The Congressional Budget Office, they tried to estimate it. They were off by a factor of seven times. This thing is clearly over 2 trillion when you do honest math with it. If that's off by a factor of seven, that's $14 trillion. No wonder the Chinese were giving us a lecture telling us we've got the government spending too much money. They've got some American Treasury bills. It's not like they don't mind big government, but they just don't want to see us ruin their treasuries.

I've got my good friend from New Jersey here, Congressman GARRETT. Please join us.

Mr. GARRETT of New Jersey. I appreciate the opportunity to join you, and I commend the gentleman for leading tonight and also for those very interesting quotes from the White House with regard to the Web sites that are out there.

I think the American public are asking some very basic questions—Where is the transparency? Where is the accountability? Where are the jobs?—on all this legislation that's coming through. And when they see this, when they see Web sites that you just pointed out talking about congressional Web sites that don't even exist, when they see about job creation that doesn't even exist.

You probably recall that the majority leader was on this floor back in the early part of this year when he was exclaiming that we had to vote for a seven or $800 billion stimulus bill and you had to vote for it today. Why? Because it would make or create 3 million new jobs, not next year but this year. And, of course, we now know what the facts are. What are the facts? Instead of making or saving 3 million new jobs—and I never did quite get an explanation of what is saving a job—but making or saving 3 million jobs, we, of course, have lost upwards of 3 or 4 million jobs, just the inverse of that, just the opposite of that.

So the people are asking, where is the honesty in that aspect of things? Where is the accountability with the job creation? They're also asking about, and you're talking about all the money that we're spending, the trillion dollars with regard to the health care legislation and the like. Actually, I think the number was a little bit larger than what you were saying as far as the discrepancy with the projections with regard to Medicare which was created back in the mid sixties. They said by 1990, that program would cost around 10 or $11 billion. It actually cost $112 billion, so it was off by a factor of 10.

Mr. AKIN. So seven—I was being too generous.

Mr. GARRETT of New Jersey. You were being too generous.

Mr. AKIN. So if you take the 10 factor, how much congressional budget—I mean, they're making assumptions trying to guess what something is going to be years into the future. But if you take that 10, if you put the unfunded mandates from the States and you put in the fact that they skewed the time schedule to try to keep it under a trillion, say, they're over 2 trillion, that's $20 trillion?

Mr. GARRETT of New Jersey. Those numbers are just so mind boggling you can't get your arms around it. But you know what you can get your mind around is something that's happening to everybody right now, and that is, I'm getting phone calls to my office with regard to the swine flu situation that's going across this country, and they're saying, We can't get the swine flu vaccine. This is something that's supposed to be administered by this administration, that they promised would be out there for everybody who needed it, and in my counties, my district, you can't go to a doctor or a county clinic or to a county hospital and get that. But you know who is getting it? People who work at the Federal Reserve in New York, people who work for some of the largest financial institutions in this country. And the people who absolutely need it are not getting it. The people who are in jail down at Guantanamo are getting it as well. I just use that as a real life example of the administration running a program for health care and not getting the job done.

I yield back to the gentleman as the time comes to an end.

Mr. AKIN. Looks like we're just starting to have fun and the clock has already run out. I just want to thank all of my gentleman friends here. Congressman GARRETT, thank you so much for joining us. Hearing from the east coast, that's very refreshing. From down in the South, from Louisiana, Congressman SCALISE. And also G.T., all that health care experience that you bring here to the floor managing, we appreciate that.

Thank you. Have a great evening.

COMMUNICATION FROM CHAIR OF COMMITTEE ON TRANSPORTATION AND INFRASTRUCTURE

The SPEAKER pro tempore (Ms. TITUS) laid before the House the following communication from the Chair of the Committee on Transportation and Infrastructure; which was read and, without objection, referred to the Committee on Appropriations:

HOUSE OF REPRESENTATIVES, COMMITTEE ON TRANSPORTATION AND INFRASTRUCTURE,
Washington, DC, November 18, 2009.

Hon. NANCY PELOSI,
Speaker of the House, House of Representatives, Washington, DC.

DEAR MADAM SPEAKER: On November 5, 2009, the Committee on Transportation and Infrastructure met in open session to consider 20 resolutions to authorize appropriations for the General Services Administration's (GSA) FY 2010 Capital Investment and Leasing Program, including five construction resolutions (authorizing $221.4 million) and 15 lease resolutions (authorizing $121.4 million). The Committee adopted the resolutions by voice vote with a quorum present.

Enclosed are copies of the resolutions adopted by the Committee on Transportation and Infrastructure on November 5, 2009.

Sincerely,

JAMES L. OBERSTAR, M.C.,
Chairman.

Enclosures.

U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

James L. Oberstar
Chairman

David Heymsfeld, Chief of Staff
Ward W. McCarragher, Chief Counsel

John L. Mica
Ranking Republican Member

James W. Coon II, Republican Chief of Staff

AMENDED COMMITTEE RESOLUTION

ADDITIONAL SITE AND DESIGN
U.S. LAND PORT OF ENTRY
CALEXICO, CA
PCA-BSD-CA10

Resolved by the Committee on Transportation and Infrastructure of the House of Representatives, that, pursuant to 40 U.S.C. § 3307, appropriations are authorized for additional site acquisition and design for the reconfiguration and expansion of the existing land port of entry in downtown Calexico, CA, at additional site costs of $3,000,000 (site acquisition costs of which $2,000,000 were previously authorized) and design costs of $6,437,000 (design costs of which $12,350,000 were previously authorized), for a combined cost of $9,437,000, a prospectus for which is attached to, and included in, this resolution. This resolution amends the Committee on Transportation and Infrastructure resolution of April 5, 2006.

Provided, that the General Services Administration (GSA) will plan, design, and construct a minimum of five privately owned vehicle (POV) southbound lanes, as recommended by the "BorderWizard" traffic simulation model used for Land Port of Entry (LPOE) studies.

Provided further, that GSA, in coordination and consultation with the U.S. Army Corps of Engineers, shall submit a report to the Committee on Transportation and Infrastructure, within 180 days of adoption of the resolution, on options to plan, design, and construct covering and or piping underground the New River, north from the International Border to Highway 98 in the City of Calexico.

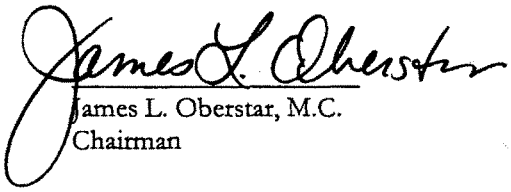
Provided further, that to the maximum extent practicable and considering life-cycle costs appropriate for the geographic area, GSA shall use energy efficient and renewable energy systems, including photovoltaic systems, in carrying out the project.

Provided further, that within 180 days of adoption of the resolution, GSA shall submit to the Committee on Transportation and Infrastructure of the House of Representatives and the Committee on Environment and Public Works of the Senate a report on the planned use of energy efficient and renewable energy systems, including photovoltaic systems, for such project and if such systems are not used for the project, the specific rationale for GSA's decision.

Provided further, each alteration, design, or construction prospectus submitted by GSA shall include an

estimate of the future energy performance of the building and specific description of the use of energy efficient and renewable energy systems, including photovoltaic systems, in carrying out the project.

Adopted: **November 5, 2009**



James L. Oberstar, M.C.
Chairman

GSA PBS

AMENDED PROSPECTUS – ADDITIONAL SITE & DESIGN
U.S. LAND PORT OF ENTRY
CALEXICO, CA

Prospectus Number: PCA-BSD-CA10
Congressional District: 51

Description

The General Services Administration (GSA) requests additional site acquisition and design for the reconfiguration and expansion of the existing land port of entry (LPOE) in downtown Calexico, CA. The project includes new pedestrian processing and privately owned vehicle (POV) inspection facilities, a new headhouse and new administration offices. The expanded facilities will occupy both the existing inspection compound and the site of the old commercial inspection facility.

Project Summary

Site Information

Government-Owned ..... 13.5 acres
To be acquired ..... 3 acres

Building Area

Building (including canopies) ..... 260,410 gsf
Building (excluding canopies and inside parking) ..... 106,605 gsf
Number of outside parking spaces 300
Number of inside secure spaces 40

Cost Information

Site Development Cost[1] $160,629,000
Building Costs (includes inspection canopies) ($308/gsf) $80,226,000

[1]Site development costs include grading, utilities, paving, extensive fill work for soil stabilization and demolition of existing facilities.

AMENDED PROSPECTUS – ADDITIONAL SITE & DESIGN
U.S. LAND PORT OF ENTRY
CALEXICO, CA

Prospectus Number: PCA-BSD-CA10
Congressional District: 51

Project Budget

Site Acquisition

Site Acquisition (FY 2007)	$2,000,000
Additional site	3,000,000
Total Site Acquisition	**$5,000,000**

Design

Design (FY 2007)	$12,350,000
Additional design	6,437,000
Total Design	**$18,787,000**

Estimated Construction Cost (ECC)

Phase I	$65,646,000
Phase II	175,209,000
Total ECC	**$240,855,000**

Management and Inspection (M&I)

Phase I	$5,058,000
Phase II	5,299,000
Total M&I	**$10,357,000**

Estimated Total Project Cost * **$274,999,000**

*Tenant agencies may fund an additional amount for emerging technologies and alterations above the standard normally provided by the GSA.

Authorization Requested

Additional Site Acquisition & Design ..... **$9,437,000**[2]

[2]GSA has worked closely with DHS program offices responsible for developing and implementing security technology at the Land Ports of Entry (LPOE's). These programs include United States Visitor and Immigrant Status Indicator Technology (US-VISIT), Radiation Portal Monitors (RPM's) and Advanced Spectroscopic Portal (ASPs) monitors, Western Hemisphere Travel Initiative (WHTI) and Non-Intrusive Inspection (NII). This prospectus contains the funding of infrastructure requirements for each program known at the time of prospectus development since these programs are at various stages of development and implementation. Additional funding by a Reimbursable Work Authorization (RWA) may be required to provide for as yet unidentified elements of each of these programs to be implemented at this port.

GSA PBS

AMENDED PROSPECTUS – ADDITIONAL SITE & DESIGN
U.S. LAND PORT OF ENTRY
CALEXICO, CA

Prospectus Number: PCA-BSD-CA10
Congressional District: 51

Prior Authority and Funding

- The House Committee on Transportation and Infrastructure authorized $14,350,000, including $2,000,000 for site acquisition and $12,350,000 for design, on April 5, 2006.
- The Senate Committee on Environment and Public Works authorized $14,350,000 for site acquisition and design on May 23, 2006.
- Through Public Law 110-5, GSA's Spending Plan included $14,350,000 for site acquisition and design.

Schedule	**Start**	**End**
Design	FY2007	FY2011
Construction		
Phase I	FY2011	FY2012
Phase II	FY2012	FY2014

Overview of Project

The existing LPOE is a pedestrian and vehicle inspection facility constructed in 1974. It comprises a main building and a decommissioned commercial inspection building. The project involves the creation of new pedestrian and POV inspection facilities, expanding the port onto the site of the former commercial inspection facility. The commercial inspection facility operation was moved to Calexico East in 1996. Primary POV inspection facilities will include 16 northbound lanes and three southbound lanes. There will be new administration space, a new headhouse and 32 secondary inspection stations serving northbound and southbound traffic. A total of 340 parking stalls will be provided.

The project, as originally authorized, included construction all in one phase. This prospectus proposes the project to be completed in two phases. Phase I will consist of ten northbound POV inspection lanes, a headhouse and sitework necessary to accommodate those facilities on the sloping site. Phase II will consist of the balance of the project including additional sitework, a pedestrian processing facility, administrative offices, three southbound POV inspection lanes and six additional northbound POV inspection lanes. This request for additional site acquisition and design is to address changes in requirements and the two-phased approach. The two-phased construction approach will allow additional time for site acquisition and minimize the impact to the operations of the port.

AMENDED PROSPECTUS – ADDITIONAL SITE & DESIGN
U.S. LAND PORT OF ENTRY
CALEXICO, CA

Prospectus Number: PCA-BSD-CA10
Congressional District: 51

Tenant Agencies

Defense - Joint-Mexican-U.S. Commission; Department of Homeland Security (DHS) – Animal Plan Health Inspection Service (APHIS); DHS - Customs and Border Protection (CBP); DHS - Immigration and Customs Enforcement (ICE); United States Department of Agriculture (USDA) - Food Safety and Inspection (FSIS).

Location

The site is located at the existing LPOE in Calexico, CA at 200 First Street.

Justification

On an average day, over 16,000 POVs and 20,000 pedestrians enter the U.S. through this POE. The existing facilities are undersized relative to existing traffic loads and obsolete in terms of inspection officer safety and border security. The space required for modern inspection technologies is not available in the existing facility. Current workspace is too small to accommodate additional staff, systems and equipment required at the facility following the events of September 11, 2001. The ability of DHS to accomplish its rapidly changing mission is seriously compromised by the inadequacy of the existing facilities. When completed, the project will provide the port operation with adequate operational space, reduced traffic congestion and a safe environment for port employees and visitors.

Since design was authorized, the overall square footage of the project has changed. At CBP's request, the project now includes canopy structures in the pre-primary area to protect inspectors and canines from sun, heat, and wind. Other elements of the project, such as the building footprint, have decreased due to CBP program requirements. Similarly, the number of total parking stalls increased due to program adjustment, as well as the site acreage to be acquired. Overall, the number of northbound inspection lanes remained the same while the southbound inspection lanes reduced to less than half.

Summary of Energy Compliance

The Calexico LPOE project will be designed to conform with the requirements of the Facilities Standards for the Public Buildings Service and to earn Leadership in Energy and Environmental Design (LEED) certification. It will also meet Congressionally-required energy efficiency and performance requirements in effect during design. GSA will encourage exploration of opportunities to gain increased energy efficiency above the measures achieved in the design.

GSA PBS

AMENDED PROSPECTUS – ADDITIONAL SITE & DESIGN
U.S. LAND PORT OF ENTRY
CALEXICO, CA

Prospectus Number: PCA-BSD-CA10
Congressional District: 51

Alternatives Considered

GSA owns and maintains the existing facilities at this port of entry; thus no alternative other than Federal construction was considered.

Recommendation

ADDITIONAL SITE ACQUISITION AND DESIGN

Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on July 11, 2009

Recommended: _____
Acting Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

Housing Plan
US La. rt of Entry

PC D-CA10
Calexico, CA

Locations	Current							Proposed						
	Personnel		*Usable Square Feet (USF)*				*RSF*	*Personnel*		*Usable Square Feet (USF)*				*RSF*
	Office	**Total**	**Office**	**Storage**	**Special**	**Total**	**Total**	**Office**	**Total**	**Office**	**Storage**	**Special**	**Total**	**Total**
US BORDER STATION														
DHS - Customs & Border Protection	155	155	31,569	31,455	10,169	73,193	98,042	277	277	30,347	506	50,875	81,728	88,471
DHS - APHIS	10	10	1,708	1,008	771	3,487	4,864	1	1	657	0	500	1,157	1,375
Department of Army	0	0	0	0	0	0	0	2	2	660	0	0	660	784
DHS - Immigration And Customs Enforcement	0	0	0	0	0	0	0	35	35	6,913	0	0	6,913	8,210
Public Bldgs Service, Field Office	0	0	0	0	0	0	0	1	1	2,157	0	0	2,157	2,562
SD Consular Affairs	0	0	0	0	0	0	0	0	0	0	0	125	125	148
Joint Use	0	0	0	0	0	0	0	0	0	0	0	720	720	855
Total:	**165**	**165**	**35,457**	**32,463**	**11,736**	**79,656**	**107,057**	**516**	**516**	**41,334**	**4,378**	**186,667**	**232,379**	**255,081**

Special Space	
Laboratory	1,600
Holding Cell	11,379
Restroom	5,136
Physical Fitness	990
Conference	3,780
ADP	1,040
Vehicle Lift	336
Inspection Canopy	153,805
Control Booth	995
Vaults	400
Interview Rooms	1,605
Break Rooms	990
Lockers	3,780
Sallyport	491
Secured Elevator	176
Hazmat Shower & Eyewash	64
Telephone Room	100
Total:	**186,667**

USF means the portion of the building available for use by a tenant's personnel

U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

James L. Oberstar
Chairman

David Heymsfeld, Chief of Staff
Ward W. McCarragher, Chief Counsel

John L. Mica
Ranking Republican Member

James W. Coon II, Republican Chief of Staff

AMENDED COMMITTEE RESOLUTION

CONSTRUCTION
U.S. COURTHOUSE
MOBILE, AL

Resolved by the Committee on Transportation and Infrastructure of the House of Representatives, that, pursuant to 40 U.S.C. § 3307, appropriations are authorized for the construction of a new U.S. courthouse, up to 346,691 gross square feet, located in Mobile, AL, at additional site costs of $2,603,000, additional design costs of $6,009,000, management and inspection costs of $7,922,000, and construction costs of $173,506,000 at a proposed total cost of $190,040,000, for which a May 11, 2000 11(b) report and a fact sheet is attached to, and included in, this resolution. This resolution amends the Committee on Transportation and Infrastructure resolution of July 23, 2003.

Provided, that, to the maximum extent practicable and considering life-cycle costs appropriate for the geographic area, the General Services Administration (GSA) shall use energy efficient and renewable energy systems, including photovoltaic systems, in carrying out the project.

Provided further, that within 180 days of adoption of the resolution, GSA shall submit to the Committee on Transportation and Infrastructure of the House of Representatives and the Committee on Environment and Public Works of the Senate a report on the planned use of energy efficient and renewable energy systems, including photovoltaic systems, for such project and if such systems are not used for the project, the specific rationale for GSA's decision.

Provided further, that beginning on the date of adoption of the resolution, each alteration, design, or construction prospectus submitted by GSA shall include an estimate of the future energy performance of the building and specific description of the use of energy efficient and renewable energy systems, including photovoltaic systems, in carrying out the project.

Provided further, that the Administrator of General Services shall ensure that a sharing plan approved by the Judicial Conference on September 15, 2009, for courtrooms for magistrate judges is adopted and is implemented in the design of the courthouse.

Provided further, that the Administrator of General Services shall ensure that the design provides courtroom space for senior judges for up to 10 years from eligibility for senior status, not to exceed one courtroom for every two senior judges.

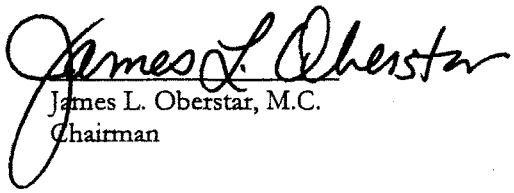
Provided further, that the Administrator of General Services shall ensure that the Mobile, Alabama

Courthouse contains no more than seven courtrooms.

Provided further, that the Administrator of General Services submit a flood plain mitigation plan to the Committee on Transportation and Infrastructure of the House of Representatives before a construction award is made.

Provided further, that the Judicial Conference of the United States shall specifically approve each departure from the *U.S. Courts Design Guide* for each U.S. courthouse construction project that results in additional estimated costs of the project (including additional rent payment obligations) and that the Judicial Conference provide a specific list of each departure and the justification and estimated costs (as supplied by the GSA) of such departure for each U.S. courthouse construction project to the GSA. Each U.S. courthouse construction prospectus submitted by GSA shall include a specific list of each departure and the justification and estimated cost (including additional rent payment obligations) of such departure and GSA's recommendation on whether the Committee on Transportation and Infrastructure of the House of Representatives and the Committee on Environment and Public Works of the Senate should approve such departure.

Adopted: November 5, 2009



James L. Oberstar, M.C.
Chairman

REPORT OF BUILDING PROJECT SURVEY
MOBILE, AL

Report Number: BAL-01001
Congressional District: 01

Introduction

In accordance with a resolution adopted April 11, 2000 by the Committee on Transportation and Infrastructure of the House of Representatives, the General Services Administration (GSA) has investigated the feasibility and need to construct or acquire a facility to house the United States District Court for Southern AL, in Mobile, AL.

