PITTS) that the House suspend the rules and concur in the Senate amendment.

The vote was taken by electronic device, and there were—yeas 370, nays 28, not voting 33, as follows:

[Roll No. 56]

YEAS—370

Aderholt
Alexander
Amodei
Andrews
Bachmann
Bachus
Barber
Barletta
Barr
Barrow (GA)
Barton
Bass
Beatty
Becerra
Benishek
Bentivolio
Bera (CA)
Bilirakis
Bishop (GA)
Bishop (NY)
Black
Blackburn
Bonamici
Bonner
Boustany
Braley (IA)
Brooks (IN)
Brown (FL)
Brownley (CA)
Buchanan
Bucshon
Burgess
Bustos
Butterfield
Calvert
Camp
Campbell
Cantor
Capito
Capps
Capuano
Cárdenas
Carney
Carson (IN)
Cartwright
Cassidy
Castor (FL)
Castro (TX)
Chabot
Chu
Cicilline
Clarke
Clay
Cleaver
Clyburn
Coffman
Cohen
Cole
Collins (NY)
Conaway
Connolly
Conyers
Cook
Cooper
Costa
Cotton
Courtney
Cramer
Crawford
Crenshaw
Crowley
Cuellar
Cummings
Daines
Davis (CA)
Davis, Danny
Davis, Rodney
DeFazio
DeGette
Delaney
DeLauro
DelBene
Denham
Dent
DeSantis
DesJarlais
Deutch
Diaz-Balart
Dingell
Doggett
Doyle
Duckworth
Duffy
Edwards
Ellison
Ellmers
Enyart
Eshoo
Esty
Farenthold
Farr
Fattah
Fincher
Fitzpatrick
Fleischmann
Fleming
Flores
Forbes
Fortenberry
Foster
Frankel (FL)
Franks (AZ)
Frelinghuysen
Fudge
Gabbard
Gallego
Garamendi
Garcia
Gardner
Garrett
Gerlach
Gibbs
Gibson
Gingrey (GA)
Gowdy
Granger
Grayson
Green, Al
Green, Gene
Griffin (AR)
Griffith (VA)
Grimm
Guthrie
Hahn
Hall
Hanabusa
Hanna
Harper
Harris
Hartzler
Hastings (FL)
Hastings (WA)
Heck (NV)
Heck (WA)
Hensarling
Herrera Beutler
Higgins
Himes
Hinojosa
Holding
Holt
Horsford
Hoyer
Huelskamp
Huffman
Huizenga (MI)
Hultgren
Hunter
Hurt
Israel
Issa
Jackson Lee
Jeffries
Jenkins
Johnson (GA)
Johnson (OH)
Johnson, E. B.
Johnson, Sam
Jordan
Joyce
Kaptur
Keating
Kelly
Kennedy
Kildee
Kilmer
Kind
King (IA)
King (NY)
Kingston
Kinzinger (IL)
Kirkpatrick
Kline
Kuster
LaMalfa
Lamborn
Lance
Langevin
Lankford
Larsen (WA)
Larson (CT)
Latham
Latta
Lee (CA)
Levin
Lewis
Lipinski
LoBiondo
Lofgren
Long
Lowenthal
Lowey
Lucas
Luetkemeyer
Lujan Grisham (NM)
Luján, Ben Ray (NM)
Lummis
Maffei
Maloney, Carolyn
Maloney, Sean
Marino
Matheson
Matsui
McCarthy (CA)
McCarthy (NY)
McCaul
McClintock
McCollum
McGovern
McHenry
McKeon
McKinley
McMorris Rodgers
McNerney
Meadows
Meehan
Meeks
Meng
Messer
Mica
Michaud
Miller (MI)
Miller, Gary
Miller, George
Moore
Mulvaney
Murphy (FL)
Murphy (PA)
Napolitano
Neal
Negrete McLeod
Neugebauer
Nolan
Nugent
Nunes
Nunnelee
O'Rourke
Olson
Owens
Pallone
Pascrell
Pastor (AZ)
Paulsen
Payne
Pearce
Pelosi
Perry
Peters (CA)
Peters (MI)
Peterson
Pingree (ME)
Pittenger
Pitts
Pocan
Pompeo
Posey
Price (GA)
Price (NC)
Quigley
Rahall
Rangel
Reed
Reichert
Renacci
Ribble
Rice (SC)
Richmond
Rigell
Roby
Roe (TN)
Rogers (AL)
Rogers (KY)
Rogers (MI)
Rokita
Rooney
Ros-Lehtinen
Roskam
Ross
Rothfus
Roybal-Allard
Royce
Ruiz
Runyan
Ruppersberger
Ryan (OH)
Ryan (WI)
Salmon
Sánchez, Linda T.
Sarbanes
Scalise
Schakowsky
Schiff
Schneider
Schock
Schrader
Schwartz
Schweikert
Scott (VA)
Scott, Austin
Scott, David
Serrano
Sessions
Sewell (AL)
Shea-Porter
Sherman
Shimkus
Shuster
Simpson
Sinema
Slaughter
Smith (NE)
Smith (NJ)
Smith (TX)
Speier
Stewart
Stivers
Swalwell (CA)
Takano
Terry
Thompson (CA)
Thompson (MS)
Thompson (PA)
Thornberry
Tiberi
Tierney
Tipton
Titus
Tonko
Tsongas
Turner
Upton
Valadao
Van Hollen
Vargas
Velázquez
Visclosky
Wagner
Walberg
Walden
Walorski
Walz
Wasserman Schultz
Waters
Watt
Waxman
Weber (TX)
Webster (FL)
Welch
Wenstrup
Westmoreland
Whitfield
Williams
Wilson (FL)
Wilson (SC)
Wittman
Wolf
Womack
Yoder
Yoho
Young (IN)