Current Housing Situation

The Administrative Office of the United States Courts (AOC) projects that within ten years, 17 judges will be in Mobile: eight district; four magistrate; three bankruptcy; and two circuit. The existing Campbell CT neither meets the United States Courts Design Guide (USCDG) standards, nor provides expansion space for future court requirements Because of the inadequate expansion space in the Campbell CT, the court currently occupies space in five leased buildings.

The Campbell CT currently has eight courtrooms. Of those eight courtrooms, only three meet the minimum USCDG for space requirements. Based on the Design Guide standards, two judges who will be eligible for senior status, will remain in two of the existing courtrooms. Three courtrooms, two of which are just below the minimum size standards, will be occupied by the bankruptcy judges. The leased space currently housing the bankruptcy court operations will be released. The remaining courtrooms will be converted to office space to accommodate increased space requirements of the U.S. Attorneys and U.S. Marshals.

The Campbell CT also provides inadequate security. For instance, separate access or egress for judicial officers or prisoners is not provided. There are no secured private corridors to courtrooms, chambers, or U.S. Marshals' areas, and there are no secure elevators in the building. Holding cells are not contiguous to the courtrooms and secured parking is not available to the courts.

Tenant Agencies

The Campbell CT and the CT-Annex will house the Judiciary, Justice, Senate and a GSA customer service center.

GSA PBS

REPORT OF BUILDING PROJECT SURVEY
MOBILE, AL

Report Number: BAL-01001
Congressional District: 01

Option Based on Courtroom Sharing Model

Space Requirements of the Courts

The Five Year Courthouse Plan 2001-2005, as approved by the Judicial Conference of the United States, proposes site acquisition and design of a new court facility for Mobile for fiscal year 2001.

The CT-Annex will provide seven courtrooms and ten chambers for four district judges, two senior district judges and four magistrate judges. In addition, the CT-Annex will provide chambers for two circuit judges.

A physical connection between the CT-Annex and the existing Campbell CT will enable co-location of the entire court in a Government-owned court complex and continued utilization of the Campbell CT.

Fifty secured inside parking spaces will be incorporated into the construction of the CT-Annex and made available to judges, probation officers, pretrial officers, U.S. Marshals and U.S. Attorneys. GSA proposes buying sufficient land to enable future construction to accommodate the 30-year space requirements. In the interim, the portion of the site reserved for future expansion will be used to provide approximately 50 secured surface parking spaces for the court.

The table below outlines the current and future courts requirements.

	Current		Proposed		Number of Courtrooms		Change	
	No. of Court-rooms	No. of Judges	No. of Court-rooms	No. of Judges	No. of Existing	No. of New	No. of Court-rooms	No. of Judges
District								
- Active	2	3	4	4	0	4	2	1
- Senior	3	3	2	4	2	0	(1)	1
Magistrate	3	4	3	4	0	3	0	0
Bankruptcy	2*	2	3	3	3	0	1	1
Circuit	0	1	0	2	0	0	0	1
Total	10	13	12	17	5	7	2	4

* Bankruptcy Court is currently housed in leased space.

REPORT OF BUILDING PROJECT SURVEY
MOBILE, AL

Report Number: BAL-01001
Congressional District: 01

Alternatives Considered (30-year, present value costs)

Lease:	$117,171,000
New Construction:	$83,464 ,000

The 30-year, present value cost of construction is $33,707,000 less than the cost of leasing, an equivalent annual cost advantage of $2,193,000.

Project Summary

Site Information

To be purchased ..... Approximately 3 acres

Building Area

Gross square feet (excluding inside parking) 278,434
Gross square feet (including inside parking) 298,434

Project Budget

Site Cost $2,895,000
Design (Annex) 4,507,000
Management and Inspection (M&I Annex) 3,543,000
Estimated Construction Cost ($195/gsf including inside parking) 58,237,000
Estimated Total Project Cost* **$69,182,000**

*Tenant agencies may fund an additional amount for alterations above the standard normally provided by GSA.

REPORT OF BUILDING PROJECT SURVEY
MOBILE, AL

Report Number: BAL-01001
Congressional District: 01

Option Based on No Departures from the U.S. Courts Design Guide

Space Requirements of the Courts

The Five Year Courthouse Plan 2001-2005, as approved by the Judicial Conference of the United States, proposes site acquisition and design of a new court facility for Mobile for fiscal year 2001.

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The table outlines the current and future requirements of the courts.

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	No. of Court-rooms	No. of Judges	No. of Court-rooms	No. of Judges	No. of Existing	No. of New	No. of Court-rooms	No. of Judges
District								
- Active	2	3	4	4	0	4	2	1
- Senior	3	3	2	4	2	0	(1)	1
Magistrate	3	4	4	4	0	4	1	0
Bankruptcy	2*	2	3	3	3	0	1	1
Circuit	0	1	0	2	0	0	0	1
Total	10	13	13	17	5	8	3	4

* Bankruptcy Court is currently housed in leased space.

REPORT OF BUILDING PROJECT SURVEY
MOBILE, AL

Report Number: BAL-01001
Congressional District: 01

Alternatives Considered (30-year, present value costs)

Lease:	$121,623,000
New Construction:	$86,250,000

The 30-year, present value cost of construction is $35,373,000 less than the cost of leasing, an equivalent annual cost advantage of $2,301,000.

Project Summary

Site Information

To be purchased ..... Approximately 3 acres

Building Area

Gross square feet (excluding inside parking) 285,361
Gross square feet (including inside parking) 305,361

Project Budget

Site Cost	$2,895,000
Design (Annex)	4,642,000
Management and Inspection (M&I Annex)	3,627,000
Estimated Construction Cost ($197/gsf including inside parking)	60,174,000
Estimated Total Project Cost*	**$71,338,000**

*Tenant agencies may fund an additional amount for alterations above the standard normally provided by GSA.

REPORT OF BUILDING PROJECT SURVEY
MOBILE, AL

Report Number: BAL-01001
Congressional District: 01

Option Based on Original Requirements of the U.S. Courts

Space Requirements of the Courts

The Five Year Courthouse Plan 2001-2005, as approved by the Judicial Conference of the United States, proposes site acquisition and design of a new court facility for Mobile for fiscal year 2001.

The CT-Annex will provide ten courtrooms and chambers for four district judges, two senior district judges and four magistrate judges. In addition, the CT-Annex will accommodate chambers for two circuit judges.

A physical connection between the CT-Annex and the existing Campbell CT will enable co-location of the entire Court in a Government-owned court complex and continued utilization of the Campbell CT.

Fifty secured inside parking spaces will be incorporated into the construction of the CT-Annex and made available to judges, probation officers, pretrial officers, U.S. marshals and U.S. attorneys. A 200-space deck is proposed to meet additional employee and visitor parking requirements. GSA proposes buying sufficient land to enable future construction to accommodate the 30-year space requirements. In the interim, the portion of the site reserved for future expansion will be used to provide approximately 50 secured surface parking spaces for the court.

GSA PBS

REPORT OF BUILDING PROJECT SURVEY
MOBILE, AL

Report Number: BAL-01001
Congressional District: 01

The table outlines current and future requirements of the courts.

	Current		Proposed		Number of Courtrooms		Change	
	No. of Court-rooms	No. of Judges	No. of Court-rooms	No. of Judges	No. of Existing	No. of New	No. of Court-rooms	No. of Judges
District								
- Active	2	3	4	4	0	4	2	1
- Senior	3	3	4	4	2	2	1	1
Magistrate	3	4	4	4	0	4	1	0
Bankruptcy	2*	2*	3	3	3	0	1	1
Circuit	0	1	0	2	0	0	0	1
Total	10	13	15	17	5	10	5	4

* Bankruptcy Court currently housed in leased space.

Alternatives Considered (30-year, present value costs)

Lease:	$124,989,000
New Construction:	$91,850,000

The 30-year, present value cost of construction is $33,139,000 less than the cost of leasing, an equivalent annual cost advantage of $5,426,000.

Project Summary

Site Information

To be purchased ..... Approximately 3 acres

Building Area

Gross square feet (excluding inside parking) 301,722
Gross square feet (including inside parking) 321,722

GSA PBS

REPORT OF BUILDING PROJECT SURVEY
MOBILE, AL

Report Number: BAL-01001
Congressional District: 01

The table outlines current and future requirements of the courts.

	Current		Proposed		Number of Courtrooms		Change	
	No. of Court-rooms	No. of Judges	No. of Court-rooms	No. of Judges	No. of Existing	No. of New	No. of Court-rooms	No. of Judges
District								
- Active	2	3	4	4	0	4	2	1
- Senior	3	3	4	4	2	2	1	1
Magistrate	3	4	4	4	0	4	1	0
Bankruptcy	2*	2*	3	3	3	0	1	1
Circuit	0	1	0	2	0	0	0	1
Total	10	13	15	17	5	10	5	4

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Alternatives Considered (30-year, present value costs)

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Project Summary

Site Information

To be purchased ..... Approximately 3 acres

Building Area

Gross square feet (excluding inside parking) 301,722
Gross square feet (including inside parking) 321,722

GSA PBS

REPORT OF BUILDING PROJECT SURVEY
MOBILE, AL

Report Number: BAL-01001
Congressional District: 01

Project Budget

Site Cost	$2,895,000
Design (Annex)	4,887,000
Management and Inspection (M&I Annex)	3,782,000
Estimated Construction Cost ($198/gsf including inside parking)	63,837,000
Estimated Total Project Cost*	**$75,401,000**

*Tenant agencies may fund an additional amount for alterations above the standard normally provided by GSA.

Recommendation
SITE AND DESIGN

Schedule

FY 2001	Site and Design
FY 2002	Construction
FY 2005	Occupancy

Certification of Need

New construction is the best solution to meet a validated Government need.

Submitted at Washington, DC, on May 11, 2000

Recommended Paul Christoline
for Commissioner, Public Buildings Service

Approved Thurman M. Davis Sr.
Deputy Administrator, General Services Administration

GSA PBS

FACTSHEET
NEW U.S. COURTHOUSE
MOBILE, AL

BACKGROUND:

- Project Description: The construction of a 346,691 gsf Courthouse; including 50 inside parking spaces
- Project Justification: The CT will meet the 10-year needs of the court and court-related agencies and the site/building design is flexible enough to accommodate the 30 year needs of the court.

CURRENT STATUS:

- The design of the project is 100% complete, but storm mitigation concerns and modification to the HVAC systems now require redesign.
- The project is on hold pending receipt of additional funds for acquisition of remaining site parcels, design revision, and construction.

Site and Design	FY 2002
Construction	FY 2011
Occupancy	FY 2015

FUNDING:

The House Transportation and Infrastructure Committee authorized $97,033,000:

- $7,537,000 for site and design for a 305,361 gsf CT, including 50 inside parking spaces on 7/26/2000;
- $3,753,000 for additional site and design for a 325,452 gsf CT, including 50 inside parking spaces, on 7/18/2001; and
- $85,743,000 for additional design and for construction and management and inspection for a 342,273 gsf CT, including 50 inside parking spaces on 7/23/2003.

The Senate Environment and Public Works Committee authorized $141,861,000:

- $7,782,000 for site and design for a 321,722 gsf CT, including 50 inside parking spaces, on 7/26/2000;
- $3,753,000 for additional site and design for a 325,452 gsf CT, including 50 inside parking spaces, on 9/25/2001; and
- $141,861,000 for additional site and reduced design for construction and management and inspection for a 346,691 gsf CT, including 50 inside parking spaces on 9/13/2006.

Congress appropriated $11,290,000 for FY 2002 (Public Law 107-67).

Authorization and funding required for FY2010 is $190,400,000

Estimated Total Project Cost $201,690,000

Recent recommendations from Congress (in the ARRA conference report) concerning courtroom sharing may reduce the number of courtrooms and total space in the proposed building.

U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

James L. Oberstar
Chairman

David Heymsfeld, Chief of Staff
Ward W. McCarragher, Chief Counsel

John L. Mica
Ranking Republican Member

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

CONSTRUCTION
U.S. COURTHOUSE ANNEX
GREENBELT, MD

Resolved by the Committee on Transportation and Infrastructure of the House of Representatives, that, pursuant to 40 U.S.C. § 3307, appropriations are authorized for the construction of an expansion, up to 262,579 gross square feet, of the U.S. courthouse located in Greenbelt, MD at design costs of $10,000,000, for which a February 12, 1990 11(b) report and fact sheet is attached to, and included in, this resolution.

Provided, that, to the maximum extent practicable and considering life-cycle costs appropriate for the geographic area, the General Services Administration (GSA) shall use energy efficient and renewable energy systems, including photovoltaic systems, in carrying out the project.

Provided further, that within 180 days of adoption of the resolution, GSA shall submit to the Committee on Transportation and Infrastructure of the House of Representatives and the Committee on Environment and Public Works of the Senate a report on the planned use of energy efficient and renewable energy systems, including photovoltaic systems, for such project and if such systems are not used for the project, the specific rationale for GSA's decision.

Provided further, that beginning on the date of adoption of the resolution, each alteration, design, or construction prospectus submitted by GSA shall include an estimate of the future energy performance of the building and specific description of the use of energy efficient and renewable energy systems, including photovoltaic systems, in carrying out the project.

Provided further, that the Administrator of General Services shall ensure that a sharing plan approved by the Judicial Conference on September 15, 2009, for courtrooms for magistrate judges is adopted and is implemented in the design of the courthouse.

Provided further, that the Administrator of General Services shall ensure that the design provides courtroom space for senior judges for up to 10 years from eligibility for senior status, not to exceed one courtroom for every two senior judges.

Provided further, that the Administrator of General Services shall ensure that the Greenbelt, Maryland Courthouse Annex contains no more than 12 courtrooms;

Provided further, that the Judicial Conference of the United States shall specifically approve each departure from the *U.S. Courts Design Guide* for each U.S. courthouse construction project that results in additional estimated costs of the project (including additional rent payment obligations) and that the Judicial Conference provide a specific list of each departure and the justification and estimated costs (as supplied by the GSA) of such departure for each U.S. courthouse construction project to the GSA. Each U.S. courthouse construction prospectus submitted by GSA shall include a specific list of each departure and the justification and estimated cost (including additional rent payment obligations) of such departure and GSA's recommendation on whether the Committee on Transportation and Infrastructure of the House of Representatives and the Committee on Environment and Public Works of the Senate should approve such departure.

Adopted: November 5, 2009

James L. Oberstar, M.C.
Chairman

GSA PBS

REPORT OF BUILDING PROJECT SURVEY
United States Courthouse, Southern Division of Maryland
Suburban Maryland

Report Number: BMD-91W02

INTRODUCTION:

In accordance with the resolution adopted by the House Committee on Public Works and Transportation on June 22, 1989, the General Services Administration (GSA) has investigated the space requirements of all components of the U.S. Courts, as well as the U.S. Marshals Service and the U.S. Attorneys, for a courthouse to serve the newly created Southern Division of the Judicial District of Maryland. This report supports a recommendation to construct a courthouse to serve the 5 counties comprising the Southern Division - Prince George's, Montgomery, Calvert, Charles, and St. Mary's. The courthouse shall be constructed within 5 miles of the Prince George's-Montgomery County boundary.

COMMUNITY PROFILE:

The Suburban Maryland portion of the National Capital Region (NCR) encompasses 2 of these counties - Prince George's and neighboring Montgomery. Suburban Maryland is one of the three areas comprising the National Capital Region (NCR), the other two being the District of Columbia and Northern Virginia. Suburban Maryland includes Prince George's and Montgomery County. The Northern Virginia component includes the counties of Arlington, Fairfax, Loudoun, and Prince William; and the independent cities of Alexandria, Fairfax, and Falls Church.

In 1987, the population of the Suburban Maryland portion was nearly 1.4 million, up almost 10 percent from its 1980 population. Suburban Maryland accounts for well over one-third of the population of the entire Washington, DC metropolitan area, which is approximately 3.7 million. Prince George's County has less office and retail development space than Montgomery County, and is slightly less populous.

COMMERCIAL SPACE DATA:

The metropolitan area has been the focus of substantial commercial development over the past several years, although the pace has leveled off during the past year. Construction of new office space in the suburban areas has surpassed that of the District of Columbia in recent years with overbuilding occurring in some areas, causing a higher than usual vacancy rate in the suburbs. The real estate industry predicts that much of the space now being completed will not be absorbed until the mid-1990's.

Much of this commercial and retail development has occurred in Montgomery County, especially along the Interstate 270 corridor.

GSA PBS

REPORT OF BUILDING PROJECT SURVEY
United States Courthouse, Southern Division of Maryland
Suburban Maryland

Report Number: BMD-91W02

COMMERCIAL SPACE DATA: (cont'd)

In addition, the extension of the Metrorail system has been critical to Montgomery County's development. Not only has substantial office and retail development already occurred along the Metrorail corridor, but additional large-scale facilities are in the planning stages. However, developmental constraints, created by traffic limitations, have recently slowed this pace.

Prince George's County, however, continues to be extremely interested in attracting new office development, both for Government agencies and private industry. Presently, Prince George's County has much less major office development than Montgomery County. Part of this difference is due to the timing of Metrorail construction. Much of the Metrorail system in Prince George's County has yet to be completed, and certain portions are not funded. As such, there has not been the opportunity for dense development along its future Metrorail corridors.

Further differences between the 2 counties are reflected by their rental and vacancy rates. Since land has been cheaper in Prince George's County, more warehouses have been built there; but there has been a recent increase in first class office space. However, the office real estate market in Prince George's County has generally reflected a lower rental rate and higher vacancy rate than in Montgomery County. During 1988, the vacancy rates have varied between 13 and 23 percent in these 2 counties.

In both counties, locations closest to DC, Metrorail, and highway access tend to command the highest rates. Rental rate estimates for first class office space in Maryland are $22 to $35 per occupiable square foot for fiscal year 1991.

FEDERAL SPACE SITUATION:

In suburban Maryland, GSA controls 2.8 million Government-owned square feet and 5.6 million leased square feet. This 8.4 million total square feet of space in Suburban Maryland is 13 percent of the region's total. By contrast, 57 percent of the total is located in DC, which houses most agency headquarters; and 30 percent is in Northern Virginia, where the Department of Defense is headquartered at the Pentagon. Northern Virginia also has the headquarters of the Patent and Trademark Office (Department of

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REPORT OF BUILDING PROJECT SURVEY
United States Courthouse, Southern Division of Maryland
Suburban Maryland

Report Number: BMD-91W02

FEDERAL SPACE SITUATION: (cont'd)

Commerce), and major components of the Departments of Justice and Interior. The GSA space in Suburban Maryland is concentrated in the Montgomery County communities - such as Bethesda and Silver Spring - closest to Washington, DC, and along the Interstate 270 corridor between Bethesda and Germantown. Furthermore, nearly 1 million square feet will become occupied in Silver Spring during the next 2 years when the National Oceanic and Atmospheric Administration (NOAA) consolidates from several leased locations within Montgomery County.

Suburban Maryland	Gov't-owned	Leased	Total
Number of Bldgs.	27	79	106
Occupiable Sq. Ft.	2,837,702	5,455,916	8,293,618
Employees	11,282	21,406	32,688

Within Suburban Maryland, the current ratio of Government-owned space to leased space is 34:66. The current ratio of Federal employees in Government-owned space to those in leased space, in Suburban Maryland, is also 34:66.

Steady economic growth in the Washington area in recent years has resulted in a steep rise in the cost of commercial office space. Accordingly, GSA is facing a sharp increase in leasing costs over the next decade. This has been one of the catalysts for a number of the consolidation projects noted in this report.

GOVERNMENT-OWNED BUILDINGS AND SITES:

Suburban Maryland has 7 Government-owned office buildings of more than 100,000 square feet, all of which are in Prince George's County or Montgomery County. Four are in Prince George's County (all 4 are in Suitland) and 3 are in Montgomery County:

1) In Germantown (Montgomery County), the Department of Energy's largest Building, with 374,205 square feet;

2) One White Flint North (a building purchase) in North Bethesda, with 238,076 square feet occupied by the Nuclear Regulatory Commission (NRC);

3) Silver Spring Metro Center (a building purchase, and first building of the NOAA complex), with 126,441 square feet; and

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REPORT OF BUILDING PROJECT SURVEY
United States Courthouse, Southern Division of Maryland
Suburban Maryland

Report Number: BMD-91W02

GOVERNMENT-OWNED BUILDINGS AND SITES: (cont'd)

4) In Prince George's County, the Suitland Federal Center has several major office buildings: Federal Office Buildings (FOB) 3 and 4, at 500,085 and 239,160 square feet; and Naval Intelligence Command (NIC) 1 and 2, at 146,590 and 143,785 square feet respectively. Suitland serves as the headquarters for the Bureau of the Census (Department of Commerce) as well as NIC.

In Suburban Maryland, GSA controls one major development area - the Suitland Federal Center, cited immediately above. In addition to the office buildings at Suitland, there is a 798,000 square foot Federal Records Center, plus a power plant. GSA is preparing a Master Plan to guide development for the site, including the 1989 transfer of 44 acres to the Department of Navy to construct a new building for NIC which will house elements now located in NIC 1 and 2. The Master Plan will propose a combination of new construction plus renovation of selected Government-owned buildings. Some existing buildings may be demolished to make way for new development.

In addition to space that GSA controls, there are several major installations under other agencies' purview. In Montgomery County, these include the Department of Health and Human Services' (HHS) National Institutes of Health (NIH) campus in Bethesda. NIH is adding a 500,000 square foot building to house its administrative offices. The Bethesda Naval Hospital is across the street. In Gaithersburg, the Department of Commerce has the National Institute of Standards and Technology (NIST) (formerly the National Bureau of Standards) campus.

In Prince George's County, the Department of Agriculture controls a large research facility in Beltsville, but shares its jurisdiction with the Food and Drug Administration of HHS. The National Archives and Records Administration (NARA) has received approval for a 1.4 million square foot research facility and records center in College Park. This is scheduled for completion in 1994.

LEASED SPACE:

The Government leases 8 office buildings in Suburban Maryland with more than 100,000 square feet of space:

GSA PBS

REPORT OF BUILDING PROJECT SURVEY
United States Courthouse, Southern Division of Maryland
Suburban Maryland

Report Number: BMD-91W02

LEASED SPACE: (cont'd)

1. In Hyattsville, Center Building No. 1 with 220,590 square feet and Center Building No. 2 with 301,049 square feet. The Departments of Agriculture, Treasury, and Health and Human Services, are the primary tenants in these buildings;

2. The Gramax Building in Silver Spring with 159,530 square feet, which houses NOAA;

3. The Washington Science Center in Rockville with 235,280 square feet, occupied by NOAA;

4. The Parklawn Building, occupied by HHS in Rockville, with 1,317,255 square feet; and

5. In Bethesda, the Westwood Main Annex, 225,455 square feet, and Westwood Towers, 112,325 square feet. HHS and the Consumer Product Safety Commission (CPSC) are the primary tenants.

NOAA will vacate the Gramax Building and the Washington Science Center in 1990 and 1992, respectively, and relocate to Silver Spring as part of the NOAA consolidation. Ten leased locations in Maryland will be vacated as part of this consolidation.

There are numerous other leased locations in suburban Maryland which house agency functions required to be close to their headquarters. For example, there are several leased buildings near the Census Bureau at Suitland which house Census functions. Because of this constraint, there is no need to provide general office space within the proposed Courts complex discussed below.

SPACE REQUIREMENTS:

Public Law 100-487 established the new Southern Division of the Judicial District of Maryland in October 1988. Previously, the Maryland Bar Association had established a Task Force on the Organization of the United States District Court for the District of Maryland. This task force recommended the establishment of a Southern Division to better cope with the enormous growth in population, economic development, and court activity in the 5 counties comprising the Southern Division of Maryland. The Public Law states that the new courthouse shall be within 5 miles of the boundary of Prince George's and Montgomery counties.

GSA PBS

REPORT OF BUILDING PROJECT SURVEY
United States Courthouse, Southern Division of Maryland
Suburban Maryland

Report Number: BMD-91W02

SPACE REQUIREMENTS: (cont'd)

By 1990, the Bureau of the Census projects that nearly 1.6 million residents, or almost 35 percent of the population of the entire State of Maryland, will reside in the five counties. In addition, these counties are the fastest growing in Maryland in terms of population, sales, and business development, as well as legal activity, as measured by civil, criminal, and bankruptcy court filings. Since there is not an existing courthouse in Prince George's or Montgomery counties, a new facility will have to be constructed. The Court's requirements cannot be satisfied in any existing Government-owned building or land site within Prince George's or Montgomery counties.

While there is no District Court in the 5 counties comprising the Southern Division, there are District Court functions in Prince George's and Montgomery counties. GSA leases space for Magistrates, U.S. Attorneys, and the Marshals Office in the Presidential Building in Hyattsville, and the Bankruptcy Court occupies leased space in Exchange Place in Rockville. The U.S. Marshals' space includes offices for Marshals personnel as well as holding cells for prisoners who are awaiting court appearances. A new courthouse will consolidate the existing Courts, Attorneys, and Marshals offices that are presently located in these two counties.

The elimination of constant shuttling among Court facilities by the Attorneys and Court personnel will create significant time saving as well as more efficient management of the judicial functions. Furthermore, public service will be improved by eliminating confusion about the various court locations.

The proposed facility would require a site of approximately four and a half acres to be acquired within 5 miles of the boundary of Prince George's and Montgomery counties. The courthouse should be located close to the Beltway and should be accessible to public transportation.

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REPORT OF BUILDING PROJECT SURVEY
United States Courthouse, Southern Division of Maryland
Suburban Maryland

Report Number: BMD-91W02

SPACE REQUIREMENTS: (cont'd)

The proposed United States Courthouse will contain 96,887 occupiable square feet of space plus parking for 155 vehicles. The building will house all components of the U.S. Courts, as well as the U.S. Marshals Service and the U.S. Attorneys. There will be 7 courtrooms (three for the District Court, two for the Magistrates, and two for the Bankruptcy Court) which will meet the Court's projected requirements for the scheduled 1994 occupancy. The building will satisfy the expansion requirements of all the agencies, while consolidating them from three locations into one modern, functional, and secure facility.

The current (fiscal year 1990) commercial market rents in suburban Maryland average from $22 to $30 per square foot, fully serviced. However, due to the cost of altering leased space to accommodate courtrooms, chambers, and special facilities for handling prisoners, the rent incurred by the Government for a facility with these features would be well above these rates.

Approximately 86 percent of the nearly 12 million square feet of building space occupied by the Courts, nationwide, is in Government-owned buildings. GSA's policy to house Courts in Government-owned space, wherever practical, was reinforced by the Public Buildings Amendments of 1988. This legislation directed GSA to avoid leasing space to accommodate the U.S. Courts, in order to alleviate the high costs of alterations to commercial space.

ALTERNATIVES:

LEASE - This alternative proposes that GSA negotiate a lease to house the Courts and associated agencies in 96,887 occupiable square feet plus 155 parking spaces. The 30-year, present value cost of this alternative is $39,930,000.

CONSTRUCTION - This alternative proposes construction of a building to house the Courts and associated agencies in 96,887 occupiable square feet plus 155 parking spaces. The 30-year, present value cost of this alternative is $31,614,000.

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REPORT OF BUILDING PROJECT SURVEY
United States Courthouse, Southern Division of Maryland
Suburban Maryland

Report Number: BMD-91W02

CONCLUSION:

The 30-year, present value of Federal construction is $8,316,000 less than the leasing alternative, or an equivalent annual cost advantage of $809,000. In addition, since it is GSA's policy to house the Courts in Government-owned buildings to alleviate the high cost of alterations to commercial space, the recommended alternative is direct Federal construction.

RECOMMENDATION:

CONSTRUCTION is recommended.

Occupants ..... Multiple Agencies
(Judiciary, U.S. Attorneys, U.S. Marshals)

Area
Gross ..... 156,100 Square Feet
Occupiable ..... 96,887 Square Feet
Parking*..... 50 inside spaces

Site..... To be acquired**

Estimated Construction Cost*** $21,883,000

Authority Requested in this Prospectus $21,883,000

*In addition, there are 105 outside spaces, for an overall total of 155 spaces.

**$3,000,000 was appropriated in fiscal year 1990 for site acquisition.

***Design, management and inspection, and construction supervision are funded in a single design and construction services budget activity. For design, $1,700,000 was appropriated in fiscal year 1990. Also, it is anticipated that the agencies will fund an additional amount for space alterations above the standard normally provided by GSA.

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REPORT OF BUILDING PROJECT SURVEY
United States Courthouse, Southern Division of Maryland
Suburban Maryland

Report Number: BMD-91W02

Statement of Need:

It has been determined that the above project is a Government need, and that the proposed solution is the best method to meet that need within the timeframe required.

Submitted at Washington, DC, on February 12, 1990

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

GSA PBS

REPORT OF BUILDING PROJECT SURVEY
United States Courthouse, Southern Division of Maryland
Suburban Maryland

Report Number: BMD-91W02

ECONOMIC ANALYSIS

	CONSTRUCTION	LEASE
DATA: Term used (yrs)	30	30
Occupancy Year	1994	1993
Square feet in analysis		
Leased	-	96,887
Government-owned	96,887	-
PRESENT VALUE COSTS ($ x 1,000)		
Net, net rent	-	26,147
Construction cost	16,061	-
Design	1,451	-
Management and inspection	1,243	-
Land	2,525	-
Less: Building reversion	(4,358)	-
Land reversion	(679)	-
Interim housing	2,215	1,595
Major R&A	1,959	-
Tenant alterations	1,347	1,439
Services & utilities	6,793	7,257
Property taxes, ins.	2,264	2,419
Property management	793	605
Total Tax Benefits to Lessor	-	468
Total Present Value Cost	31,614	39,930
PROPOSAL VALUE		31,614
PRESENT VALUE COST ADVANTAGE		8,316
OR		
EQUIV. ANNUAL COST ADVANTAGE		809

Factors Used (10/1/89 Values):
Net Rent: $30.00/osf
Operating Cost: $6.00/osf
Construction Cost to Build a New Building: $129.69/gsf
Land Cost: $2,774,000
Discount Rate: 9.0%

Housing Plan
United States Courthouse, Southern District of Maryland
(as of November 1989)

	CURRENT						PROPOSED					
	Total OSF	Total Pers.	Office OSF	Office Wksta.	Storage OSF	Special OSF	Total OSF	Total Pers.	Office OSF	Office Wksta.	Storage OSF	Special* OSF
U.S. COURTS:												
Exchange Place	9,315	52	7,890	52	75	1,350						
Presidential	16,304	55	13,718	55	42	2,544						
New Courthouse	–	–	–		–	–	67,652	150	36,140	150	–	31,512
Subtotal	25,619	107	21,608	107	117	3,894	67,652	150	36,140	150	–	31,512
U.S. MARSHALS:												
Presidential	2,149	–	1,859	–	–	290						
New Courthouse	–	–	–	–	–	–	12,100	40	5,400	40	200	6,550
Subtotal	2,149	–	1,859	–	–	290	12,100	40	5,400	40	200	6,550
U.S. ATTORNEYS:												
Presidential	598	–	598	–	–	–						
One Metro Square	2,774	9	1,670	9	–	1,104						
New Courthouse	–	–	–	–	–	–	14,635	53	8,360	53	300	5,975
Subtotal	3,372	9	2,268	9	–	1,104	14,635	53	8,360	53	300	5,975
CONGRESSMAN HOYER:												
New Courthouse	–	–	–	–	–	–	1,500	–	1,500	–	–	–
Subtotal	–	–	–	–	–	–	1,500	–	1,500	–	–	–
GSA CONCESSIONS:												
New Courthouse	–	–	–	–	–	–	1,000	–	–	–	–	1,000
Subtotal	–	–	–	–	–	–	1,000	–	–	–	–	1,000
TOTAL	31,140	116	25,735	116	117	5,288	96,887	243	51,400	243	500	44,987

Current U/R (Marshals + Attorneys) = N/A (9 employees)

Proposed U/R (Marshals + Attorneys) = 148

Parking = 155 spaces

*Special Space Includes:

Lab and clinic	1,050
Food service	1,100
Structurally changed	27,812
ADP	500
Conference/training area	12,850
Light Industrial area	1,675
Total	44,987

GSA PBS

FACT SHEET
U.S. COURTHOUSE ANNEX
GREENBELT, MD

Description

The General Services Administration (GSA) proposes expansion of the U.S. Courthouse (CT) in Greenbelt, Maryland from 424, 816 gsf to 687,395 gsf. The 262,579 gsf courthouse addition will be accomplished by:

1) adding a tower onto the existing half-round portion of the building to increase the functionality of the Courtrooms by adding jury deliberation suites;

2) add to the existing building District Court chambers and U.S. Marshal Service (USMS) space;

3) add other court and court-related functions such as Bankruptcy courtroom and chambers, Pretrial and Probation, U.S. Attorney's Offices, and U. S. Trustee's, and 11 inside parking spaces; and

4) expand the parking structure from 463 parking spaces to a number to be determined during design.

Project Summary

Site Information

Government-Owned	9.3 acres
Building Area	
Existing gross square feet (including 50 inside parking spaces)	424,816
Additional gross square feet (including 11 inside parking spaces)	262,579
Total gross square feet (including 61 inside parking spaces)	687,395
Existing parking structure parking spaces	463
Additional parking structure parking spaces	TBD*
Total parking structure parking spaces	TBD

Project Budget

Design	**$10,280,000**
Estimated Construction Cost (ECC) ($473/gsf including inside parking)	**109,332,000**
Management and Inspection (M&I)	**8,786,000**
Estimated Total Project Cost (ETPC)**	**$128,398,000**

*Non court parking for the new facility will be affected by the consolidation of traffic court functions. The total number of parking spaces will be determined during design.
**Tenant agencies may fund an additional amount for alterations above the standard normally provided by the GSA.

FACT SHEET
U.S. COURTHOUSE ANNEX
GREENBELT, MD

Prior Authority and Funding

None

Overview of Project

The Greenbelt Courthouse was built in 1994. This expansion project provides:

- two additional District courtrooms with four additional chambers,
- two additional Magistrate courtrooms and chambers,
- two additional Bankruptcy courtrooms and chambers,
- additional space for the inclusion of Probation and the US Trustees (from leased space),
- expansion space for the US Attorney's Office and
- additional space for the USMS holding requirements.

Tenant Agencies

District Court; Bankruptcy Court; Federal Public Defender; Probation; Pretrial; Department of Justice – U.S. Marshals Service; Department of Justice – Office of the U.S. Attorney; Department of Justice – U.S. Trustees; U.S. House of Representatives Office

Justification

Renovation of the existing offices will provide more efficient usage of the existing facility. These additions will meet the Judiciary's 10-year need corresponding with the year 2020. The Five-Year Courthouse Project Plan for FYs 2010-2014 approved by the Judicial Conference on March 17, 2009, which reflects construction priorities approved by the Judicial Conference, includes expansion of the CT in Greenbelt, MD for site and design funding for FY 2011. (The Five-Year Courthouse Project Plan for FYs 2009-2013 approved by the Judicial Conference on March 11, 2008 included the project for site and design funding for FY 2010.)

The court's southern division has grown rapidly since the existing building opened and it needs to be expanded to accommodate current and future growth. The existing building lacks sufficient space to adequately house existing personnel and accommodate projected growth for the court and court related agencies through 2020. The existing building is structurally and functionally incapable of accommodating the projected expansion.

U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

James L. Oberstar
Chairman

David Heymsfeld, Chief of Staff
Ward W. McCarragher, Chief Counsel

John L. Mica
Ranking Republican Member

James W. Coon II, Republican Chief of Staff

AMENDED COMMITTEE RESOLUTION

CONSTRUCTION
U.S. COURTHOUSE
SAVANNAH, GA

Resolved by the Committee on Transportation and Infrastructure of the House of Representatives, that, pursuant to 40 U.S.C. § 3307, appropriations are authorized for the construction of a new U.S. courthouse, up to 184,955 gross square feet, located in Savannah, GA, at design costs of $7,900,000, for which a March 15, 1994 prospectus and fact sheet is attached to, and included in, this resolution. This resolution amends the Committee on Transportation and Infrastructure resolution of July 23, 2003.

Provided, that, to the maximum extent practicable and considering life-cycle costs appropriate for the geographic area, the General Services Administration (GSA) shall use energy efficient and renewable energy systems, including photovoltaic systems, in carrying out the project.

Provided further, that within 180 days of adoption of the resolution, GSA shall submit to the Committee on Transportation and Infrastructure of the House of Representatives and the Committee on Environment and Public Works of the Senate a report on the planned use of energy efficient and renewable energy systems, including photovoltaic systems, for such project and if such systems are not used for the project, the specific rationale for GSA's decision.

Provided further, that beginning on the date of adoption of the resolution, each alteration, design, or construction prospectus submitted by GSA shall include an estimate of the future energy performance of the building and specific description of the use of energy efficient and renewable energy systems, including photovoltaic systems, in carrying out the project.

Provided further, that the Administrator of General Services shall ensure that a sharing plan approved by the Judicial Conference on September 15, 2009, for courtrooms for magistrate judges is adopted and is implemented in the design of the courthouse.

Provided further, that the Administrator of General Services shall ensure that the design provides courtroom space for senior judges for up to 10 years from eligibility for senior status, not to exceed one courtroom for every two senior judges.

Provided further, that the Administrator of General Services shall ensure that the Savannah Courthouse Annex contains no more than four courtrooms;

Provided further, that the Administrator of General Services shall prepare a feasibility report on the need for the courthouse and re-evaluate the design. The report shall be submitted to the Committee on Transportation and Infrastructure of the House of Representatives before proceeding with construction of the Savannah, Georgia Courthouse.

Provided further, that the Judicial Conference of the United States shall specifically approve each departure from the *U.S. Courts Design Guide* for each U.S. courthouse construction project that results in additional estimated costs of the project (including additional rent payment obligations) and that the Judicial Conference provide a specific list of each departure and the justification and estimated costs (as supplied by the GSA) of such departure for each U.S. courthouse construction project to the GSA. Each U.S. courthouse construction prospectus submitted by GSA shall include a specific list of each departure and the justification and estimated cost (including additional rent payment obligations) of such departure and GSA's recommendation on whether the Committee on Transportation and Infrastructure of the House of Representatives and the Committee on Environment and Public Works of the Senate should approve such departure.

Adopted: November 5, 2009

James L. Oberstar, M.C.
Chairman

GSA PBS

PROSPECTUS - SITE AND DESIGN
U.S. Courthouse - Savannah, GA

Prospectus Number: PGA-95005
Congressional District: 1

Description:

This prospectus proposes the acquisition of a site and the design of a Courthouse (CT) in Savannah, GA. The CT will provide 233,626 gross square feet of space including 100 inside parking spaces for the U.S. Courts and court-related agencies. The proposed building will be designed to meet the 10-year needs of the courts in conjunction with the continued use of the existing Federal Building-Courthouse (FB-CT). Five new courtrooms will be provided: two district, two bankruptcy, and one magistrate. The CT will also provide offices for the U.S. attorneys, the U.S. Trustees, the U.S. marshals, and the U.S. Postal Service (USPS). The new building will house approximately 331 employees.

Currently, the courts and related activities occupy space in three locations in Savannah. There is a total of four judges: two district, one magistrate, and one bankruptcy judge. The primary location of the courts is in the Government-owned FB-CT, which was completed in 1899 and is listed on the National Register of Historic Places. It provides a total of four courtrooms, two assigned to the district court, one to the magistrate, and one to bankruptcy. Two courtrooms meet the U.S. Courts Design Guide minimum requirement of 2,000 square feet for district courtrooms. The other two courtrooms are less than 1,500 square feet and below the standard for magistrate and bankruptcy judges.