NAYS—28

Amash
Bishop (UT)
Brady (TX)
Bridenstine
Brooks (AL)
Broun (GA)
Carter
Chaffetz
Duncan (SC)
Duncan (TN)
Foxx
Gohmert
Goodlatte
Graves (GA)
Hudson
Jones
Labrador
Marchant
Massie
Miller (FL)
Mullin
Petri
Poe (TX)
Radel
Sensenbrenner
Southerland
Stockman
Woodall

NOT VOTING—33

Blumenauer
Brady (PA)
Coble
Collins (GA)
Culberson
Engel
Gosar
Graves (MO)
Grijalva
Gutierrez
Honda
Loebsack
Lynch
Markey
McDermott
McIntyre
Moran
Nadler
Noem
Palazzo
Perlmutter
Polis
Rohrabacher
Rush
Sanchez, Loretta
Sires
Smith (WA)
Stutzman
Veasey
Vela
Yarmuth
Young (AK)
Young (FL)

□ 1853

Messrs. RICHMOND, WESTMORELAND, LEVIN, WEBER, DANNY K. DAVIS of Illinois, RAHALL, and SALMON changed their vote from ''nay'' to ''yea.''

So (two-thirds being in the affirmative) the rules were suspended and the Senate amendment was concurred in.

The result of the vote was announced as above recorded.

A motion to reconsider was laid on the table.

COMMUNICATION FROM CHAIR OF COMMITTEE ON TRANSPORTATION AND INFRASTRUCTURE

The SPEAKER pro tempore 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:

Mar 04 2013 6:59PM HP LASERJET FAX p.1

MAR - 4 2013 APPROPS

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

Bill Shuster
Chairman

Christopher P. Bertram, Staff Director

Nick J. Rahall, II
Ranking Member

James H. Zoia, Democrat Staff Director

March 4, 2013

The Honorable John Boehner
Speaker
U.S. House of Representatives
Washington, D.C. 20515

Dear Mr. Speaker:

I have enclosed copies of the resolutions adopted by the Committee on Transportation and Infrastructure on February 28, 2013. Pursuant to section 3307 of Title 40, United States Code, the Committee on Transportation and Infrastructure met in open session to consider resolutions to authorize 16 lease prospectuses included in the General Services Administration's FY2012 and FY2013 Capital Investment and Leasing Programs and 2 resolutions to authorize alteration projects for space consolidations and exigent needs.

Our Committee continues to work to cut waste and the cost of federal property and leases. The resolutions approved by the Committee will save the taxpayer $27.6 million annually or $357 million over the terms of the leases. These resolutions ensure savings through lower rents, shrinking the space requirements of agencies, and efficiencies created through consolidation. In addition, the Committee has included space utilization requirements in each of the resolutions to ensure agencies are held to appropriate utilization rates.

Sincerely,

Bill Shuster

Bill Shuster
Chairman

Enclosures

cc: The Honorable Nick J. Rahall, II, Ranking Member

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

Bill Shuster
Chairman

Christopher P. Bertram, Staff Director

Washington, DC 20515

Nick J. Rahall, II
Ranking Member

James H. Zoia, Democrat Staff Director

COMMITTEE RESOLUTION

LEASE
U.S. DEPARTMENT OF AGRICULTURE
FOREST SERVICE
NORTHERN VIRGINIA
PVA-07-WA12

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a replacement lease of up to 106,000 rentable square feet of space, including eight parking spaces, for the Department of Agriculture, Forest Service, currently located at 1601 and 1621 N. Kent Street, Arlington, Virginia, at a proposed total annual cost of $4,134,000 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, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 182 square feet or less per person.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 182 square feet or higher per person.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

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 this resolution.

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

Adopted: **February 28, 2013**

Bill Shuster

Bill Shuster, M.C.
Chairman

GSA PBS

PROSPECTUS – LEASE
U.S. DEPARTMENT OF AGRICULTURE
FOREST SERVICE
NORTHERN VIRGINIA

Prospectus Number: PVA-07-WA12
Congressional District: 8

Executive Summary

The General Services Administration (GSA) proposes a replacement lease of up to 106,000 rentable square feet for the U.S. Department of Agriculture, Forest Service (USDA-FS), currently located in adjacent buildings at 1601 and 1621 N. Kent Street in Arlington, VA under three leases. USDA-FS elements housed in these buildings have mission requirements that result in regular interaction with FS headquarters operations housed in the Sidney Yates Building in Washington, DC.

The proposed increase in the annual cost of leasing space to meet USDA-FS requirements reflects the adjustment to current market rent of expiring leases that have been in effect since the 1998 to 2000 time frame. The proposed maximum RSF does not represent expansion space but the amount of space needed to provide 87,192 USF as indicated on the housing plan in buildings having an RSF/USF as high as 1.2 in order to maximize competition.