The FB-CT cannot house the total current requirements of the courts and related activities. In May 1993, the U.S. attorneys required expansion space and were relocated from the FB-CT to leased space in the nearby J.C. Penny Building. The lease expires May 27, 2003, and has termination rights after May 28, 1998. The U.S. Trustees are located in leased space in the Commerce Building, 222 West Oglethorpe Street in downtown Savannah. The lease expires October 31, 1997.

The AOC wishes to retain the FB-CT because of its significance and prominence in the heart of the Savannah historic district. The courts are aware that the proposed project will result in split court functions. A site for the proposed project has been identified adjacent to the existing FB-CT. Its convenient location will permit construction of a tunnel between the new CT and FB-CT to facilitate operations. The two district courtrooms will continue to be utilized. The two courtrooms now assigned to the magistrate judge and bankruptcy judge will be converted to office space upon completion of the proposed project. In addition, the FB-CT will continue to provide space for the Clerk of the Court, Probation, and the U.S. marshals. The USPS will relocate from the ground floor of the FB-CT to the CT to provide expansion for the Clerk of the Court. A small amount of space will be retained by executive agencies.

GSA PBS

PROSPECTUS - SITE AND DESIGN
U.S. Courthouse - Savannah, GA

Prospectus Number: PGA-95005
Congressional District: 1

Space Requirements of the U.S. Courts:

	CURRENT COURTROOMS/JUDGES		10-YEAR REQUIREMENT COURTROOMS/JUDGES			
	Courtrooms FB-CT	Judges	Courtrooms FB-CT	Courtrooms New CT	Total	Judges
Circuit Court	0	0	0	0	0	1
District	2	2	2	2	4	4
Magistrate	1*	1	0	1	1	1
Bankruptcy	1*	1	0	2	2	2
TOTAL	4	4	2	5	7	8

*These hearing rooms provide 777 and 1,200 square feet of space. They are below minimum requirement and will be converted to office space.

Time Out and Review:

After careful consideration of the client agencies' housing needs and an analysis of current market alternatives, GSA has determined that site acquisition and design of this facility should proceed. However, a review of the original estimated construction costs resulted in a $4,623,000 reduction for construction. In addition, there will be opportunities to realize savings during the design stage and procurement and execution of the construction contract through value engineering techniques. Should savings be realized, they will be made available upon completion of the construction phase of the project.

Delineated Area:

The new courthouse will be located in the CBD of Savannah, GA, on a site that has been identified adjacent to the existing FB-CT. Acquisition of this site is instrumental for the courts' consolidation and continued utilization of the existing FB-CT.

Justification:

The Administrative Office of the United States Courts (AOC) completed a Long-Range Facility Plan for the Southern District of Georgia in June 1991. Based on projections, a total of seven courtrooms will be required in the Savannah division within the next 10 years. Three additional judgeships are anticipated for Savannah: one district judgeship is currently vacant and pending appointment; one district judge is projected within 10 years; and one bankruptcy judge is projected within 5 years. In addition, it is anticipated that within the next 10 years a circuit judge will be appointed to the district. The district court will require a total of four courtrooms, the magistrate judge will require one courtroom, and bankruptcy will require two courtrooms. In accordance with the Long-Range Facility Plan and the U.S. Courts Design Guide, additional space will be required by the district court, the Circuit Court, magistrate judge, clerk of the court, bankruptcy court, U.S. attorneys, U.S. Trustees and U.S. marshals.

GSA PBS

PROSPECTUS - SITE AND DESIGN
U.S. Courthouse - Savannah, GA

Prospectus Number: PGA-95005
Congressional District: 1

Justification (Cont'd):

The existing FB-CT cannot accommodate the increased space requirements of the U.S. courts and related agencies. Two courtrooms in the FB-CT are below the minimum standard size for both the magistrate and bankruptcy court. The proposed CT will provide the required expansion space and courtrooms that meet the minimum standard requirements. The office utilization rate will be 120 square feet per person excluding the judiciary and GSA joint-use space. The new building will be designed with ceiling heights that can accommodate the construction of six additional courtrooms, if necessary, beyond the 10-year needs because of the historic nature of Savannah and its structures and the difficulty in obtaining sites for future construction. To allow for expansion of the Judiciary, offices of related agencies such as the U.S,. attorneys and Probation, will be relocated to other space.

The proposed project includes 100 inside parking spaces consisting of 51 official, 39 employee, 5 visitor, and 5 handicapped spaces. The proposed parking will serve the needs of new CT and the existing Savannah Federal Complex that includes the FB-CT and the Juliet Gordon Low Federal Building where approximately 986 Federal employees are currently housed.

The 30-year, present value construction cost is $6,004,000 less than the cost of leasing the required space, or an equivalent annual cost advantage of $489,000.

Alternatives:

CONSTRUCTION - This alternative proposes the construction of a new courthouse facility to provide for the long-term housing of the U.S. courts and related activities. The 30-year, present value cost for this alternative is $43,626,000.

LEASE - this alternative proposes the leasing of a facility to provide for the long-term housing of the U.S. courts and related activities. The 30-year, present value cost of this alternative is $49,630,000.

Recommendation:

SITE ACQUISITION AND DESIGN are recommended.

Occupants: ..... U.S. Courts and Related Agencies

Building Area:
Gross Square Feet 186,567
Gross Square Feet (including inside parking spaces) 233,626
Parking Spaces ..... 100 inside

Site Information:
To be purchased ..... 1.4 acres

GSA PBS

PROSPECTUS - SITE AND DESIGN
U.S. Courthouse - Savannah, GA

Prospectus Number: PGA-95005
Congressional District: 1

Cost Information:

Site	$3,211,000
Estimated Design*	2,104,000
Management and Inspection	2,065,000
Estimated Construction Cost ($126 per gsf including inside parking)**	29,587,000
Total Project Cost	$36,967,000

Authority Requested in this Prospectus (Site and Design): $5,315,000

*If there are any additional design costs above the $2,104,000 due to increased project scopes that are not anticipated at this time, they will be accommodated within this line item of the new construction budget. Accordingly, GSA does not plan to request additional design authority for this project. Also, it is anticipated that the tenant agencies will fund an additional amount for the design of space alterations above the standard normally provided by GSA.

**A detailed construction prospectus will be submitted for this project with a future year construction budget request.

Statement of Need:

It has been determined that the above project is a Government need and that the proposed action is the most cost effective method to meet that need within the timeframe required.

Submitted at Washington, DC, on March 15, 1994

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

GSA PBS

PROSPECTUS - SITE AND DESIGN
U.S. Courthouse - Savannah, GA

Prospectus Number: PGA-95005
Congressional District: 1

ECONOMIC ANALYSIS

	CONSTRUCTION	LEASE
DATA: Term used (years)	30	30
Occupancy Year	1998	1997
PRESENT VALUE COSTS ($ x 1,000)		
Net, net rent	-	31,943
Construction cost	23,127	-
Design	1,834	
Management and Inspection	1,614	-
Land	3,091	-
Less: Building reversion	(7,860)	-
Land reversion	(1,025)	-
Interim housing	4,028	832
Major R&A	3,119	-
Tenant alterations	2,209	2,345
Services & utilities	8,431	8,951
Property taxes & insurance	2,529	2,685
Property management	2,529	2,077
Total tax benefits to lessor	-	797
Total Present Value Cost	43,626	49,630
PROPOSAL VALUE		-43,626
PRESENT VALUE COST ADVANTAGE		6,004
OR		
EQIV. ANNUAL COST ADVANTAGE		489

Net Rent: $23.50/sf
Operating Cost: $5.00/sf
Discount Rate: 7.1%

HOU: PLAN
U.S. Courts and ..ated Activities
Savannah, GA
(As of August 1993)

CURRENT							PROPOSED					
Total OSF	Total Pers	Office OSF	Office Pers	Storage OSF	Special OSF	AGENCY/ LOCATION	Total OSF	Total Pers	Office OSF	Office Pers	Storage OSF	Special OSF
19,587	24	15,114	24	1,412	3,061	District Court	23,500	15	9,800	15	500	13,200
9,793	20	7,569	20	945	1,279	Bankruptcy	To relocate to USCT-Annex					
8,330	11	7,450	11	880	0	Probation	11,000	30	7,980	30	1,000	2,020
3,530	4	3,226	4	80	224	Clerk of Court	13,000	20	8,800	20	1,200	3,000
5,226	19	4,157	19	0	1,069	U.S. Marshals	3,500	12	1,900	12	400	1,200
900	0	900	0	0	0	U.S. Attorneys	To relocate to USCT-Annex					
7,059	8	129	8	0	6,930	USPS	To relocate to USCT-Annex					
881	6	881	6	0	0	USGS	1,000	7	900	7	100	0
3,020	15	2,766	15	254	0	Fish & Wildlife	3,000	17	2,600	17	400	0
In leased space						EEOC	3,400	14	2,200	14	200	1,000
1,339	0	0	0	705	634	Joint Use	1,265	0	0	0	560	705
59,665	107	42,192	107	4,276	13,197	SUBTOTAL	59,665	115	34,180	115	4,360	21,125
						LEASED SPACE						
3,320	25	3,320	25	0	0	U.S. Trustees	To relocate to Proposed CT					
26,050	83	22,013	83	0	4,037	U.S. Attorneys	To relocate to Proposed CT					
29,370	108	25,333	108	0	4,037	SUBTOTAL						
						PROPOSED CT**						
						District Court	29,710	13	3,270	13	300	26,140
						Magistrate	5,740	10	1,380	10	150	4,210
						Bankruptcy	25,055	60	11,410	60	2,525	11,120
						Circuit Court	2,900	6	0	6	110	2,790
						U.S. Trustees	8,200	44	6,790	44	500	910
						U.S. Attorneys	33,025	155	24,525	155	1,000	7,500
						U.S. Marshals	5,975	26	3,375	26	400	2,200
						USPS	10,000	17	2,550	17	1,000	6,450
						Joint Use	4,395	0	1,795	0	800	1,800
						SUBTOTAL	125,000	331	55,095	331	6,785	63,120
89,035	215	67,525	215	4,276	17,234	TOTALS Occupiable Square Feet	184,665	446	89,275	446	11,145	22,925
8,272		6,273		397	1,601	Square Meters	17,156		8,294		1,035	2,130

Current Office Utilization Rate = 229

*FB-CT contains 59,665 sf

Proposed Office Utilization Rate = 120
(Excludes Judiciary, joint use, and 8,193 sf support space)

**Special Space in Proposed CT Includes:

Private restrooms..	2,450
Food service.....	1,140
Courtrooms/chambers	23,170
Vaults.....	250
Library.....	6,800
Secured areas.....	2,450
ADP.....	1,200
Records storage/mai	6,250
Conference/training	19,410
TOTAL	63,120

Note: The occupiable square foot measure is used by GSA to assign space to client agencies. All rent to tenant agencies is calculated and billed on an occupiable square foot basis. The occupiable square foot measurement is defined as the actual area that is available for exclusive tenant use.

GSA PBS

FACTSHEET
U. S. COURTHOUSE ANNEX
SAVANNAH, GA

Description

This project involves the construction of a 166,955 gross square foot U.S. Courthouse Annex (Annex) in Savannah, GA. In conjunction with the renovation of the existing Federal Building-Courthouse (FB-CT), the Annex would be constructed to meet the 10-year space needs of the courts and court-related agencies. The Judiciary's Five Year Plan, which reflects priorities approved by the Judicial Conference, includes a CT Annex in Savannah, GA, for construction funding.

Project Summary

Site

Government-owned ..... 1.4 acres

Building Area

Gross square feet (no inside parking) 166,955

Project Budget

Site (Demolition) (FY 1995)	$3,211,000
Design (FY 1996)	2,386,000
Additional Design	668,000
Management and Inspection (M&I)	4,250,000
Estimated Construction Cost (ECC)($274/gsf)	45,818,000
Estimated Total Project Cost*	**$56,333,000**

*Tenant agencies may fund an additional amount for alterations above the standard normally provided by GSA.

House Authorization Required (Additional Design, ECC and M&I) $50,736,000

Prior Authority and Funding

- The Senate Committee on Environment and Public Works authorized $5,315,000 for site and design on May 26,1994 and $46,462,000 for additional design, construction, management and inspection on September 23, 1998.
- The House Committee on Public Works and Transportation authorized $3,211,000 for site and $2,104,000 for design, for a combined cost of $5,315,000, on September 28, 1994.
- Through Public Law 103-329, Congress appropriated $3,000,000 for site. (FY95)
- Through Public Law 104-52, Congress appropriated $2,597,000. (FY96)

FACTSHEET
U. S. COURTHOUSE ANNEX
SAVANNAH, GA

Schedule

FY 1995/1996	Site and Design
FY 2004	Construction
FY 2007	Occupancy

Overview of Project

Over the next 10 years, a total of seven courtrooms would be required in Savannah. The District Court would require a total of five courtrooms and the Bankruptcy Court would require two courtrooms. The Annex would provide two district courtrooms, one magistrate courtroom, and two bankruptcy courtrooms and would meet the ten-year expansion requirements of the courts and court-related agencies. The Annex would be designed with ceiling heights that allow for the construction of four additional courtrooms to meet the courts' long-term housing requirements. Increased ceiling heights will eliminate the need to acquire a new site, which is difficult in the Savannah Historic District. In order to accommodate future expansion of the courts, related agencies can be relocated from the building.

Tenant Agencies:

Major tenants would be the District Court, the Bankruptcy Court, U.S. Marshals Service, and U.S. Attorneys.

Delineated Area:

The site for the Annex is Federally owned and is adjacent to the existing FB-CT. Two smaller, non-historic Federal buildings will be demolished to make room for the new building.

Justification:

The Judiciary wants to retain the FB-CT due to its significance and prominence in the NHL Savannah Historic District. This historic building was not designed to accommodate more than the original number of courtrooms. Two district courtrooms in the FB-CT will continue to be utilized, while the courtrooms assigned to the magistrate judge will be converted to conference and training rooms upon completion of a future renovation project in the FB-CT. In addition, the FB-CT will continue to provide space for the District Court and the U.S. Marshals.

The existing FB-CT cannot accommodate the increased space requirements of the U.S. Courts and related agencies. Two courtrooms in the FB-CT do not meet minimum United States Courts Design Guide (USCDG) standards. Furthermore, the FB-CT requires modernization to meet the USCDG standards for operational efficiency, maximum accessibility and safety. The completion of the Annex is planned to tie in with the subsequent modernization of the FB-CT. This schedule will ensure the courts and court-related agencies adequate swing space, thus mitigating adverse impacts to these agencies' operations.

FACTSHEET
U. S. COURTHOUSE ANNEX
SAVANNAH, GA

After completion, the existing FB-CT would be retained to provide space for the District Court, U.S. Probation Office, U.S. Attorneys, U.S. Marshals Service and the U.S. Trustee. The U.S. Attorneys and the U. S. Trustees will relocate from leased space. These leases would be extended or terminated to coincide with the occupancy of the new Annex and renovated FB-CT.

Space Requirements of the U.S. Courts

	Current		10-Year		
	Courtrooms	Judges	Courtrooms FB-CT	Courtrooms Annex	Judges
District					
- Active	2	2	1	1	2
- Senior	0	1	1	1	3
- Visiting	0	2	0	0	2
Magistrate	1*	1	0	1	1
Bankruptcy	1*	1	0	2	2
Total:	4	7	2	5	10

* These courtrooms do not meet minimum USCDG standards.

U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

James L. Oberstar
Chairman

David Heymsfeld, Chief of Staff
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John L. Mica
Ranking Republican Member

James W. Coon II, Republican Chief of Staff

AMENDED COMMITTEE RESOLUTION

CONSTRUCTION
U.S. COURTHOUSE
SAN ANTONIO, TX

Resolved by the Committee on Transportation and Infrastructure of the House of Representatives, that, pursuant to 40 U.S.C. § 3307, appropriations are authorized for the construction of a new U.S. courthouse, up to 334,335 gross square feet, located in San Antonio, TX, at additional design costs of $4,000,000, for which prospectus PTX-CTSD-SA04 and a fact sheet is attached to, and included in, this resolution.

Provided, that, to the maximum extent practicable and considering life-cycle costs appropriate for the geographic area, the General Services Administration (GSA) shall use energy efficient and renewable energy systems, including photovoltaic systems, in carrying out the project.

Provided further, that within 180 days of adoption of the resolution, GSA shall submit to the Committee on Transportation and Infrastructure of the House of Representatives and the Committee on Environment and Public Works of the Senate a report on the planned use of energy efficient and renewable energy systems, including photovoltaic systems, for such project and if such systems are not used for the project, the specific rationale for GSA's decision.

Provided further, that beginning on the date of adoption of the resolution, each alteration, design, or construction prospectus submitted by GSA shall include an estimate of the future energy performance of the building and specific description of the use of energy efficient and renewable energy systems, including photovoltaic systems, in carrying out the project.

Provided further, that the Administrator of General Services shall ensure that a sharing plan approved by the Judicial Conference on September 15, 2009, for courtrooms for magistrate judges is adopted within 30 days of this resolution and is implemented in the design of the courthouse.

Provided further, that the Administrator of General Services shall ensure that the design provides courtroom space for senior judges for up to 10 years from eligibility for senior status, not to exceed one courtroom for every two senior judges.

Provided, that the Administrator of General Services shall ensure that the San Antonio, Texas Courthouse contains no more than seven courtrooms;

Provided further, that the Judicial Conference of the United States shall specifically approve each

departure from the *U.S. Courts Design Guide* for each U.S. courthouse construction project that results in additional estimated costs of the project (including additional rent payment obligations) and that the Judicial Conference provide a specific list of each departure and the justification and estimated costs (as supplied by the GSA) of such departure for each U.S. courthouse construction project to the GSA. Each U.S. courthouse construction prospectus submitted by GSA shall include a specific list of each departure and the justification and estimated cost (including additional rent payment obligations) of such departure and GSA's recommendation on whether the Committee on Transportation and Infrastructure of the House of Representatives and the Committee on Environment and Public Works of the Senate should approve such departure.

Adopted: November 5, 2009

James L. Oberstar, M.C.
Chairman

GSA PBS

PROSPECTUS – SITE AND ADDITIONAL DESIGN
U.S. COURTHOUSE
SAN ANTONIO, TX

Prospectus Number: PTX-CTSD-SA04
Congressional District: 20

Description

The General Services Administration (GSA) proposes the acquisition of a site and the design of a 377,691 gross square foot courthouse (CT), including 37 inside parking spaces, in San Antonio, TX. The new CT would be constructed to meet the 10-year from occupancy requirements of the District Court and the U.S. Marshals Service, and the site would accommodate the 30-year from design requirements. The Judiciary's Five-Year Plan, which reflects priorities approved by the Judicial Conference, includes a new courthouse in San Antonio, TX for site and design funding.

Project Summary

Site Information

To be acquired ..... Approximately 3-4 acres

Building Area

Gross square feet (excluding inside parking) 359,691
Gross square feet (including inside parking) 377,691

Project Budget

Site	$18,000,000
Design	8,177,000
Management and Inspection	5,856,000
Estimated Construction Cost ($237/gsf including inside parking)	89,383,000
Estimated Total Project Cost*	**$121,416,000**

*Tenant agencies may fund an additional amount for alterations above the standard normally provided by GSA.

House Authorization Requested (Site) **$18,000,000**
Senate Authorization Requested (Site and Additional Design) **$19,251,000**

PROSPECTUS – SITE AND ADDITIONAL DESIGN
U.S. COURTHOUSE
SAN ANTONIO, TX

Prospectus Number: PTX-CTSD-SA04
Congressional District: 20

Prior Authority and Funding

- The House Committee on Transportation and Infrastructure authorized $6,926,000 for design for a 325,113 gross square foot Courthouse, including 37 inside parking spaces, on July 24, 2002, and $1,251,000 for additional design for a 377,691 gross square foot Courthouse, including 37 inside parking spaces, on July 23, 2003.
- The Senate Committee on Environment and Public Works authorized $6,926,000 for design for a 325,113 gross square foot Courthouse, including 37 inside parking spaces, on September 26, 2002.
- Through Public-Law 108-199, Congress appropriated $8,000,000. (FY 04)

Schedule

FY 2005	Site Selection and Design
FY 2008	Construction
FY 2011	Occupancy

Overview of the Project

The new CT will consolidate all of the District Court and U.S. Marshals Service space into one facility, thus improving efficiency of operations. The new CT will provide eight district courtrooms and five magistrate courtrooms.