The maximum proposed rental rate in this prospectus is a projected rate for lease transactions with a future effective (rent start) date consistent with the expiration of the current lease on December 31, 2013. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as a basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

PROSPECTUS – LEASE
U.S. DEPARTMENT OF AGRICULTURE
FOREST SERVICE
NORTHERN VIRGINIA

Prospectus Number: PVA-07-WA12
Congressional District: 8

Description

Occupants:	USDA-FS
Lease Type:	Replacement
Current Rentable Square Feet (RSF):	101,234 (Current RSF/USF=1.15)
Proposed Maximum RSF:	106,000 (Market RSF/USF=1.2)
Expansion Space[1]:	None
Current Usable Square Feet/Person:	182
Proposed Usable Square Feet/Person:	182
Proposed Maximum Leasing Authority:	15 years
Expiration Date of Current Leases:	December 31, 2013
Proposed Delineated Area:	Northern, VA
Number of Official Parking Spaces:	8
Scoring:	Operating lease
Maximum Proposed Rental Rate[2]:	$39.00
Proposed Total Annual Cost[3]:	$4,134,000
Current Total Annual Cost:	$3,568,095 (leases effective 1998 and 2000)

Background

The Rosslyn Plaza C and Rosslyn Plaza E Buildings, located at 1601 and 1621 N. Kent Street in Arlington, VA, were constructed in 1965 and originally occupied by USDA-FS under leases with effective dates between September 1998 and December 2000.

Justification

USDA-FS must vacate the space it occupies at 1601 and 1621 N. Kent Street by the December 31, 2013, expiration of the current leases and requires continued housing to carry out its long-term mission requirements.

[1] The RSF/USF at the current location is approximately 1.15.
[2] This estimate is for fiscal year 2014 and may be escalated by 1.75 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government.
[3] Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

PROSPECTUS – LEASE
U.S. DEPARTMENT OF AGRICULTURE
FOREST SERVICE
NORTHERN VIRGINIA

Prospectus Number: PVA-07-WA12
Congressional District: 8

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 and to achieve an energy Star performance rating of 75 or higher.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

Interim Leasing

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

GSA **PBS**

PROSPECTUS – LEASE
U.S. DEPARTMENT OF AGRICULTURE
FOREST SERVICE
NORTHERN VIRGINIA

Prospectus Number: PVA-07-WA12
Congressional District: 8

Certification of Need

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

Submitted at Washington, DC, on December 6, 2011

Recommended: Robert A. Peck
Commissioner, Public Buildings Service

Approved: Martha Johnson
Administrator, General Services Administration

August 2011

Housing Plan
Department of Agriculture
Forest Service

Northern, VA
PVA-07-WA12

Leased 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
1601 N Kent Street	286	286	37,234	500	5,000	42,734						
1621 N Kent Street	197	197	39,678	500	5,000	45,178						
Proposed Lease							483	483	76,912	1,000	10,000	87,912
Total	483	483	76,912	1,000	10,000	87,912	483	483	76,912	1,000	10,000	87,912

Office Utilization Rate (UR) *		
	Current	Proposed
Rate	124	124

* UR = average amount of office space per person
Current UR excludes 16,920 usf of office support space
Proposed UR excludes 16,920 usf of office support space

USF/Person **		
	Current	Proposed
Rate	182	182

** USF/Person = housing plan total USF divided by total personnel

	Total USF	RSF/USF	Maximum RSF
Current	87,912	1.15	101,234
Proposed	87,912	1.2 ***	106,000

*** Market R/U Factor for Competitive Procurement

Special Space	USF
Information Center	3,000
Telecom	1,500
Café/Kitchen	3,500
Conference	2,000
Total	10,000

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).

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

Bill Shuster
Chairman

Christopher P. Bertram, Staff Director

Washington, DC 20515

Nick J. Rahall, II
Ranking Member

James H. Zoia, Democrat Staff Director

COMMITTEE RESOLUTION

LEASE
DEPARTMENT OF THE TREASURY
FINANCIAL MANAGEMENT SERVICE
SUBURBAN MARYLAND
PMD-05-WA12

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease extension of up to 327,000 rentable square feet of space, including 30 parking spaces, for the Department of the Treasury, Financial Management Service, currently located at Metro II, 3700 East West Highway, Hyattsville, Maryland, at a proposed total annual cost of $8,502,000 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, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 249 square feet or less per person.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 249 square feet or higher per person.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

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 this resolution.

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

Adopted: **February 28, 2013**

Bill Shuster, M.C.
Chairman

PROSPECTUS – LEASE
DEPARTMENT OF THE TREASURY
FINANCIAL MANAGEMENT SERVICE
SUBURBAN MARYLAND

Prospectus Number: PMD-05-WA12
Congressional District: 8

Executive Summary

The General Services Administration (GSA) proposes a lease extension of up to 327,000 rentable square feet (rsf) for the Department of the Treasury, Financial Management Service (FMS) currently located at Metro II, 3700 East West Highway, Hyattsville, MD. The current lease at Metro II expires September 30, 2012, and GSA is seeking a five year lease extension to allow FMS sufficient time to develop and budget for their long-term space requirements. The government will have termination rights after the third year of the extension period.

Description

Occupants:	Financial Management Service/Treasury
Lease Type:	Lease Extension
Current Rentable Square Feet (RSF):	393,000 (Current RSF/USF=1.1)
Proposed Maximum RSF:	327,000 (Proposed RSF/USF=1.1)
Expansion Space:	Reduction of 66,000 rsf
Current Usable Square Feet/Person:	299
Proposed Usable Square Feet/Person:	249
Proposed Maximum Leasing Authority:	5 Years
Expiration Date of Current Lease:	September 30, 2012
Delineated Area:	3700 East West Highway Hyattsville, Maryland
Number of Official Parking Spaces:	30
Scoring:	Operating Lease
Maximum Proposed Rental Rate:[1]	$26.00
Proposed Total Annual Cost:[2]	$8,502,000
Current Total Annual Cost:	$8,168,218 (lease effective 1992)

[1] This estimate is for fiscal year 2013 and may be escalated by 1.75 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government.

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

PROSPECTUS – LEASE
DEPARTMENT OF THE TREASURY
FINANCIAL MANAGEMENT SERVICE
SUBURBAN MARYLAND

Prospectus Number: PMD-05-WA12
Congressional District: 8

Background

FMS provides central payment services to Federal Program Agencies and operates the federal government's collections and deposit systems. FMS provides government-wide accounting and reporting services, and manages the collection of delinquent debt owed to the government.

Justification

FMS has asked to extend its current leasehold tenancy in order to plan for its longer term space requirements. To that end, it has commissioned a study which will serve as the basis for developing a prospectus to be submitted in a future fiscal year program. The lease extension proposed in this current prospectus will give FMS time to work out the details of its housing requirements and budget for associated costs. In the interim, FMS will reduce their square footage within the building by 66,000 RSF, consisting of two floors they currently occupy, at the expiration of the current lease.

GSA will attempt to negotiate termination rights into the lease agreement to provide a flexible transition to FMS' long-term housing solution.

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 and to achieve an energy Star performance rating of 75 or higher.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

GSA PBS

PROSPECTUS – LEASE
DEPARTMENT OF THE TREASURY
FINANCIAL MANAGEMENT SERVICE
SUBURBAN MARYLAND

Prospectus Number: PMD-05-WA12
Congressional District: 8

Interim Leasing

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

Certification of Need

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

Submitted at Washington, DC, on December 6, 2011

Recommended: Robert A. Peck
Commissioner, Public Buildings Service

Approved: Martha Johnson
Administrator, General Services Administration

March 2011

DEPARTMENT OF THE TREASURY
FINANCIAL MANAGEMENT SERVICE
HOUSING PLAN

PMT WA12

Building Locations	Current						Proposed					
	Personnel		Usable Square Feet (USF)				Personnel		Usable Square Feet (USF)			
	Current	Proposed	Office	Storage	Special	Total	Current	Proposed	Office	Storage	Special	Total
Metro II	1,194	1,194	271,803	19,500	65,586	356,889						
Proposed Lease							1,194	1,194	226,794	18,033	52,062	296,889
TOTALS	1,194	1,194	271,803	19,500	65,586	356,889	1,194	1,194	226,794	18,033	52,062	296,889

Office Utilization Rate (UR) *		
	Current	Proposed
Rate	178	148

*UR=average amount of space per person
Current UR excludes 59,797 usf of office support space
Proposed UR excludes 49,895 usf of office support space

USF/Person **		
	Current	Proposed
Rate	299	249

** USF/Person = housing plan total USF divided by total personnel

	Total USF	RSF/USF	Maximum RSF
Current	356,889	1.1	393,000
Proposed	296,889	1.1	327,000

Special Space	USF
Conference	17,200
File Rooms	14,800
Health Unit	1,500
Credit Union	400
Break Rooms	3,274
Fitness Rooms	1,600
Toilet/Showers	3,838
Training	5,505
Security	1,900
Copy Rooms	2,045
Total	52,062

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).

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

Bill Shuster
Chairman

Christopher P. Bertram, Staff Director

Washington, DC 20515

Nick J. Rahall, II
Ranking Member

James H. Zoia, Democrat Staff Director

COMMITTEE RESOLUTION

ALTERATION
CONSOLIDATION INTO FEDERALLY OWNED SPACE
VARIOUS LOCATIONS
PCO-0001-VA13

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for alterations to the Daniel Patrick Moynihan U.S. Courthouse in New York, NY and the Peachtree Summit Federal Building in Atlanta, GA to allow for the consolidation of various government agencies from existing lease locations into federally owned space, at a proposed cost of $16,100,000, a prospectus for which is attached to and included in this resolution.

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

Adopted: **February 28, 2013**

Bill Shuster, M.C.
Chairman

GSA PBS

PROSPECTUS – CONSOLIDATION INTO FEDERALLY OWNED SPACE
VARIOUS LOCATIONS

Prospectus Number: PCO-0001-VA13
Congressional Districts: Multiple

Prospectus Summary:

The General Services Administration (GSA) proposes interior space alterations to the Daniel Patrick Moynihan U.S. Courthouse, New York, NY and the Peachtree Summit Federal Building, Atlanta, GA, to allow for the consolidation of various government agencies from existing lease locations into federally owned space. The proposed projects will recapture vacant Government-owned space, resulting in the avoidance of costly future year lease obligations and improved utilization of owned assets.