Once the new CT is completed, the existing Training Center for the Administrative Office of the U. S. Courts (AOUSC) and the existing John H. Wood Jr. Courthouse (Wood CT) will be reported excess.

Tenant Agencies

The new CT will house the U.S. District Court, the U.S. Marshals Service, Probation, Pre-Trial Services, and the Public Defender.

Delineated Area

The new CT will be located in the Central Business District of San Antonio, TX.

PROSPECTUS – SITE AND ADDITIONAL DESIGN
U.S. COURTHOUSE
SAN ANTONIO, TX

Prospectus Number: PTX-CTSD-SA04
Congressional District: 20

Justification

This project is driven by the court's projection for additional judgeships within the next ten years, and by the need to consolidate their space to improve efficiency. The courts have projected a need for one additional district judgeship and two additional magistrate judgeships. Also, four district judges will be eligible for senior status in the 10-year period and require replacements. Court support functions, including the clerk's office, probation, pre-trial services, and the public defender, also require expansion space. These requirements are based on a Long-Range Facility Plan for the Western District of Texas completed by the courts in February 2000. The Wood CT cannot provide this amount of expansion space, nor provide the consolidation needed for operations.

There are currently four active district judges, one visiting district judge, and three magistrate judges in San Antonio. These judges are all housed in the Wood CT and utilize eight available courtrooms. The district court also occupies space in the Federal Building for clerks and support space, and in the Training Center for other support space. The U.S. Marshals occupy space in the Wood CT and in the Federal Building. There are two bankruptcy judges located in the PO-CT, and one circuit judge in leased space. These three judges will remain in place.

The Wood CT sits between the Training Center and the Federal Building. Upon completion of the new CT, the Wood CT and the Training Center will be reported excess. The current occupants of the Wood CT will move to the new CT. The occupants of the Training Center will move to the new CT or the PO-CT.

The Wood CT does not lend itself to the court's and marshal's special security needs. There are few instances where separate circulation exists for judges and prisoners, or for the general public. Its circular design reduces the space efficiency factor, and its lack of windows (except in the lobby area) reduces tenant satisfaction.

GSA originally planned to use the existing Government-owned site to meet the courts needs. This would have first required demolition of the Training Center to provide the site for the new CT. Subsequent to the construction and occupancy of the new CT, the Wood CT was to be demolished to provide a site for future courts expansion. Executing this plan, however, would not have met the courts security setback requirement, because continued occupancy of the Wood CT during construction of the new CT restricts initial development to the Training Center portion of the site. Consequently, GSA now proposes to acquire a new site that will meet the security requirements of the courts in San Antonio. Design of the new CT can commence once the site has been selected, with subsequent purchase of the site pending the future availability of funds.

PROSPECTUS – SITE AND ADDITIONAL DESIGN
U.S. COURTHOUSE
SAN ANTONIO, TX

Prospectus Number: PTX-CTSD-SA04
Congressional District: 20

Space Requirements of the U.S. Courts

	Current		10-Year	
	Courtrooms	Judges	Courtrooms	Judges
District				
- Active	4	4	5	5
- Senior	0	0	3	4
- Visiting	1	1	0	0
Magistrate	3	3	5	5
Total:	8	8	13	14

Alternatives Considered (30-year, present value costs)

Construction: $120,133,000
Lease: $161,682,000

Recommendation

SITE AND ADDITIONAL DESIGN

The 30 year, present value cost of construction is $41,549,000 less than the cost of leasing, an equivalent annual cost advantage of $2,954,000.

GSA PBS

PROSPECTUS – SITE AND ADDITIONAL DESIGN
U.S. COURTHOUSE
SAN ANTONIO, TX

Prospectus Number: PTX-CTSD-SA04
Congressional District: 20

Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, D.C. on JUN 2 3 2004

Recommended _____
Commissioner, Public Buildings Service

Approved _____
Administrator, General Services Administration

May 2(| Ho' | Plan | S' | 'tonio, TX
i | CT | P1 | .SD-SA04

Locations	Current							Proposed							Changes		
	Personnel		Usable Square Feet (USF)				RSF	Personnel		Usable Square Feet (USF)				RSF	Personnel	USF	RSF
	Office	Total	Office	Storage	Special	Total	Total	Office	Total	Office	Storage	Special	Total	Total	Total	Total	Total
Wood CT																	
Jud-District CT	91	91	22,605	-	41,790	64,395	97,371	-	-	-	-	-	-	-	(91)	(64,395)	(97,371)
JD-US Marshals	51	51	6,550	122	1,934	8,606	13,013	-	-	-	-	-	-	-	(51)	(8,606)	(13,013)
Jud-Ct of Appeals	0	0	1,962	-	175	2,137	3,231	-	-	-	-	-	-	-	0	(2,137)	(3,231)
Joint Use	0	0	165	219	-	384	581	-	-	-	-	-	-	-	0	(384)	(581)
Subtotal	142	142	31,282	341	43,899	75,522	114,196	-	-	-	-	-	-	-	(142)	(75,522)	(114,196)
Training Center																	
Jud-AOC	32	32	6,575	-	1,122	7,697	10,358	-	-	-	-	-	-	-	(32)	(7,697)	(10,358)
Jud-District CT	27	27	5,689	-	-	5,689	7,655	-	-	-	-	-	-	-	(27)	(5,689)	(7,655)
Subtotal	59	59	12,264	0	1,122	13,386	18,013	-	-	-	-	-	-	-	(59)	(13,386)	(18,013)
Federal Building																	
Jud-District CT	141	141	31,436	969	2,559	34,964	44,996	-	-	-	-	-	-	-	(141)	(34,964)	(44,996)
Jud-Pub Def	36	36	11,875	168	303	12,346	15,888	-	-	-	-	-	-	-	(36)	(12,346)	(15,888)
JD-US Marshals	27	27	4,091	-	941	5,032	6,476	-	-	-	-	-	-	-	(27)	(5,032)	(6,476)
Other Agencies	400	400	73,965	2,018	4,963	80,946	104,172	600	600	121,367	3,155	8,766	133,288	171,532	200	52,342	67,360
Subtotal	604	604	121,367	3,155	8,766	133,288	171,532	600	600	121,367	3,155	8,766	133,288	171,532	(4)	0	0
Total	805	805	164,913	3,496	53,787	222,196	303,741	600	600	121,367	3,155	8,766	133,288	171,532	(205)	(88,908)	(132,209)
New CT																	
Jud-District CT	-	-	-	-	-	-	-	96	96	69,450	-	70,610	140,060	161,069	96	140,060	161,069
Jud-Probation	-	-	-	-	-	-	-	165	165	36,587	-	1,015	37,602	43,242	165	37,602	43,242
Jud-Pub Def	-	-	-	-	-	-	-	39	39	12,393	-	400	12,793	14,712	39	12,793	14,712
Jud-PreTrial	-	-	-	-	-	-	-	50	50	13,577	-	785	14,362	16,516	50	14,362	16,516
JD-US Marshals	-	-	-	-	-	-	-	100	100	22,834	775	9,890	31,114	35,781	100	31,114	35,781
Joint Use	-	-	-	-	-	-	-	-	-	2,500	-	-	2,500	2,875	0	2,500	2,875
GSA	-	-	-	-	-	-	-	-	2	1,750	812	-	2,562	2,946	2	2,562	2,946
Subtotal	-	-	-	-	-	-	-	450	452	159,091	1,587	82,700	240,993	277,142	452	240,993	277,142
Total	805	805	164,913	3,496	53,787	222,196	303,741	1,050	1,052	280,458	4,742	91,466	374,281	448,674	247	152,085	144,933

	Current	Proposed	Change
	Utilization		
Rate	N/A	N/A	N/A

Special Space	USF
Toilets	4,682
Food Service	2,050
Vaults	1,920
Detention Cells	7,930
Courtrooms	29,760
Library	1,260
ADP	1,200
Judges Chambers	19,960
Conference/Training	12,738
Sallyport	1,200
TOTAL	82,700

Usable square footage means the portion of the building available for use by an tenants' personnel and furnishings and space available jointly to the occupants of the building (e.g. auditorium, health units and snack bars). Usable square footage does not include space devoted to building operations and maintenance (e.g. craft shops, gear rooms, building supply rooms, rest rooms and lobbies).

NEW U.S. COURTHOUSE
SAN ANTONIO, TX

BACKGROUND:

- Project Description: Construction of a 384,335 gsf Courthouse; including 55 inside parking spaces.
- Location: San Antonio, TX
- Project Purpose: To construct a courthouse that will include 12 courtrooms and 14 chambers to house the District Court, a Court of Appeals judge, and the U.S. Marshals Service (USMS).
- Project Justification: The project is driven by the court's projections for additional judgeships during the planning period and the need to consolidate the District Court and USMS (currently split between two buildings).

SCHEDULE:

- Design would start in October 2009.
- Construction is scheduled for FY 2012 if funded.

AUTHORIZATION AND FUNDING:

The House Transportation and Infrastructure Committee authorized $26,177,000:

- $6,926,000 for design for a 325,113 gsf Courthouse, including 37 inside parking spaces, on July 24, 2002; and
- $1,251,000 for additional design for a 377,691 gsf Courthouse, including 37 inside parking spaces on July 23, 2003; and
- $18,000,000 for site for a 377,691 gsf Courthouse, including 37 inside parking spaces on July 21, 2004.

The Senate Environment and Public Works Committee authorized $26,177,000:

- $6,926,000 for design for a 325,113 gsf Courthouse, including 37 inside parking spaces, on September 26, 2002; and
- $18,000,000 for site and $1,251,000 for additional design, or $19,251,000, for a 377,691 gsf Courthouse including 37 inside parking spaces, on June 23, 2004.

Congress appropriated $8,000,000 for FY2004 (Public Law 108-199).

Authorization and funding required for FY 2010 is $3,266,000 for additional design.

Estimated Total Project Cost: $142,612,000

Recent recommendations from Congress (in the ARRA conference report) concerning courtroom sharing may reduce the number of courtrooms and total space in the proposed building.

CONGRESSIONAL INTEREST:

Senator Kay Bailey Hutchison is a member of the Senate Committee on Appropriations.

U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

James L. Oberstar
Chairman

David Heymsfeld, Chief of Staff
Ward W. McCarragher, Chief Counsel

John L. Mica
Ranking Republican Member

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

LEASE
DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
WASHINGTON, D.C.
PDC-05-WA10

Resolved by the Committee on Transportation and Infrastructure of the House of Representatives, that, pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease extension of up to 71,914 rentable square feet for the Federal Emergency Management Agency, currently located 395 E Street, SW, Washington, D.C., at a proposed total annual cost of $3,523,786 for a lease term of up to five years, a prospectus for which is attached to, and included in, this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided, that, to the maximum extent practicable, the Administrator of General Services (Administrator) shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, *except that*, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in the resolution.

Provided further, that the General Services Administration shall not delegate to any other agency the authority granted by the resolution.

Adopted: November 5, 2009

James L. Oberstar

James L. Oberstar, M.C.
Chairman

PROSPECTUS –LEASE
DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
WASHINGTON, DC

Prospectus Number: PDC-05-WA10

Project Summary

The General Services Administration (GSA) proposes a lease extension for up to 71,914 rentable square feet (rsf) for the Federal Emergency Management Agency (FEMA) currently located in the Patriots Plaza Building at 395 E Street, SW, Washington, DC.

GSA proposes to extend the current lease at Patriots Plaza to coincide with the occupancy of FEMA's new headquarters space at St. Elizabeths. Funding for design for a consolidated FEMA facility at St. Elizabeths has been requested in fiscal year 2009 and has been funded as part of the American Recovery and Reinvestment Act of 2009 (P.L.111-5). Construction funding will be requested in a future fiscal year to commence construction of the new FEMA headquarters. The space is currently scheduled to be ready for occupancy in 2014. GSA will negotiate termination rights with the current landlord to provide the flexibility needed as the occupancy date for St. Elizabeths approaches.

Description

Occupants:	FEMA
Delineated Area:	Washington, DC
Lease Type:	Extension
Justification:	Expiring lease (August 2011)
Expansion Space:	None
Parking:	None
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	5 years
Maximum Rentable Square Feet:	71,914
Current Total Annual Cost:	$3,012,192
Proposed Total Annual Cost: [1]	$3,523,786
Maximum Proposed Rental Rate: [2]	$49.00

[1] Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

[2] This estimate is for fiscal year 2011 and may be escalated by 1.8 percent annually to the effective date of the lease to account for inflation.

PROSPECTUS –LEASE
DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
WASHINGTON, DC

Prospectus Number: PDC-05-WA10

Authorization

- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.
- Approval of this prospectus will constitute authority to provide an interim lease, if necessary, prior to the execution of the new lease.

Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on June 11, 2009

Recommended: _____
Acting Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

March 2009

Housing Plan
Department of Homeland Security
Federal Emergency Management Agency

Washington, DC
PDC-05-WA10

Location	Current						Proposed					
	Personnel		Usable Square Feet (USF)				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
Patriots Plaza	300	300	64,071			64,071	300	300	64,071			64,071
TOTALS	**300**	**300**	**64,071**	-	-	**64,071**	**300**	**300**	**64,071**	-	-	**64,071**

	Current	Proposed	
	Utilization Rate		
	167	167	

Current UR excludes 14,096 usf of office support space
Proposed UR excludes 14,096 usf of office support space

U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

James L. Oberstar
Chairman

David Heymsfeld, Chief of Staff
Ward W. McCarragher, Chief Counsel

John L. Mica
Ranking Republican Member

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

LEASE
U.S. ARMY CORPS OF ENGINEERS
PORTLAND, OR
POR-02-PO10

Resolved by the Committee on Transportation and Infrastructure of the House of Representatives, that, pursuant to 40 U.S.C. § 3307, appropriations are authorized for a replacement lease of up to 126,500 rentable square feet for the U.S. Army Corps of Engineers, Portland District Office, currently located at Robert Duncan Plaza, 333 SW First Avenue, Portland, OR, at a proposed total annual cost of $5,060,000 for a lease term of up to 15 years, a prospectus for which is attached to, and included in, this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided, that, to the maximum extent practicable, the Administrator of General Services (Administrator) shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, *except that*, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in the resolution.

Provided further, that the General Services Administration shall not delegate to any other agency the authority granted by the resolution.

Adopted: November 5, 2009

James L. Oberstar, M.C.
Chairman

U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

James L. Oberstar
Chairman

David Heymsfeld, Chief of Staff
Ward W. McCarragher, Chief Counsel

John L. Mica
Ranking Republican Member

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

LEASE
U.S. ARMY CORPS OF ENGINEERS
PORTLAND, OR
POR-02-PO10

Resolved by the Committee on Transportation and Infrastructure of the House of Representatives, that, pursuant to 40 U.S.C. § 3307, appropriations are authorized for a replacement lease of up to 126,500 rentable square feet for the U.S. Army Corps of Engineers, Portland District Office, currently located at Robert Duncan Plaza, 333 SW First Avenue, Portland, OR, at a proposed total annual cost of $5,060,000 for a lease term of up to 15 years, a prospectus for which is attached to, and included in, this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided, that, to the maximum extent practicable, the Administrator of General Services (Administrator) shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, *except that*, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in the resolution.

Provided further, that the General Services Administration shall not delegate to any other agency the authority granted by the resolution.

Adopted: **November 5, 2009**

James L. Oberstar, M.C.
Chairman

GSA PBS

PROSPECTUS - LEASE
U.S. ARMY CORPS OF ENGINEERS
PORTLAND, OR

Prospectus Number:	POR-02-PO10
Congressional District:	01, 03

Project Summary

The General Services Administration (GSA) proposes a replacement lease of 126,500 rentable square feet (rsf) of space and 25 parking spaces for the U.S. Army Corps of Engineers (USACE), Portland District Office, currently located at Robert Duncan Plaza, 333 SW First Avenue, Portland, OR.

Description

Occupants:	USACE
Delineated Area:	Portland CBD
Lease Type:	Replacement
Justification:	Expiring lease (September 17, 2011)
Number of Parking Spaces:	25
Expansion Space:	2,186 rsf
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	126,500
Current Total Annual Cost:	$3,195,097
Proposed Total Annual Cost[1]:	$5,060,000
Maximum Proposed Rental Rate[2]:	$40.00 per rentable square foot

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Solicitation for Offers and other documents related to the procurement of space for which this prospectus seeks authorization. GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement.

[1]Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.
[2]This estimate is for fiscal year 2011 and may be escalated by 1.8 percent annually to the effective date of the lease to account for inflation.

GSA PBS

PROSPECTUS - LEASE
U.S. ARMY CORPS OF ENGINEERS
PORTLAND, OR

Prospectus Number: POR-02-PO10
Congressional District: 01, 03

Authorizations

- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required area.
- Approval of this prospectus will constitute authority to provide an interim lease, if necessary, prior to the execution of the new lease.

Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on June 11, 2009

Recommended: _____
Acting Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

Hor Plan

Pe d, OR

Locations	Current						Proposed					
	Personnel		*Usable Square Feet (USF)*				*Personnel*		*Usable Square Feet (USF)*			
	Office	**Total**	**Office**	**Storage**	**Special**	**Total**	**Office**	**Total**	**Office**	**Storage**	**Special**	**Total**
Robert Duncan Plaza	528	528	108,099	0	0	108,099	0	0	0	0	0	0
New Lease	0	0	0	0	0	0	549	549	98,400	0	11,600	110,000
Total:	**528**	**528**	**108,099**	**0**	**0**	**108,099**	**549**	**549**	**98,400**	**0**	**11,600**	**110,000**

	Current	Proposed
Utilization		
Rate	160	140

Current UR excludes 23,782 USF of office support space
Proposed UR excludes 21,648 USF of office support space

Special Space	
Laboratory	662
Clinic	568
Conference	3,229
Library	5,600
ADP	491
Retail	1,050
Total:	**11,600**

USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.

U.S. House of Representatives
Committee on Transportation and Infrastructure

James L. Oberstar
Chairman

Washington, DC 20515

John L. Mica
Ranking Republican Member

David Heymsfeld, Chief of Staff
Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

LEASE
NATIONAL ARCHIVES AND RECORDS ADMINISTRATION
PHILADELPHIA, PA
PPA-01-PH10

Resolved by the Committee on Transportation and Infrastructure of the House of Representatives, that, pursuant to 40 U.S.C. § 3307, appropriations are authorized for a superseding lease and space alteration of up to 345,000 rentable square feet for the National Archives and Records Administration, currently located at 14700 Townsend Road, Philadelphia, PA, at a proposed total annual cost of $3,795,000 for a lease term of up to 20 years, a prospectus for which is attached to, and included in, this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided, that, to the maximum extent practicable, the Administrator of General Services (Administrator) shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, *except that*, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in the resolution.

Provided further, that the General Services Administration shall not delegate to any other agency the authority granted by the resolution.

Adopted: November 5, 2009

James L. Oberstar

James L. Oberstar, M.C.
Chairman

GSA PBS

PROSPECTUS - LEASE
NATIONAL ARCHIVES AND RECORDS ADMINISTRATION
PHILADELPHIA, PA

Prospectus Number: PPA-01-PH10
Congressional District: 08

Project Summary

The General Services Administration (GSA) proposes a superseding lease and space alterations to the National Archives and Records Administration (NARA) facility currently located at 14700 Townsend Road, Philadelphia, PA. This facility, which was occupied in 1994 under a 20 year, firm term, non-cancelable lease, provides 1.58 million cubic feet of records storage in 345,000 rentable square feet (rsf).

The proposed alteration project, to be amortized in the rent paid to the lessor, will allow the conversion of approximately 40,000 usf of soon-to-be vacant record storage bays into bays capable of housing archives and permanent records. In order to comply with NARA's 2010 archive standards as detailed in 36 CFR 1228 Subpart K, the archive and permanent records space requires more stringent paper storage conditions and requires improvements to the HVAC, filtration, humidification, and fire protection systems, and light diffusion improvements.