Proposed Buildings:

Daniel Patrick Moynihan U.S. Courthouse.....$13,800,000
New York, NY

Peachtree Summit Federal Building $2,300,000
Atlanta, GA

Authorization Requested $16,100,000

Schedule

FY 2013	Construction Start
FY 2014	Project Completion

Summary of Energy Compliance
This project will integrate and implement sustainable design principles and energy efficiency effort as seamlessly as possible into all aspects of both the design and construction process.

Alternatives Considered (30-year, present value cost analysis)
There are no feasible alternatives to these projects.

Recommendation
ALTERATION and CONSOLIDATION INTO FEDERALLY OWNED SPACE

GSA PBS

PROSPECTUS – CONSOLIDATION INTO FEDERALLY OWNED SPACE VARIOUS LOCATIONS

Prospectus Number: PCO-0001-VA13
Congressional Districts: Multiple

Proposed Projects:

Daniel Patrick Moynihan U.S. Courthouse.....$13,800,000
500 Pearl Street
New York, NY
Tenant agencies: Judiciary and GSA

In support of the building-wide modernization project currently underway at the Thurgood Marshall U.S. Courthouse, New York, NY, it was necessary to relocate Probation and Pretrial Services from the Moynihan Courthouse to leased space in order to provide temporary chambers for the District judges displaced from the Thurgood Marshall Courthouse. When the District judges move back into the Thurgood Marshall Courthouse in 2012, approximately 138,000 rentable square feet (rsf), will become vacant in the Moynihan Courthouse. This project proposes alterations to restore and re-align the space currently configured as judge's chamber to space that will allow for the relocation of Probation, Pretrial Services and other Judiciary functions into the Moynihan Courthouse. The reconsolidation of these Judiciary functions will allow the Government to release costly leased space reducing the Government's rental payment by $7,100,000 annually.

Peachtree Summit Federal Building.....$2,300,000
401 W. Peachtree Street
Atlanta, GA
Tenant agencies: Multiple tenants. This project will relocate the Department of Housing and Urban Development into the Federal building.

The Peachtree Summit FB currently has 115,000 rsf of vacant space providing for an opportunity to consolidate Government operations within Federally owned space. HUD operations within Atlanta are currently housed in multiple locations – in both leased space and federally-owned space. By consolidating HUD operations into the vacant space in the Peachtree Summit FB, HUD will reduce their overall footprint space by 18,970 rentable square feet and reduce their annual lease costs by $1.8 million by eliminating their leased space in Atlanta. In addition to the cost savings, occupancy in Federally owned space will address poor configuration, security issues, and other concerns that HUD has experienced in their current leased location. Relocating HUD to the Peachtree Summit FB will also make more efficient use of vacant federally-owned space, accommodate HUD's requirements allowing for in-house conference and training space, reduce HUD's costs, and address agency security concerns.

GSA PBS

PROSPECTUS – CONSOLIDATION INTO FEDERALLY OWNED SPACE
VARIOUS LOCATIONS

Prospectus Number: PCO-0001-VA13
Congressional Districts: Multiple

Certification of Need

The proposed projects are the best solutions to meet validated Government needs.

Submitted at Washington, DC, on February 22, 2012

Recommended: Robert A. Peck
Commissioner, Public Buildings Service

Approved: Martha Johnson
Administrator, General Services Administration

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

Bill Shuster
Chairman

Christopher P. Bertram, Staff Director

Washington, DC 20515
COMMITTEE RESOLUTION

Nick J. Rahall, II
Ranking Member

James H. Zoia, Democrat Staff Director

ALTERATION
EXIGENT NEED PROJECTS
VARIOUS BUILDINGS
PEX-00001

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for critical needs projects to improve building safety systems, abate hazardous materials, and repair structural deficiencies within Government-owned buildings during fiscal year 2013, at a proposed cost of $122,936,000, a prospectus for which is attached to and included in this resolution.

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

Adopted: **February 28, 2013**

Bill Shuster, M.C.
Chairman

GSA PBS

PROSPECTUS – ALTERATION
EXIGENT NEED PROJECTS
VARIOUS BUILDINGS

Prospectus Number:	PEX-00001
Congressional Districts	Multiple

Description:

This prospectus is submitted to seek authorization to undertake critical need projects during fiscal year 2013.

Justification:

GSA is seeking authority to undertake critical needs projects improving building and safety systems, including elevators, fire and life safety, electrical and heating and ventilation systems; abating hazardous materials; and repairing structural deficiencies.

Alternatives:

STATUS QUO - Continued operation of systems and facilities that are antiquated, unsafe and unreliable as well as the underutilization of owned space which results in costly lease space obligations is not an acceptable alternative.

ALTERATION – Reliable and safe building systems and fully utilized government owned space is essential to the management and operation of these facilities.

Recommendation:

Authorize construction funding in the amount of $122,936,000 for the projects described below.

Authority Requested in this Prospectus.....$122,936,000

GSA **PBS**

PROSPECTUS – ALTERATION
EXIGENT NEED PROJECTS
VARIOUS BUILDINGS

Prospectus Number: PEX-00001
Congressional Districts Multiple

Certification of Need

The proposed projects are the best solutions to meet validated Government needs.

Submitted at Washington, DC, on February 22,2012

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

GSA PBS

PROSPECTUS – ALTERATION
EXIGENT NEED PROJECTS
VARIOUS BUILDINGS

Prospectus Number:	PEX-00001
Congressional Districts	Multiple

FISCAL YEAR 2013 EXIGENT NEEDS PROJECTS

Baltimore, MD	
G. H Fallon Federal Building	$ 5,158,000
New York, NY	
Ted Weiss Federal Building	$11,700,000
New York, NY	
Conrad B. Duberstein U.S. Bankruptcy Courthouse	$ 5,000,000
Chamblee, GA	
Chamblee IRS Annex	$ 3,400,000
Denver, CO	
U.S. Customs House	$ 3,200,000
Missoula, MT	
Missoula Federal Building Post Office and U.S. Courthouse	$ 5,000,000
San Francisco, CA	
Phillip Burton Federal Building and U.S. Courthouse	$ 5,500,000
Portland, OR	
BPA Building	$ 8,500,000
Portland, OR	
911 Federal Building	$ 7,000,000
Multiple Buildings	
Anderson, SC - G. Ross Anderson Jr. Federal Building Courthouse	
Dublin, GA - Roy Rowland Federal Courthouse	
Charleston, SC – U.S. Customs House	
Owensboro, KY - Federal Building	$3,000,000
Washington, DC	
Sidney Yates Building	$ 11,000,000
Washington, DC	
GSA Headquarters Building	$ 3,200,000
Washington, DC	
Frances Perkins Building	$ 15,000,000
Washington, DC	
Robert C. Weaver Building	$ 12,000,000
Washington, DC	
Harry S. Truman (Main State) Building	$ 9,000,000
Reston, VA	
John W. Powell Federal Building	$ 10,265,000
Battle Creek, MI	
Battle Creek Federal Complex	$ 5,013,000

PROSPECTUS – ALTERATION
EXIGENT NEED PROJECTS
VARIOUS BUILDINGS

Prospectus Number:	PEX-00001
Congressional Districts	Multiple

Project Descriptions

Baltimore, MD
G. H. Fallon Federal Building $5,158,000

The project would replace aging and original bus ducts at the Fallon Federal Building. The bus ducts are in poor operating condition, deteriorated, unreliable, and unsafe, posing a potentially severe danger to the building tenants if they fail. The insulation is worn and peeling, exposing live conductors that frequently malfunction. The bus ducts are critical primary electrical distribution devices that supply high voltage electrical power throughout the building. The severe and continued deterioration of the ducts' insulation increases the likelihood of catastrophic electrical failures, leading to building shutdowns.

New York, NY
Ted Weiss Federal Building $11,700,000

The project would modernize the elevators in the 34 story Ted Weiss Federal Building. The elevators have reached the end of their useful life with interrupted service being a constant problem. Necessary repairs to the elevators will improve safety and ensure reliability.

New York, NY
Conrad B. Duberstein U.S. Bankruptcy Courthouse..... $5,000,000

The project would stabilize the terra cotta vaulted ceiling above the drop ceiling and remediate the lead paint covered plaster at the Conrad B. Duberstein Bankruptcy Courthouse which was constructed in 1892. The plaster ceiling has fallen through the drop ceiling on several occasions, which poses safety concerns. A temporary measure has been put in place to protect building occupants, however the falling debris needs to be addressed in a permanent manner.

GSA PBS

PROSPECTUS – ALTERATION
EXIGENT NEED PROJECTS
VARIOUS BUILDINGS

Prospectus Number:	PEX-00001
Congressional Districts	Multiple

Chamblee, GA
Chamblee IRS Annex..... $3,400,000

The Internal Revenue Service Annex parking deck is experiencing excessive slab deflections, cracking and distress at both elevated slabs and multiple other serviceability and strength issues. This project will complete repair of all strength and serviceability issues including strengthening the existing elevated slabs and their supporting columns, repairing all concrete/CMU cracks and spalls, adding additional lateral force resisting shearwalls with supporting foundations, and adding a steel support frame with supporting foundation along the length of the cantilever portion of the slabs. These repairs will allow for the utilization of all of the structure's 778 parking spaces, including the approximately 115 which have been shut down due to these deficiencies.

Denver, CO
U.S. Customs House..... $3,200,000

The project includes repairs to the HVAC system, mold remediation, asbestos abatement and incidental preservation of historic features for the Customs House in affected areas. Mold remediation activities include repair of the subfloor from leaking induction units, and asbestos abatement of floor tile and floor replacement Renovations to the restrooms will be undertaken to comply with ADA compliance and to remedy existing health and safety hazards.

Missoula, MT
Missoula Federal Building Post Office and U.S. Courthouse..... $5,000,000

The project for the Missoula, MT Federal Building-Post Office and U.S. Courthouse would install a new ADA compliant elevator, replace the electrical panels and switches, install an emergency power generator; upgrade restrooms to ADA compliance, upgrade the HVAC system, repair exterior masonry and replace the hot water distribution system. The current cooling towers have passed their useful life and are in need of replacement. An EMS system will control the entire building conditioning system to provide energy savings and improve tenant comfort. A new elevator will meet ADA standards and provide access to every floor. The electrical system will be brought up to current standards. Repairs to the exterior masonry will stop water penetration and further damage to interior paint and plaster and prevent the possibility of mold growth.