Approximately 40,000 usable square feet (usf) of IRS taxpayer records, currently housed at this location will be destroyed in 2009 resulting in extra storage capacity. Upon completion of the conversion, archives currently housed in two existing federal facilities, the Robert NC Nix US Post Office and Courthouse in Philadelphia, PA and the Federal Building on Varick Street in New York, NY will be transferred into this space.

Justification

The existing federal facilities cannot be upgraded economically to meet NARA's archival facility standards. The archive vaults at the Nix Post Office and Courthouse are below grade and are incapable of meeting the proposed 2010 archival standards, and it would be cost prohibitive to upgrade the Varick Street Federal Building to meet these standards. In both locations NARA will keep its offices and public contact functions. The vacated archive vaults will be marketed to Philadelphia federal tenants with basic record storage needs.

The 30-year, present value cost of a superseding lease with alterations in the NARA records center is $28,965,000 less than the cost of new construction and $12,742,000 less than the cost of a leasing new space that would meet NARA's requirements.

PROSPECTUS - LEASE
NATIONAL ARCHIVES AND RECORDS ADMINISTRATION
PHILADELPHIA, PA

Prospectus Number: PPA-01-PH10
Congressional District: 08

Alternatives

CONSTRUCTION - This alternative proposes the construction of a new 345,000 rsf NARA facility. The 30-year, present value cost of this alternative is $123,035,000.

NEW LEASE - This alternative proposes leasing a new 345,000 rsf NARA facility. The 30-year, present value cost of this alternative is $106,812,000.

SUPERSEDING LEASE WITH SPACE ALTERATIONS - This alternative proposes alterations and a 20-year superseding lease of the existing 345,000 rsf building. The 30-year, present value cost of this alternative is $94,070,000.

Recommendation

SPACE ALTERATIONS AND SUPERSEDING LEASE are recommended.

Major Work Items

Mechanical	$2,069,000
Electrical	993,000
Interior Architectural	1,071,000
Demolition	167,000
Estimated Construction Cost (ECC)	$4,300,000
Management and Inspection Costs (M&I)	$200,000
Total Alteration Authority Requested in this Prospectus[1]:	$4,500,000

[1] Design funding in the amount of $90,000 is being provided by NARA; ECC and M&I totaling $4,500,000 will be amortized in the rent paid to the lessor.

GSA PBS

PROSPECTUS - LEASE
NATIONAL ARCHIVES AND RECORDS ADMINISTRATION
PHILADELPHIA, PA

Prospectus Number:	PPA-01-PH10
Congressional District:	08

Description

Occupants:	National Archives And Records Administration
Delineated Area:	14700 Townsend Road Philadelphia, PA 19154
Lease Type:	Lease/Alterations in Leased Space
Justification:	Consolidation and Relocation of Government-Owned Space
Number of Parking Spaces:	0
Expansion Space:	None
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	20 years
Maximum Rentable Square Feet:	345,000
Current Total Annual Cost[2]:	$3,039,700
Proposed Total Annual Cost[3]:	$3,795,000
Maximum Proposed Rental Rate[4]:	$11.00 per RSF

Authorizations

- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to alter approximately 40,000 rsf and enter into a superseding lease at the existing NARA facility.

- Approval of this prospectus will constitute authority to provide an interim lease, if necessary, prior to the execution of the new lease.

[2]Current Total Annual Cost includes $338,341 of operating costs only for the Government Owned Locations.
[3]Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.
[4]This estimate is for fiscal year 2010 and may be escalated by 1.8 percent annually to the effective date of the lease to account for inflation.

GSA PBS

PROSPECTUS - LEASE
NATIONAL ARCHIVES AND RECORDS ADMINISTRATION
PHILADELPHIA, PA

Prospectus Number: PPA-01-PH10
Congressional District: 08

Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on June 11, 2009

Recommended: _____
Acting Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

National Records av chives Administration

Philadelphia, PA
PF -PH10

Locations	Current						Proposed					
	Personnel		*Usable Square Feet (USF)*				*Personnel*		*Usable Square Feet (USF)*			
	Office	**Total**	**Office**	**Storage**	**Special**	**Total**	**Office**	**Total**	**Office**	**Storage**	**Special**	**Total**
NARA RECORD STRG CTR												
NARA - Records Depositing Operations	40	40	9,000	1,200	289,800	**300,000**	40	40	9,000	1,200	289,800	**300,000**
Sub Total:	**40**	**40**	**9,000**	**1,200**	**289,800**	**300,000**	**40**	**40**	**9,000**	**1,200**	**289,800**	**300,000**
ROBT N C NIX FB USPO												
NARA	63	63	8,250	0	21,105	**29,355**	63	63	8,250	0	0	**8,250**
Sub Total:	**63**	**63**	**8,250**	**0**	**21,105**	**29,355**	**63**	**63**	**8,250**	**0**	**0**	**8,250**
FEDERAL BLDG--201 Varick Street												
NARA	10	10	14,434	0	11,000	**25,434**	10	10	14,434	0	0	**14,434**
Sub Total:	**10**	**10**	**14,434**	**0**	**11,000**	**25,434**	**10**	**10**	**14,434**	**0**	**0**	**14,434**
Total:	**113**	**113**	**31,684**	**1,200**	**321,905**	**354,789**	**113**	**113**	**31,684**	**1,200**	**289,800**	**322,684**

	Current	Proposed
	Utilization	
Rate	216	216

Special Space	
Other - Record and Archive Storage	289,800
Total:	**289,800**

Current UR excludes 7,279 USF of office support space
Proposed UR excludes 7,279 USF of office support space

USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.

U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

James L. Oberstar
Chairman

David Heymsfeld, Chief of Staff
Ward W. McCarragher, Chief Counsel

John L. Mica
Ranking Republican Member

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

LEASE
INTERNAL REVENUE SERVICE
WASHINGTON, D.C.
PDC-07-WA09

Resolved by the Committee on Transportation and Infrastructure of the House of Representatives, that, pursuant to 40 U.S.C. § 3307, appropriations are authorized for a replacement lease of up to 100,500 rentable square feet for the Internal Revenue Service, currently located at 1750 Pennsylvania Avenue, NW, Washington, D.C., at a proposed total annual cost of $4,924,500 for a lease term of up to 10 years, a prospectus for which is attached to, and included in, this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided, that, to the maximum extent practicable, the Administrator of General Services (Administrator) shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, *except that*, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in the resolution.

Provided further, that the General Services Administration shall not delegate to any other agency the authority granted by the resolution.

Adopted: November 5, 2009

James L. Oberstar, M.C.
Chairman

PROSPECTUS – LEASE
INTERNAL REVENUE SERVICE
WASHINGTON, DC

Prospectus Number: PDC-07-WA09

Project Summary

The General Services Administration (GSA) proposes a replacement lease of up to 100,500 rentable square feet (rsf) for the Internal Revenue Service (IRS) currently located at 1750 Pennsylvania Avenue, NW, Washington, DC.

Description

Occupants:	IRS
Delineated Area:	Washington, DC: Central Employment Area, North of Massachusetts Avenue and Waterfront
Lease Type:	Replacement
Justification:	Expiring lease (7/31/2010)
Expansion Space:	None
Number of Parking Spaces:	None
Scoring:	Operating
Proposed Maximum Leasing Authority:	10 Years
Maximum Rentable Square Feet:	100,500
Current Total Annual Cost:	$3,167,833
Proposed Total Annual Cost:[1]	$4,924,500
Maximum Proposed Rental Rate:[2]	$49.00 per rsf

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Solicitation for Offers and other documents related to the procurement of space for which this prospectus seeks authorization. GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement.

[1] Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

[2] This estimate is for fiscal year 2010 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation.

GSA PBS

PROSPECTUS – LEASE
INTERNAL REVENUE SERVICE
WASHINGTON, DC

Prospectus Number: PDC-07-WA09

Authorization

- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.
- Approval of this prospectus will constitute authority to provide an interim lease, if necessary, prior to the execution of the new lease.

Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on June 27, 2008

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

March 2008

Housing Plan
Internal Revenue Service

Washington, DC
PDC-07-WA09

Locations	Current						Proposed					
	Personnel		Usable Square Feet (USF)				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
1750 Penn Ave. NW	420	420	83,026	700		83,726					-	
Proposed Lease		-					420	420	81,000	676	2,050	83,726
Total	420	420	83,026	700	-	83,726	420	420	81,000	676	2,050	83,726

	Current	Proposed
Utilization Rate	154	150

Current UR excludes 18,266 USF of office support space
Proposed UR excludes 17,820 USF of office support space

Special Space	USF
Conference	1,350
Food Service	250
Mail room	250
Copy room	200
Total	2,050

Usable square footage means the portion of the building available for use by tenants' personnel and furnishings, and space available jointly to the occupants of the building (e.g.,auditorium, health units and snack bars). Usable square footage does not include space devoted to building operations and maintenance (e.g., craft shops, gear rooms, building supply rooms, rest rooms and lobbies).

U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

James L. Oberstar
Chairman

David Heymsfeld, Chief of Staff
Ward W. McCarragher, Chief Counsel

John L. Mica
Ranking Republican Member

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

LEASE
SMALL BUSINESS ADMINISTRATION
WASHINGTON, D.C.
PDC-04-WA09

Resolved by the Committee on Transportation and Infrastructure of the House of Representatives, that, pursuant to 40 U.S.C. § 3307, appropriations are authorized for a replacement lease of up to 254,267 rentable square feet for the Small Business Administration (SBA), currently located at 409 Third Street, SW, Washington, D.C., at a proposed total annual cost of $12,459,083 for a lease term of up to 10 years, a prospectus for which is attached to, and included in, this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided, that, to the maximum extent practicable, the Administrator of General Services (Administrator) shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, *except that,* if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in the resolution.

Provided further, that within six months of the date of the resolution and prior to exercising the authority granted in the resolution, the Administrator shall provide to the Committee on Transportation and Infrastructure of the House of Representatives a draft housing plan, including Federal Government ownership options, for the SBA in the National Capital Region.

Provided further, that within two years of the date of the resolution, the Administrator shall provide to the Committee on Transportation and Infrastructure of the House of Representatives a final housing plan approved by the Office of Management and Budget that provides Federal Government ownership for the SBA in the National Capital Region.

Provided further, that the General Services Administration shall not delegate to any other agency the authority granted by the resolution.

Adopted: November 5, 2009

James L. Oberstar, M.C.
Chairman

PROSPECTUS – LEASE
SMALL BUSINESS ADMINISTRATION
WASHINGTON, DC

Prospectus Number: PDC-04-WA09

Project Summary

The General Services Administration (GSA) proposes a replacement lease for up to 254,267 rentable square feet (rsf) of space for the Small Business Administration (SBA), currently located at 409 Third Street, SW, Washington, DC.

Description

Occupants:	SBA
Delineated Area:	Washington, DC: Central Employment Area, North of Massachusetts Avenue, and Waterfront
Lease Type:	Replacement
Justification:	Expiring Lease (11/23/2010)
Expansion Space:	None
Number of Parking Spaces:	4 (Inside)
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	10 years
Maximum Rentable Square Feet:	254,267
Current Total Annual Cost:	$9,324,171
Proposed Total Annual Cost:[1]	$12,459,083
Maximum Proposed Rental Rate:[2]	$49.00

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Solicitation for Offers and other documents related to the procurement of space for which this prospectus seeks authorization. GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement.

[1] Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

[2] This estimate is for fiscal year 2011 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation.

GSA PBS

PROSPECTUS – LEASE
SMALL BUSINESS ADMINISTRATION
WASHINGTON, DC

Prospectus Number: PDC-04-WA09

Authorization

- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.
- Approval of this prospectus will constitute authority to provide an interim lease, if necessary, prior to the execution of the new lease.

Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on June 27, 2008

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

Octobe[illegible]97

W[illegible]gton, DC
[illegible]J4-WA09

Ho[illegible] Plan
Small Bus[illegible]dministration
409 Third Street, SW

Locations	Current						Proposed					
	Personnel		Usable Square Feet (USF)*				Personnel		Usable Square Feet (USF)*			
	Office	*Total*	*Office*	*Storage*	*Special*	*Total*	*Office*	*Total*	*Office*	*Storage*	*Special*	*Total*
LEASED												
409 Third Street												
Small Business Administration	636	636	184,613		27,276	211,889						
Proposed Lease			-	-	-	-	636	636	184,613	-	27,276	211,889
Total	636	636	184,613	-	27,276	211,889	636	636	184,613	-	27,276	211,889

Utilization Rate (UR)		
	Current	Proposed
Rate	226	226

Current UR excludes 40,615 USF of office support space.
Proposed UR excludes 40,615 usf of office support space.

Special Space	USF*
ADP	7,500
Auditorium	8,000
Conference	7,977
Food Service	2,799
Laboratory	1,000
Total	27,276

*Usable square footage means the portion of the building available for use by tenants' personnel and furnishings, and space available jointly to the occupants of the building (e.g.,auditorium, health units and snack bars). Usable square footage does not include space devoted to building operations and maintenance (e.g., craft shops, gear rooms, building supply rooms, rest rooms and lobbies).

U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

James L. Oberstar
Chairman

David Heymsfeld, Chief of Staff
Ward W. McCarragher, Chief Counsel

John L. Mica
Ranking Republican Member

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

LEASE
NATIONAL INSTITUTES OF HEALTH
NATIONAL INSTITUTE OF ALLERGY AND INFECTIOUS DISEASES
SUBURBAN MARYLAND
PMD-01-WA09

Resolved by the Committee on Transportation and Infrastructure of the House of Representatives, that, pursuant to 40 U.S.C. § 3307, appropriations are authorized for a succeeding lease of up to 159,731 rentable square feet for the National Institute of Allergy and Infectious Disease, currently located 6700 Rockledge Drive, Bethesda, MD, at a proposed total annual cost of $5,430,854 for a lease term of up to five years, a prospectus for which is attached to, and included in, this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided, that, to the maximum extent practicable, the Administrator of General Services (Administrator) shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, *except that*, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in the resolution.

Provided further, that the General Services Administration shall not delegate to any other agency the authority granted by the resolution.

Adopted: November 5, 2009

James L. Oberstar

James L. Oberstar, M.C.
Chairman

PROSPECTUS – LEASE
NATIONAL INSTITUTES OF HEALTH
NATIONAL INSTITUTE OF ALLERGY AND INFECTIOUS DISEASES
SUBURBAN MARYLAND

Prospectus Number: PMD-01-WA09
Congressional District: 8

Project Summary

The General Services Administration (GSA) proposes a succeeding lease of up to 159,731 rsf for the National Institute of Allergy and Infectious Diseases (NIAID) located at 6700 Rockledge Drive, Bethesda, MD.

GSA is considering a consolidation of the tenants at 6700 Rockledge Blvd with other NIAID entities in neighboring buildings and plans to extend the 6700 Rockledge Blvd lease on a short-term basis. NIH leases in neighboring buildings were acquired directly by NIH through a delegation of authority from GSA and will expire on September 30, 2011 and March 31, 2012. NIAID plans to consolidate into a single leased location by 2012 under the authority of a consolidation prospectus to be submitted in a future fiscal year program. Since the present prospectus covers a short-term requirement, GSA has determined that it is not practical to consider relocating NIAID.

Description

Occupants:	NIAID
Delineated Area:	6700 Rockledge Drive, Bethesda, MD
Lease Type:	Succeeding
Justification:	Expiring lease (5/31/2010)
Expansion Space:	None
Number of Parking Spaces:	None
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	5 years with termination rights
Maximum Rentable Square Feet:	159,731
Current Total Annual Cost:	$4,991,221
Proposed Total Annual Cost[1]:	$5,430,854
Maximum Proposed Rental Rate[2]:	$34.00

[1] Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

[2] This estimate is for fiscal year 2010 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation.

GSA PBS

PROSPECTUS – LEASE
NATIONAL INSTITUTES OF HEALTH
NATIONAL INSTITUTE OF ALLERGY AND INFECTIOUS DISEASES
SUBURBAN MARYLAND

Prospectus Number: PMD-01-WA09
Congressional District: 8

Authorization

- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.
- Approval of this prospectus will constitute authority to provide an interim lease, if necessary, prior to the execution of the new lease.

Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on June 27, 2008

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

March 2008

Housing Plan
National Institutes of Health

Suburban Maryland
PMD-01-WA09

Locations	Current						Proposed					
	Personnel		Usable Square Feet (USF)				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
NIAID 6700 Rockledge	603	603	128,635		8,800	**137,435**	603	603	128,635		8,800	**137,435**
Total	**603**	**603**	**128,635**	**-**	**8,800**	**137,435**	**603**	**603**	**128,635**	**-**	**8,800**	**137,435**

Utilization Rate		
	Current	Proposed
Rate	166	166

Current UR excludes 28,300 USF of Office for support space
Proposed UR excludes 28,300 USF of office for support space

Special Space	USF
Food Service	500
ADP	1,800
Conf/Training	6,500
Total	**8,800**

Usable square footage means the portion of the building available for use by tenants' personnel and furnishings, and space available jointly to the occupants of the building (e.g.,auditorium, health units and snack bars). Usable square footage does not include space devoted to building operations and maintenance (e.g., craft shops, gear rooms, building supply rooms, rest rooms and lobbies).

U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

James L. Oberstar
Chairman

David Heymsfeld, Chief of Staff
Ward W. McCarragher, Chief Counsel

John L. Mica
Ranking Republican Member

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

LEASE
FEDERAL EMERGENCY MANAGEMENT AGENCY
ARLINGTON, VA
PVA-01-WA09

Resolved by the Committee on Transportation and Infrastructure of the House of Representatives, that, pursuant to 40 U.S.C. § 3307, appropriations are authorized for a succeeding lease of up to 102,238 rentable square feet for the Federal Emergency Management Agency, currently located at 1800 South Bell Street, Arlington, VA, at a proposed total annual cost of $3,885,044 for a lease term of up to 10 years, a prospectus for which is attached to, and included in, this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided, that, to the maximum extent practicable, the Administrator of General Services (Administrator) shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, *except that*, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in the resolution.

Provided further, that the General Services Administration shall not delegate to any other agency the authority granted by the resolution.

Adopted: November 5, 2009

James L. Oberstar
James L. Oberstar, M.C.
Chairman

PROSPECTUS – LEASE
FEDERAL EMERGENCY MANAGEMENT AGENCY
ARLINGTON, VA

Prospectus Number: PVA-01-WA09
Congressional District: 8

Project Summary

The General Services Administration (GSA) proposes a succeeding lease of up to 102,238 rentable square feet of space for the Federal Emergency Management Agency (FEMA), currently located at 1800 South Bell Street, Arlington, VA, known as Crystal Mall One. GSA plans to continue to house FEMA in this building until FEMA can be consolidated at St. Elizabeths West Campus. The succeeding lease term will be aligned with the date FEMA is scheduled to consolidate into the St. Elizabeths campus. The new proposed lease expiration date would coincide with the occupancy of FEMA's new headquarters space at St. Elizabeths West Campus. GSA requested a portion of design funding for a consolidated FEMA facility at St. Elizabeths in its fiscal year 2009 budget request. Construction funding will be requested in a future fiscal year. GSA will also negotiate cancellation options with the current landlord to permit flexibility should there be a change in the St Elizabeths schedule.

Description

Occupants:	FEMA
Delineated Area:	1800 South Bell Street, Arlington, VA
Lease Type:	Succeeding
Justification:	Expiring Lease (October 2010)
Expansion Space:	None
Number of Parking Spaces:	None
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	10 years with cancellation rights
Maximum Rentable Square Feet:	102,238
Current Total Annual Cost:	$3,119,281
Proposed Total Annual Cost:[1]	$3,885,044
Maximum Proposed Rental Rate:[2]	$38.00

[1] Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

[2] This estimate is for fiscal year 2011 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation.