GSA PBS

PROSPECTUS – ALTERATION
EXIGENT NEED PROJECTS
VARIOUS BUILDINGS

Prospectus Number:	PEX-00001
Congressional Districts	Multiple

San Francisco, CA
Phillip Burton Federal Building & Courthouse..... $5,500,000

The project includes raising existing air intakes to the third floor level from the current ground level location, reducing the level of ground contaminants entering into the ventilation system.

Portland, OR
Bonneville Power Administration Building..... $8,500,000

The building requires upgrading of elevator controls and the relocation of HVAC outside air intakes from the street level to the third floor. Elevators are experiencing reliability issues. New elevator controls will use more energy efficient equipment. The existing air intakes, which are at street level will be raised to reduce the amount of ground contaminant particles entering the ventilation system. .

Portland, OR
911 Federal Building..... $7,000,000

The project includes the replacement of the electrical service and distribution equipment and the addition of a lightning protection system to the 911 Federal Building. Nearly all of the electrical equipment is original to the 1953 office building. The electrical system is beyond its useful life and has serviceability issues as a result of parts for repair and maintenance becoming more difficult to obtain. The building does not have a lightning protection system and a facility condition assessment indicated that the building has a moderate to high risk per National Fire Protection Association (NFPA) standards.

GSA PBS

PROSPECTUS – ALTERATION
EXIGENT NEED PROJECTS
VARIOUS BUILDINGS

Prospectus Number:	PEX-00001
Congressional Districts	Multiple

Anderson, SC
G. Ross Anderson Jr. Federal Building Courthouse
Dublin, GA
Roy Rowland Federal Courthouse
Charleston, SC
U.S. Customs House
Owensboro, KY
Federal Building $3,000,000

The fire alarm systems in the G. Ross Anderson Jr. Federal Building Courthouse, the Roy Rowland Federal Courthouse, the U.S. Customs House and the Federal Building are outdated and need to be replaced. The manufacturers can no longer maintain the systems because spare parts are not available. The buildings have only a single open stair for egress from the upper floors. To increase the life safety of the building and the occupants, a sprinkler system will be installed with a booster fire pump to accommodate the low water pressure and new underline water systems will be installed. The new alarm systems will include voice evacuation systems to comply with the current requirements of the NFPA 72, National Fire Alarm Code.

Washington, DC
Sidney Yates Building $11,000,000

The exterior envelope of the historic Sidney Yates Building requires repairs to ensure pedestrian safety due to the hazard of falling masonry and to combat the effects of water infiltration. The project includes re-pointing of exterior masonry walls and projecting bands, repairing damaged stone and masonry in the moat retaining walls, repairing railings around the building, caulking of exterior facing windows, repair/replace of built-in gutter lines, replace counter flashing above the gutter lines and installation of drain bodies in all rain leaders.

Washington, DC
GSA Headquarters Building $3,200,000

The elevators at the General Services Administration Headquarters Building are in need of upgrades to ensure reliability These elevators are not a part of the first phase of the current modernization project and have passed their useful life and need to be replaced. Numerous problems have been and continue to be reported, and expensive and sustained outages are common due to difficulty finding parts.

GSA PBS

PROSPECTUS – ALTERATION
EXIGENT NEED PROJECTS
VARIOUS BUILDINGS

Prospectus Number:	PEX-00001
Congressional Districts	Multiple

Washington, DC
Frances Perkins Building $15,000,000

The fire alarm system in the Frances Perkins Building is outdated and needs to be upgraded to provide emergency communication features and to comply with the National Fire Alarm Code and current GSA requirements. The manufacturer is no longer maintaining this type of system and spare parts are not available and must be fabricated at significant cost to Government. If the system fails, the building and occupants will be without a centralized way to be notified in the event of a fire emergency. In addition, the system does not have a voice component which would permit its use for other types of non-fire emergencies.

Washington, DC
Robert C. Weaver Building $12,000,000

The existing fire alarm system in the Robert C. Weaver Building, has failed several times over the past few years leaving the building without an alarm and vulnerable on multiple occasions. The system does not provide reliable service or voice communication to the building and needs to be upgraded. While there have been minor modifications and additions to the system, the antiquated hardwired system is no longer supported by manufacturers. Any failure of a major component will result in inoperable conditions since replacement parts are no longer available. In addition, the current system does not comply with the National Fire Alarm Code or GSA requirements.

Washington, DC
Harry S. Truman (Main State) Building $9,000,000

Approximately 22 elevators in the Harry S. Truman (Main State) Building need to be renovated. Since 1988, approximately one-half of the building has been part of an ongoing modernization project. However, the proposed elevator renovation is not part of the current project. The elevators are susceptible to reliability problems as the operational life of the equipment is unknown and continued availability of the parts is uncertain.

PROSPECTUS – ALTERATION
EXIGENT NEED PROJECTS
VARIOUS BUILDINGS

Prospectus Number:	PEX-00001
Congressional Districts	Multiple

Reston, VA
John W. Powell Federal Building $10,265,000

The fire alarm system in the John W. Powell Federal Building needs to be upgraded to provide emergency communication features and to comply with the National Fire Alarm Code, and current GSA requirements.

Battle Creek, MI
Battle Creek Federal Center $5,013,000

The Battle Creek Federal Center, also known as the Hart-Dole-Inouye Federal Center consists of 21 buildings which contain approximately 800,000 rentable square feet of space. The buildings are located on 25 acres of land, northwest of the Battle Creek CBD. This asset is currently used by the Defense Logistics Agency and operates 24/7. The fire and life safety system does not comply with current codes and will be replaced for the entire complex. The upgraded system would include strobes, and notification devices.