GSA PBS

PROSPECTUS – LEASE
FEDERAL EMERGENCY MANAGEMENT AGENCY
ARLINGTON, VA

Prospectus Number: PVA-01-WA09
Congressional District: 8

Authorization

- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.
- Approval of this prospectus will constitute authority to provide an interim lease, if necessary, prior to the execution of the new lease.

Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on June 27, 2008

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

October 2007

HOUSING PLAN
Federal Emergency Management Agency

Northern Virginia
PVA-01-WA09

Location(s)	Current						Proposed					
Leased Space	Personnel		Usable Square Feet (USF)				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
Crystal Mall One	400	400	83,456	-	-	83,456	400	400	83,456	-	-	83,456
TOTALS	400	400	83,456	-	-	83,456	400	400	83,456	-	-	83,456

Usable square footage means the portion of the building available for use by tenants' personnel and furnishings and space available jointly to the occupants of the building (e.g. auditorium, health units, and snack bars).

Utilization Rate		
	Current	Proposed
	163	163

Current UR excludes 18,360 usf of office support space
Proposed UR excludes 18,360 usf of office support space

U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

James L. Oberstar
Chairman

David Heymsfeld, Chief of Staff
Ward W. McCarragher, Chief Counsel

John L. Mica
Ranking Republican Member

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

LEASE
DEPARTMENT OF DEFENSE
HOFFMAN I
NORTHERN VIRIGINA
PVA-03-WA09

Resolved by the Committee on Transportation and Infrastructure of the House of Representatives, that, pursuant to 40 U.S.C. § 3307, appropriations are authorized for a succeeding lease of up to 312,976 rentable square feet for the Department of Defense, currently located at the Hoffman I building, 2461 Eisenhower Avenue, Alexandria, VA, at a proposed total annual cost of $10,641,184 for a lease term of up to five years, a prospectus for which is attached to, and included in, this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided, that, to the maximum extent practicable, the Administrator of General Services (Administrator) shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, *except that,* if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in the resolution.

Provided further, that the General Services Administration shall not delegate to any other agency the authority granted by the resolution.

Adopted: November 5, 2009

James L. Oberstar, M.C.
Chairman

PROSPECTUS – LEASE
DEPARTMENT OF DEFENSE
HOFFMAN I
NORTHERN VIRGINIA

Prospectus Number: PVA-03-WA09
Congressional District: 8

Project Summary

The General Services Administration (GSA) proposes a succeeding lease of up to 312,976 rentable square feet (rsf) for the Department of Defense (DoD) located at the Hoffman I building, 2461 Eisenhower Avenue, Alexandria, VA.

The 2005 Base Realignment and Closure Act (BRAC) requires that DoD tenants in leased space relocate to DoD owned space by September 2011. The current lease expires September 30, 2010 and will need to be extended until DoD moves to owned space. Since this is a short-term requirement, GSA has determined that it is not practical to consider relocating DoD prior to their BRAC relocation date. GSA will negotiate with the lessor for termination rights.

Description

Occupants:	DoD
Delineated Area:	2461 Eisenhower Avenue Alexandria, VA
Lease Type:	Succeeding
Justification:	Expiring lease (9/30/2010)
Expansion Space:	None
Number of Parking Spaces[1]:	5 outside
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	5 years (termination rights to align with final relocation date)
Maximum Rentable Square Feet:	312,976 rsf
Current Total Annual Cost:	$7,031,741
Proposed Total Annual Cost[2]:	$10,641,184
Maximum Proposed Rental Rate[3]:	$34.00 per rsf

[1] The Department of Defense security requirements may necessitate control of the parking at the leased location. This may be accomplished as a lessor-furnished service, as a separate operating agreement with the lessor, or as part of the Government's leasehold interest in the building.
[2] Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.
[3] This estimate is for fiscal year 2011 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation.

GSA PBS

PROSPECTUS – LEASE
DEPARTMENT OF DEFENSE
HOFFMAN I
NORTHERN VIRGINIA

Prospectus Number: PVA-03-WA09
Congressional District: 8

Authorization

- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.
- Approval of this prospectus will constitute authority to provide an interim lease, if necessary, prior to the execution of the new lease.

Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on June 27, 2008

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

April 2008

Housing Plan
Department of Defense
Hoffman 1

Northern Virginia
PVA-03-WA09

Locations	Current						Proposed					
	Personnel		Usable Square Feet (USF)				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
Hoffman 1												
DoD	1,500	1,500	259,021		13,291	272,312	1500	1,500	259,021		13,291	272,312
Vacant *			13,024			13,024						
BRAC Swing									13,024			13,024
Total	1,500	1,500	272,045	-	13,291	285,336	1,500	1,500	272,045	-	13,291	285,336

*** Vacant space will be used to temporarily house DOD BRAC requirements moving from other locations.**

	Current	Proposed
Utilization		
Rate	141	141

Current UR excludes 59,850 USF of office support space
Proposed UR excludes 59,850 USF of office support space

Special Space	USF
Auditorium	451
Food Service	232
Loading Docks	184
Conference/Training	12,424
Total	13,291

Usable square footage means the portion of the building available for use by tenants' personnel and furnishings, and space available jointly to the occupants of the building (e.g.,auditorium, health units and snack bars). Usable square footage does not include space devoted to building operations and maintenance (e.g., craft shops, gear rooms, building supply rooms, rest rooms and lobbies).

U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

James L. Oberstar
Chairman

David Heymsfeld, Chief of Staff
Ward W. McCarragher, Chief Counsel

John L. Mica
Ranking Republican Member

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

LEASE
DEPARTMENT OF DEFENSE
HOFFMAN II
NORTHERN VIRIGINA
PVA-04-WA09

Resolved by the Committee on Transportation and Infrastructure of the House of Representatives, that, pursuant to 40 U.S.C. § 3307, appropriations are authorized for a succeeding lease of up to 204,783 rentable square feet for the Department of Defense, currently located at the Hoffman II building, 200 Stovall Street, Alexandria, VA, at a proposed total annual cost of $6,962,622 for a lease term of up to five years, a prospectus for which is attached to, and included in, this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided, that, to the maximum extent practicable, the Administrator of General Services (Administrator) shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, *except that*, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in the resolution.

Provided further, that the General Services Administration shall not delegate to any other agency the authority granted by the resolution.

Adopted: **November 5, 2009**

James L. Oberstar

James L. Oberstar, M.C.
Chairman

PROSPECTUS – LEASE
DEPARTMENT OF DEFENSE
HOFFMAN II
NORTHERN VIRGINIA

Prospectus Number: PVA-04-WA09
Congressional District: 8

Project Summary

The General Services Administration (GSA) proposes a succeeding lease of up to 204,783 rentable square feet (rsf) for the Department of Defense (DoD) located at the Hoffman II building, 200 Stovall Street, Alexandria, VA.

The 2005 Base Realignment and Closure Act (BRAC) requires that DoD tenants in leased space relocate to DoD owned space by September 2011. The current lease expires September 30, 2010 and will need to be extended until DoD moves to owned space. Since this is a short-term requirement, GSA has determined that it is not practical to consider relocating DoD prior to their BRAC relocation date. GSA will negotiate with the lessor for termination rights.

Description

Occupants:	DoD
Delineated Area:	200 Stovall Street Alexandria, VA
Lease Type:	Succeeding
Justification:	Expiring lease (3/2/2010)
Expansion Space:	None
Number of Parking Spaces[1]:	None
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	5 years (termination rights to align with final relocation date)
Maximum Rentable Square Feet:	204,783 rsf
Current Total Annual Cost:	$4,718,795
Proposed Total Annual Cost[2]:	$6,962,622
Maximum Proposed Rental Rate[3]:	$34.00 per rsf

[1] The Department of Defense security requirements may necessitate control of the parking at the leased location. This may be accomplished as a lessor-furnished service, as a separate operating agreement with the lessor, or as part of the Government's leasehold interest in the building.

[2] Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

[3] This estimate is for fiscal year 2010 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation.

GSA PBS

PROSPECTUS – LEASE
DEPARTMENT OF DEFENSE
HOFFMAN II
NORTHERN VIRGINIA

Prospectus Number: PVA-04-WA09
Congressional District: 8

Authorization

- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.
- Approval of this prospectus will constitute authority to provide an interim lease, if necessary, prior to the execution of the new lease.

Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on June 27, 2008

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

October 2007

Housing Plan
Department of Defense
Hoffman II

Northern Virginia
PVA-04-WA09

Locations	Current						Proposed					
	Personnel		Usable Square Feet (USF)				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
Hoffman II	1,000	1,000	179,355			179,355	1,000	1,000	179,355			179,355
												-
Total	1,000	1,000	179,355	-	-	179,355	1,000	1,000	179,355	-	-	179,355

	Current	Proposed
Utilization Rate	140	140

Current UR excludes 39,458 USF of Office for support space
Proposed UR excludes 39,458 USF of office for support space

Usable square footage means the portion of the building available for use by tenants' personnel and furnishings, and space available jointly to the occupants of the building (e.g.,auditorium, health units and snack bars). Usable square footage does not include space devoted to building operations and maintenance (e.g., craft shops, gear rooms, building supply rooms, rest rooms and lobbies).

U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

James L. Oberstar
Chairman

David Heymsfeld, Chief of Staff
Ward W. McCarragher, Chief Counsel

John L. Mica
Ranking Republican Member

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

LEASE
FEDERAL AVIATION ADMINISTRATION
FORT WORTH, TX
PTX-02-FW09

Resolved by the Committee on Transportation and Infrastructure of the House of Representatives, that, pursuant to 40 U.S.C. § 3307, appropriations are authorized for a replacement/expansion lease of up to 530,039 rentable square feet for the Federal Aviation Administration, currently located at the 2601 Meacham Blvd., Fort Worth, TX, at a proposed total annual cost of $18,551,365 for a lease term of up to 20 years, a prospectus for which is attached to, and included in, this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided, that, to the maximum extent practicable, the Administrator of General Services (Administrator) shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, *except that*, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in the resolution.

Provided further, that any lease agreement entered into pursuant to this resolution shall include an option to purchase and obtain fee title to the facility leased to the Federal Government. The lease agreement shall provide for the exercise of the purchase option on such dates prior to the expiration of the leasehold interest and under such terms and conditions deemed by the Administrator to be in the best interest of the Federal Government.

Provided further, that the General Services Administration shall not delegate to any other agency the authority granted by the resolution.

Adopted: November 5, 2009

James L. Oberstar

James L. Oberstar, M.C.
Chairman

GSA PBS

PROSPECTUS - LEASE
FEDERAL AVIATION ADMINISTRATION
FORT WORTH, TX

Prospectus Number: PTX-02-FW09
Congressional District: 12

Project Summary

The GSA proposes a replacement/expansion lease for 530,039 rentable square feet (RSF) of space and 2,532 surface parking spaces for the Federal Aviation Administration (FAA) in Fort Worth, TX. FAA currently occupies 254,630 RSF at the FAA Building, 2601 Meacham Blvd., Fort Worth, TX. The current lease expires on October 28, 2013 (with termination rights in October 2011). Because the FAA has changed their business model on a national scale, they requested expansion space to meet their continuing space requirements in Fort Worth. It is anticipated that lease construction will be required to meet this need.

The FAA recently realigned their largest group, the Air Traffic Organization (ATO) from nine regions into three service areas. The ATO Central Service Area (CSA) is headquartered in Fort Worth, TX and includes the legacy Southwest, Central, and Great Lakes Regions and serves a seventeen state geographic area. Currently authorized positions are already relocating from Central ATO, Kansas City, MO and Great Lakes ATO, Chicago IL, to Fort Worth. Due to this realignment, the existing leased building no longer has adequate space to meet FAA's present and future requirements. The FAA has leased temporary space under their own authority to handle this ongoing expansion in Fort Worth, but the existing building is nevertheless overcrowded. Expansion space is needed as soon as possible to alleviate the overcrowding, and to consolidate operations. The existing GSA and FAA leases will be terminated when the new space is available.

Description

Occupants:	DOT - FAA
Delineated Area:	An area of Fort Worth, including the CBD, which is roughly bounded by Beach Street and Texas 121 on the east, IH 30 on the south, Texas 199, IH 820, and Farm Road 156 on the west, and North Tarrant Parkway on the north.
Lease Type:	Replacement/Expansion
Justification:	The FAA is consolidating operations from three regions into the Fort Worth region.
Number of Parking Spaces:	2,532 surface spaces
Expansion Space:	119,790 rsf

PROSPECTUS - LEASE
FEDERAL AVIATION ADMINISTRATION
FORT WORTH, TX

Prospectus Number:	PTX-02-FW09
Congressional District:	12

Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	20 years
Maximum Rentable Square Feet:	530,039
Current Total Annual Cost:	$4,866,745
Proposed Total Annual Cost[1]:	$18,551,365
Maximum Proposed Rental Rate[2]:	$35.00 per rentable square foot

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Solicitation for Offers and other documents related to the procurement of space for which this prospectus seeks authorization. GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement.

Authorizations

Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required area.

Approval of this prospectus will constitute authority to provide an interim lease, if necessary, prior to the execution of the new lease.

[1]Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.
[2]This estimate is for fiscal year 2012 and may be escalated by 2.1 percent annually to the effective date of the lease to account for inflation.

GSA PBS

PROSPECTUS - LEASE
FEDERAL AVIATION ADMINISTRATION
FORT WORTH, TX

Prospectus Number: PTX-02-FW09
Congressional District: 12

Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on June 27, 2008

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

Apr[illegible]008 | Ho[illegible]g Plan | PTX[illegible]-FW09

Federal Aviatio[illegible]ministration (FAA)
Fort Worth, TX

Locations	Current						Proposed					
	Personnel		*Usable Square Feet (USF)*				*Personnel*		*Usable Square Feet (USF)*			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
FAA Building - 2601 Meacham Blvd.												
DOT - FAA	915	915	188,530	9,651	36,683	234,864	0	0	0	0	0	0
FAA Leases - Various Locations												
DOT - FAA	659	659	98,850	0	15,000	113,850	0	0	0	0	0	0
Replacement Lease												
DOT - FAA	0	0	0	0	0	0	1,704	1,704	305,850	12,100	132,583	450,533
Total:	**1,574**	**1,574**	**287,380**	**9,651**	**51,683**	**348,714**	**1,704**	**1,704**	**305,850**	**12,100**	**132,583**	**450,533**

	Current	Proposed
Utilization		
Rate	156	140

Current UR excludes 41,477 USF of office support space
Proposed UR excludes 67,287 USF of office support space

Special Space	
Laboratory	1,216
Restroom	208
Physical Fitness	7,209
Conference	34,015
Auditorium	10,422
Library	1,130
ADP	12,680
Food Service	15,779
Control Booth	1,928
Vaults	2,693
Press Room	1,737
Training Room	5,159
File Storage	32,519
Command Room	5,888
Total:	**132,583**

USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.

U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

James L. Oberstar
Chairman

David Heymsfeld, Chief of Staff
Ward W. McCarragher, Chief Counsel

John L. Mica
Ranking Republican Member

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

LEASE
FEDERAL AVIATION ADMINISTRATION
RENTON AREA, WA
PWA-01-RE09

Resolved by the Committee on Transportation and Infrastructure of the House of Representatives, that, pursuant to 40 U.S.C. § 3307, appropriations are authorized for a new lease of up to 518,865 rentable square feet for the Federal Aviation Administration, currently located in multiple locations in the Renton, WA area, at a proposed total annual cost of $24,386,655 for a lease term of up to 20 years, a prospectus for which is attached to, and included in, this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided, that, to the maximum extent practicable, the Administrator of General Services (Administrator) shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, *except that*, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in the resolution.

Provided further, that any lease agreement entered into pursuant to this resolution shall include an option to purchase and obtain fee title to the facility leased to the Federal Government. The lease agreement shall provide for the exercise of the purchase option on such dates prior to the expiration of the leasehold interest and under such terms and conditions deemed by the Administrator to be in the best interest of the Federal Government.

Provided further, that the General Services Administration shall not delegate to any other agency the authority granted by the resolution.

Adopted: **November 5, 2009**

James L. Oberstar

James L. Oberstar, M.C.
Chairman

PROSPECTUS – LEASE
FEDERAL AVIATION ADMINISTRATION
RENTON AREA, WA

Prospectus Number:PWA-01-RE09
Congressional District: 7th, 9th

Project Summary

The General Services Administration (GSA) proposes a new lease of up to 518,865 rentable square feet (rsf) and 1,600 parking spaces to consolidate the Department of Transportation, Federal Aviation Administration (FAA) currently located in multiple locations in the Renton, WA, area.

Background

FAA's largest organization and one of their 24 Lines of Business (LOB), the Air Traffic Organization (ATO), has recently restructured from a nine (9) region to a three (3) Service Center Model. As a result of this restructuring, the Northwest Mountain regional office in the Renton area is now recognized as the Western Service Center (WSC) for the ATO LOB and consists of current FAA offices in Renton and surrounding communities as well as in California and Alaska. This reorganization is expected to spur tremendous growth in personnel for 2009 and beyond. This growth will be phased in over several years.

Currently, the FAA is scattered in over 419,000 rsf of space throughout several locations in the Renton area. FAA personnel are currently housed in 251,003 rsf of space at two separate GSA leased locations: the Federal Administration Building, 1601 Lind Avenue, and Valley Office Park, 1801 Lind Avenue; and in 115,164 rsf in three separate FAA leased locations: Seattle Manufacturing Inspection District Office (MIDO), Alaska Certificate Management Office (ACMO), Seatac City Hall 188th Street and, the Landmark Building, 1601 East Valley Road. A portion of FAA's warehouse space in GSA's facility in Auburn, WA will be moved to the proposed location and lastly, additional FAA personnel (approximately 230) will relocate to Renton from FAA and GSA leased locations in other western states (primarily CA and AK) as FAA's LOB structure evolves.

The existing FAA facilities are incapable of meeting FAA's enhanced security requirements and providing the square footage necessary to support the new expansion and consolidation requirements of the FAA. A new consolidated location will provide FAA with the space to meet the future requirements of its new functions.

PROSPECTUS – LEASE
FEDERAL AVIATION ADMINISTRATION
RENTON AREA, WA

Prospectus Number:PWA-01-RE09
Congressional District: 7th, 9th

Description

Occupant:	DOT/FAA
Delineated Area:	Cities of Renton, Tukwila, SeaTac, Des Moines and Kent
Lease Type:	New
Justification:	Consolidation/Expansion
Expansion Space:	101,398 USF
Number of Parking Spaces:	1,600 surface
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	20 years
Maximum Rentable Square Feet:	518,865 RSF
Current Total Annual Cost[1]:	$6,667,485
Proposed Total Annual Cost[2]:	$24,386,655
Maximum Proposed Rental Rate[3]:	$47.00/RSF

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Solicitation for Offers and other documents related to the procurement of space for which this prospectus seeks authorization. GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement.

[1] Current Total Annual Cost is for GSA locations only.
[2] Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.
[3] This estimate is for fiscal year 2012 and may be escalated by 2.1 percent annually to the effective date of the lease to account for inflation.

GSA PBS

PROSPECTUS – LEASE
FEDERAL AVIATION ADMINISTRATION
RENTON AREA, WA

Prospectus Number:PWA-01-RE09
Congressional District: 7th, 9th

Authorization

- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.
- Approval of this prospectus will constitute authority to provide interim lease(s) if necessary, prior to the execution of the new lease.

Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on June 27, 2008

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

June 2008

Housing Plan
Federal Aviation Administration

Renton, WA
PW01-RE09

Locations	Current						Proposed					
	Personnel		*Usable Square Feet (USF)*				*Personnel*		*Usable Square Feet (USF)*			
	Office	**Total**	**Office**	**Storage**	**Special**	**Total**	**Office**	**Total**	**Office**	**Storage**	**Special**	**Total**
FAA (RENTON AREA)												
GSA Leased												
1601 Lind Ave.	981	981	139,357	5,820	33,005	**178,182**	-	-	-	-	-	-
1801 Lind Ave.	300	300	50,898	0	0	**50,898**	-	-	-	-	-	-
Sub Total:	**1,281**	**1,281**	**190,255**	**5,820**	**33,005**	**229,080**	-	-	-	-	-	-
GSA Owned												
Auburn GSA Center Warehouse 5	0	0	0	44,475	0	**44,475**	-	-	-	-	-	-
Sub Total:	**0**	**0**	**0**	**44,475**	**0**	**44,475**	-	-	-	-	-	-
FAA Leased												
Seattle MIDO	15	15	3,600	0	0	3,600	-	-	-	-	-	-
Seatac City Hall on 188th St.	43	43	8,900	0	0	8,900	-	-	-	-	-	-
Landmark Bldg. on 1601 E. Valley Rd.	200	200	63,734	0	0	63,734	-	-	-	-	-	-
Sub Total:	**258**	**258**	**76,234**	**0**	**0**	**76,234**	-	-	-	-	-	-
Proposed GSA Lease												
DOT - FAA	-	-	-	-	-	-	1,950	1,950	343,533	37,000	70,654	**451,187**
Total:	**1,539**	**1,539**	**266,489**	**50,295**	**33,005**	**349,789**	**1,950**	**1,950**	**343,533**	**37,000**	**70,654**	**451,187**

	Current	Proposed
	Utilization	
Rate	135	137

Current UR excludes 58,628 USF of office support space
Proposed UR excludes 75,577 USF of office support space.

Special Space	
Restroom	531
Physical Fitness	5,810
Child Care	10,000
Conference	31,704
Auditorium	3,320
ADP	9,329
Food Service	8,300
Joint Use/Retail	1,660
Total:	**70,654**

USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.

U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

James L. Oberstar
Chairman

David Heymsfeld, Chief of Staff
Ward W. McCarragher, Chief Counsel

John L. Mica
Ranking Republican Member

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

LEASE
U.S. DEPARTMENT OF AGRICULTURE
WASHINGTON, D.C.
PDC-03-WA09

Resolved by the Committee on Transportation and Infrastructure of the House of Representatives, that, pursuant to 40 U.S.C. § 3307, appropriations are authorized for a replacement lease of up to 136,787 rentable square feet for the U.S. Department of Agriculture (USDA), currently located at 800 9th Street, SW, Washington, D.C., at a proposed total annual cost of $6,702,563 for a lease term of up to 10 years, a prospectus for which is attached to, and included in, this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided, that, to the maximum extent practicable, the Administrator of General Services (Administrator) shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.

Provided further, that prior to exercising the authority granted in the resolution, the Administrator shall provide to the Committee on Transportation and Infrastructure of the House of Representatives a draft housing plan, including Federal Government ownership options, for the USDA in the National Capital Region.

Provided further, that within 60 days of the date of the resolution, the Administrator shall provide to the Committee on Transportation and Infrastructure of the House of Representatives a final housing plan approved by the Office of Management and Budget that provides Federal Government ownership for the USDA in the National Capital Region.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, *except that*, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in the resolution.

Provided further, that the General Services Administration shall not delegate to any other agency the authority granted by the resolution.

Adopted: **November 5, 2009**

Jim Oberstar

James L. Oberstar, M.C.
Chairman

PROSPECTUS – LEASE
U.S. DEPARTMENT OF AGRICULTURE
WASHINGTON, DC

Prospectus Number: PDC-03-WA09

Project Summary

The General Services Administration (GSA) proposes a replacement lease for up to 136,787 rentable square feet (rsf) of office space for the U.S. Department of Agriculture (USDA), Cooperative State Research, Education, and Extension Service (CSREES), currently located in the Waterfront Center Building at 800 9th Street, SW, in Washington, DC. CSREES is responsible for administering competitively awarded grant programs.

Description

Occupants:	USDA
Delineated Area:	Washington, DC Central Employment Area, North of Massachusetts Avenue and Southwest Waterfront
Lease Type:	Replacement
Justification:	Expiring Lease (1/17/2010)
Expansion Space:	None
Number of Parking Spaces:	None
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	10 years
Maximum Rentable Square Feet:	136,787 rsf
Current Total Annual Cost:	$3,295,780
Proposed Total Annual Cost:[1]	$6,702,563
Maximum Proposed Rental Rate:[2]	$49.00

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Solicitation for Offers and other documents related to the procurement of space for which this prospectus seeks authorization. GSA encourages vendors to work with energy service providers to exceed minimum requirements set forth in the procurement.

[1] Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

[2] This estimate is for fiscal year 2010 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation.

GSA PBS

PROSPECTUS – LEASE
U.S. DEPARTMENT OF AGRICULTURE
WASHINGTON, DC

Prospectus Number: PDC-03-WA09

Authorization

- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.
- Approval of this prospectus will constitute authority to provide an interim lease, if necessary, prior to the execution of the new lease.

Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on August 20, 2008

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

June 2008

Housing Plan
U.S. Department of Agriculture

Washington, DC
PDC-03-WA09

Locations	Current						Proposed					
	Personnel		Usable Square Feet (USF)				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
800 9th Street	430	430	113,989			113,989						
Proposed Lease							435	435	113,989			113,989
Total	**430**	**430**	**113,989**			**113,989**	**435**	**435**	**113,989**			**113,989**

Utilization Rate		
	Current	Proposed
Rate	207	204

Current UR excludes 25,078 usf of office support space.
Proposed UR excludes 25,078 usf of office support space.

U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

James L. Oberstar
Chairman

David Heymsfeld, Chief of Staff
Ward W. McCarragher, Chief Counsel

John L. Mica
Ranking Republican Member

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

LEASE
DEPARTMENT OF LABOR
SEATTLE, WA
PWA-03-SE-09

Resolved by the Committee on Transportation and Infrastructure of the House of Representatives, that, pursuant to 40 U.S.C. § 3307, appropriations are authorized for a consolidation lease of up to 85,608 rentable square feet for the Department of Labor, currently located at 1111 Third Avenue, and 719 Second Avenue, Seattle, WA, at a proposed total annual cost of $4,109,184 for a lease term of up to 15 years, a prospectus for which is attached to, and included in, this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided, that, to the maximum extent practicable, the Administrator of General Services (Administrator) shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, *except that*, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in the resolution.

Provided further, that the General Services Administration shall not delegate to any other agency the authority granted by the resolution.

Adopted: **November 5, 2009**

James L. Oberstar

James L. Oberstar, M.C.
Chairman

GSA PBS

PROSPECTUS – LEASE
DEPARTMENT OF LABOR
SEATTLE, WA

Prospectus Number:	PWA-03-SE-09
Congressional District:	07

Project Summary

The General Services Administration (GSA) proposes a consolidation lease of up to 85,608 rentable square feet (rsf) of space for the Department of Labor (DoL) currently located at 1111 Third Avenue and 719 Second Avenue in Seattle, WA. The proposed lease will accommodate approximately eight percent growth in personnel while achieving more shared support spaces and the agency consolidation initiative.

Description

Occupants:	Department of Labor
Delineated Area:	Seattle CBD
Lease Type:	Consolidation
Justification:	Expiring leases (March 14, 2010)
Number of Parking Spaces:	25 (structured or outside)
Expansion Space:	7,561 rsf
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	85,608
Current Total Annual Cost:	$2,886,600
Proposed Total Annual Cost[1]:	$4,109,184
Maximum Proposed Rental Rate[2]:	$48.00 per rentable square foot

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Solicitation for Offers and other documents related to the procurement of space for which this prospectus seeks authorization. GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement.

[1]Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.
[2]This estimate is for fiscal year 2010 and may be escalated by 2.05 percent annually to the effective date of the lease to account for inflation.

GSA PBS

PROSPECTUS – LEASE
DEPARTMENT OF LABOR
SEATTLE, WA

Prospectus Number: PWA-03-SE-09
Congressional District: 07

Authorizations

- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required area.
- Approval of this prospectus will constitute authority to provide an interim lease, if necessary, prior to the execution of the new lease.

Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on August 20, 2008

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

Apr[illegible]08 | Ho[illegible] Plan | S[illegible], WA
Depar[illegible] of Labor | PW [illegible]SE09

Locations	Current						Proposed					
	Personnel		*Usable Square Feet (USF)*				*Personnel*		*Usable Square Feet (USF)*			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
1111 Third Ave	83	83	18,889			18,889	-	-	-	-	-	-
Millenium Tower	215	215	48,784			48,784	-	-	-	-	-	-
New Lease	-	-	-	-	-	-	323	323	48,965	7,290	18,187	74,442
Total:	**298**	**298**	**67,673**	**-**	**-**	**67,673**	**323**	**323**	**48,965**	**7,290**	**18,187**	**74,442**

	Current	Proposed
	Utilization	
Rate	177	118

Current UR excludes 14,888 USF of office support space
Proposed UR excludes 10,772 SF of office support space

Special Space	
Conference	9,673
Library	3,748
ADP	1,755
Retail	3,011
Total:	**18,187**

USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.

U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

James L. Oberstar
Chairman

John L. Mica
Ranking Republican Member

David Heymsfeld, Chief of Staff
Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

LEASE
FEDERAL AVIATION ADMINISTRATION
DES PLAINES, IL
PIL-05-DE10

Resolved by the Committee on Transportation and Infrastructure of the House of Representatives, that, pursuant to 40 U.S.C. § 3307, appropriations are authorized for an extension/expansion lease of up to 210,000 rentable square feet for the Great Lakes Regional Office of the Federal Aviation Administration currently located at 2300 Devon Avenue in Des Plaines, IL, at a proposed total annual cost of $4,979,100 for a lease term of up to 10 years, a prospectus for which is attached to, and included in, this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided, that, to the maximum extent practicable, the Administrator of General Services (Administrator) shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, *except that,* if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in the resolution.

Provided further, that the General Services Administration shall not delegate to any other agency the authority granted by the resolution.

Adopted: November 5, 2009

James L. Oberstar, M.C.
Chairman

PROSPECTUS - LEASE
FEDERAL AVIATION ADMINISTRATION
DES PLAINES, IL

Prospectus Number:	PIL-05-DE10
Congressional District:	09, 06

Project Summary

The General Services Administration (GSA) proposes an extension/expansion lease for 210,000 rentable square feet of space at 2300 Devon Avenue in Des Plaines, IL for the Great Lakes Regional Office of the Federal Aviation Administration (FAA), currently located at that address. FAA has occupied space at this location since 1972.

In 1992, Congress authorized the current lease under Prospectus No PIL-93003 for 10 years with the exercising of renewal options requiring Congressional authorization. The current lease expires October 20, 2010. It includes two 5-year options, of which one must be exercised by October 20, 2009 and the other by October 20, 2010, to extend the occupancy under the current lease.

GSA conducted a rental rate survey from which it determined that fully serviced rates on similar space in the O'Hara Airport area range from $24.59 to $30.05 per rentable square foot, while the current lease rate is $21.46 per rentable square foot, and the extensions are $22.96 and $24.46 per rentable square foot for the first and second options, respectively, for a levelized rate of $23.71 per rsf.

It is in the best interest of the Government for FAA is to stay at the current location, owing to extensive improvements that were made specifically to address its operational needs. A location near O'Hara Airport is critical to its mission, given its functions are integral with the airport's key operations.

Description

Occupants:	DOT - FAA
Delineated Area:	2300 East Devon Ave, Des Plaines, IL
Lease Type:	Extension/Expansion
Justification:	Expiring Lease (10/20/10)
Number of Parking Spaces:	760 surface
Expansion Space:	4,748 rentable square feet
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	10 years
Maximum Rentable Square Feet:	210,000
Current Total Annual Cost:	$4,404,708
Proposed Total Annual Cost[1]:	$4,979,100
Maximum Proposed Rental Rate[2]:	$23.71 per rentable sq. ft.

[1]Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.
[2]This estimate is for fiscal year 2011 and may be escalated by 1.8 percent annually to the effective date of the lease to account for inflation.

GSA PBS

PROSPECTUS - LEASE
FEDERAL AVIATION ADMINISTRATION
DES PLAINES, IL

Prospectus Number: PIL-05-DE10
Congressional District: 09, 06

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Solicitation for Offers and other documents related to the procurement of space for which this prospectus seeks authorization. GSA encourages landlords to work with energy service providers to exceed minimum requirements set forth in the procurement.

Authorizations

- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required area.

- Approval of this prospectus will constitute authority to provide an interim lease, if necessary, prior to the execution of the new lease.

Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on September 11, 2009

Recommended: Robert A. Peck
Commissioner, Public Buildings Service

Approved: Paul F. Prouty
Acting Administrator, General Services Administration

August 2009

Housing Plan
Federal Aviation Administration

Des Plaines, IL
PIL-05-DE10

Locations	Current						Proposed					
	Personnel		*Usable Square Feet (USF)*				*Personnel*		*Usable Square Feet (USF)*			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
2300 E. Devon Ave, Des Plaines, IL												
DOT - Federal Aviation Administration	645	645	144,513	6,680	20,765	**171,958**						
New Lease							645	645	144,513	6,680	24,671	**175,864**
Total:	**645**	**645**	**144,513**	**6,680**	**20,765**	**171,958**	**645**	**645**	**144,513**	**6,680**	**24,671**	**175,864**

	Current	Proposed
Utilization		
Rate	175	175

Current UR excludes 31,792 USF of office support space
Proposed UR excludes 31,792 USF of office support space

Special Space	
Laboratory	110
Restroom	360
Physical Fitness	4,415
Conference	9,077
Library	970
ADP	8,799
Other - Health Space	940
Total:	**24,671**

There was no objection.

FUTURE INVOLVEMENT IN AFGHANISTAN

The SPEAKER pro tempore. Under the Speaker's announced policy of January 6, 2009, the gentleman from Wisconsin (Mr. KAGEN) is recognized for 60 minutes.

Mr. KAGEN. Madam Speaker, I rise this evening to begin a bipartisan conversation about the future investments of our resources in both human and capital resources in the region of Afghanistan and Pakistan. Everyone will agree that we must do whatever it takes to protect America and keep hostilities from our shores. And over time, I believe we'll also come to understand that religious fundamentalism is civilization's real enemy, no matter if it is disguised in Muslim, Judeo-Christian, Hindu, Sikh or any other religious clothing.

Terrorism is not really the enemy, for violent extremists simply use terrorism as a tactic. Overcoming the violent extremists will require skilled and talented police work as coordinated between civilized nations, not only our mutual military might. And we must hunt, capture and prosecute the violent extremists wherever they seek to establish themselves, sharing the expense and doing so with our colleagues in our mutual nations overseas, our friends, particularly in NATO. Most importantly, throughout this process, we must continue to defend ourselves within the laws as established by our United States Constitution. We're still paying for the poor judgments of the previous administration which, in 2003, placed our children in the middle of a centuries' old religious civil war in Iraq, when, in fact, our invasion of Iraq was not necessary. By continuing to spend millions of our hard-earned tax dollars over there, we are unable to solve our own problems here at home.

The truth about Iraq is this: no weapons of mass destruction were present in Iraq, and al Qaeda extremists were not based there before President Bush convinced Congress to go to war. And remember this: Iraq was not involved in the attacks against America, and did not pose a risk to our national security, and it was not a danger to our national security at all.

We all have the same goal, to support our troops before, during and after they've served in harm's way, as we begin to build a better and safer and more secure Nation for all of us. Recent testimony before Congress, before the Armed Services Committee in the last several weeks, by our military leaders has made it clear: first, that they all don't agree on what we should be doing in the region, and secondly, that there is no purely military solution in either Iraq or Afghanistan, only a political one. We must, therefore, move our troops away from Iraq, focusing again upon al Qaeda.

Tonight, here on the House floor we will be discussing our ongoing involvement in Afghanistan and Pakistan, which for centuries has been the graveyard of invading empires, a place where our Nation's most precious resources, our soldiers, are presently engaged in efforts to, as President Obama has stated, ''disrupt, dismantle and defeat al Qaeda and its safe havens in Pakistan and to prevent their return to Pakistan and Afghanistan.''

I'm very grateful that President Obama has taken time to listen, taken time as well and trust that he will design a strategy that has as its first goal the safe return of all of our troops as soon as possible, for there is really no purely military solution to the complex global problems that we're all facing. And as history has proven time and time again, making war is our worst human failure.

So what are some of the numbers in Afghanistan? Suicides, post-traumatic stress disorder, a wound that we cannot see, but which our soldiers carry with them all their lives, a wound that damages not just themselves but their families and their businesses when they come home, amputations, burns, shrapnel wounds, fractured spines.

Thirty percent of our returning servicemen have PTSD, post-traumatic stress disorder. Seventy thousand of our soldiers have traumatic brain injury since 2007. In January of this year through October of this year, 1,800 have been wounded in Afghanistan, 1,000 being wounded in the last 3 months alone. And for the cause? The cause of helping, in part, to support the very fraudulent government, a government that has been formed by an election process not witnessed in our country, no matter what election you take a look at.

I will quote now from an article:

''You can't build a new political system with old politician accused of war crimes,'' said lawmaker, Ramazan Bashardost, who finished third in the country's fraud-marred August election. ''You can't have peace with warlords in control.''

Rights groups have accused soldiers and police loyal to the warlords of kidnapping, extortion, robbery and the rape of women, girls and boys. In the countryside, local commanders run their own fiefdoms with illegal militias. They intimidate people into paying them taxes, extracting bribes, steal their land, and trade drugs. They essentially rule with impunity, and no government official, no judge, no policeman can stand up to them. This is the Afghanistan world as we know it. This is the Afghanistan situation as President Karzai may soon be sworn in and give his speech in several hours in Kabul.

Earlier today, there was a newspaper report that is entitled Afghan Official Said to Take Bribe for Copper Deal. This is how business is being done in Afghanistan. $20 million bribe to a minister who gave a contract to a Chinese corporation who was coming in to mine their copper. Fraud and bribery are the rule of the day today in Afghanistan, where nearly 40 percent of the money that our taxpayers are sending into the region is taken down in bribes and plain thievery.

Well, some of the testimony that has been offered by the Armed Services Committee was put forward by people that we know and people we trust.

□ 1845

Wesley Clark finished his testimony with these words: ''But it is important to face the reality of the situation at this point: much has already been accomplished: our obligations are limited; there will never be a complete and wholly satisfactory solution, and we must focus on meeting our own—the United States' and NATO's—security needs. And the real security need in the region now is to reduce the continuing threat of al Qaeda, reportedly located principally in Pakistan. It is their decisive defeat that we must seek.'' These are the counsel and opinion of the former NATO commander, Wesley Clark.

There is somebody else that testified, Kimberly Kagan. And she spells it with an A-N, so we are not related by marriage or by genealogy. Perhaps the most interesting sentence in her publication, which is entitled—I want you to read it some day—''Why the Taliban Are Winning for Now,'' Kimberly Kagan, Foreign Policy Magazine, August 10, 2009, was ''The fact that we have not been doing the right things for the past few years in Afghanistan is actually good news at this moment.'' I don't know if that is ''Saturday Night Live'' material, but I've got to tell you, this is not something we should be sending our troops in to when we are doing the wrong thing.

Andrew Krepinevich wrote: ''Simply stated, the military foundation of our global dominance is eroding.'' That's his opinion. It's also a fact. The empire of the United States, the global reach, may be coming to an end.

And the final quote I will offer as we begin our discussions comes from Gilles Dorronsoro, who is a visiting scholar with South Asia Program, Carnegie Endowment for International Peace. And he concludes his remarks before the Armed Services Committee with this sentence: ''The only solution to this problem is a political negotiation and the awareness of what is really at stake here: the credibility of NATO as a military alliance.''

These are some of the problems that we face today, but this is not a new problem. For 2,300 years ago, 1 day after the Battle of Kalinga, in 265 B.C., where over 100,000 people perished in the lands our Nation has sent its own children, trained in war, the then-King of Maurya dynasty, Ashoka, recorded his thoughts for our Nation's guidance today.

And Ashoka wrote: ''What have I done? Is this a victory? What is a defeat then? This is a victory or a defeat. This is justice or injustice. It's gallantry or a rout. Is it a valor to kill innocent children and women? I do it to