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

Bill Shuster
Chairman

Christopher P. Bertram, Staff Director

Washington, DC 20515

Nick J. Rahall, II
Ranking Member

James H. Zoia, Democrat Staff Director

COMMITTEE RESOLUTION

LEASE
DEPARTMENT OF THE INTERIOR
FISH AND WILDLIFE SERVICE
NORTHERN VIRGINIA
PVA-09-WA13

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a replacement lease of up to 183,000 rentable square feet of space, including 15 parking spaces, for the Department of the Interior Fish and Wildlife Service, currently located at 4301, 4401, and 4501 North Fairfax Drive, Arlington, Virginia, at a proposed total annual cost of $7,137,000 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, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 189 square feet or less per person.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 189 square feet or higher per person.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

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 this resolution.

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

Adopted: **February 28, 2013**

Bill Shuster, M.C.
Chairman

PROSPECTUS – LEASE
DEPARTMENT OF THE INTERIOR
FISH AND WILDLIFE SERVICE
NORTHERN VIRGINIA

Prospectus Number: PVA-09-WA13
Congressional District: 8, 10, 11

Executive Summary

The General Services Administration (GSA) proposes a replacement lease of up to 223,000 rentable square feet for the Department of the Interior (DOI) Fish & Wildlife Service (FWS) currently located at 4301, 4401, and 4501 North Fairfax Drive, Arlington, VA.

Replacement of the current leases at multiple locations will enable DOI-FWS to provide continued housing for current personnel and also to accommodate projected increases in staffing needed to launch a new initiative to track the effects of climate change on wildlife. In meeting both its current and proposed mission requirements, DOI-FWS will significantly improve its utilization of space, resulting in the improvement of its office utilization rate from 164 USF to 129 USF per person and its overall utilization rate from 243 USF to 190 USF per person. The end product of improved space utilization is the prospectus proposal to house both current personnel and new hires in 35,000 RSF less space than the total of current occupancies.

The maximum proposed rental rate in this prospectus is a projected rate for lease transactions with a future effective (rent start) date consistent with the expiration of the current leases in 2013 and 2014. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as a basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

Acquisition Strategy

In order to maximize the flexibility in acquiring space to house the Department of Interior, Fish and Wildlife elements, GSA may issue a single, multiple award solicitation that will allow offerors to provide blocks of space able to meet requirements in whole or in part.

PROSPECTUS – LEASE
DEPARTMENT OF THE INTERIOR
FISH AND WILDLIFE SERVICE
NORTHERN VIRGINIA

Prospectus Number: PVA-09-WA13
Congressional District: 8, 10, 11

Description

Occupant:	FWS
Lease Type	Replacement
Current Rentable Square Feet (RSF)	258,373 (Current RSF/USF = 1.2)
Proposed Maximum RSF:	223,000 (Proposed RSF/USF = 1.2)
Expansion Space:	Reduction of 35,373 RSF
Current Usable Square Feet/Person:	243
Proposed Usable Square Feet/Person:	190
Proposed Maximum Leasing Authority:	15 years
Expiration Dates of Current Leases:	1/2/2013, 9/11/2013, 9/30/2013 and 4/14/2014
Delineated Area:	Northern Virginia
Number of Official Parking Spaces:	15
Scoring:	Operating Lease
Maximum Proposed Rental Rate[1]:	$39.00
Proposed Total Annual Cost[2]:	$8,697,000
Current Total Annual Cost:	$8,942,741 (leases effective 1/3/03, 8/12/02, 10/1/08, 4/15/04)

Background

The FWS headquarters was established on North Fairfax Drive approximately 24 years ago. Currently, staff occupies all or portions of three adjacent buildings. Due to this adjacency, FWS has installed a secure, underground fiber optic network connecting the buildings. The existing housing solution for FWS indicates that multiple adjacent buildings as well as a single building can meet the agency's requirements for an integrated headquarters operation. This is reflected in the acquisition strategy indicated above.

[1]This estimate is for fiscal year 2014 and may be escalated by 1.75 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government.

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

PROSPECTUS – LEASE
DEPARTMENT OF THE INTERIOR
FISH AND WILDLIFE SERVICE
NORTHERN VIRGINIA

Prospectus Number: PVA-09-WA13
Congressional District: 8, 10, 11

Justification

FWS is currently housed in multiple building under multiple leases that will expire in 2013 and 2014. In addition, FWS has established a new initiative to track the effects of climate change on wildlife and their habitats. New hires coming on board between 2010 and 2013 will support this new initiative. The leasing strategy proposed in this prospectus will provide housing for all current FWS personnel as well as new hires to ensure continuing performance of the FWS mission.

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Request for Proposals 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 and to achieve an energy Star performance rating of 75 or higher.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

Interim Leasing

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy

GSA **PBS**

PROSPECTUS – LEASE
DEPARTMENT OF THE INTERIOR
FISH AND WILDLIFE SERVICE
NORTHERN VIRGINIA

Prospectus Number: PVA-09-WA13
Congressional District: 8, 10, 11

Certification of Need

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

Submitted at Washington, DC, on February 22, 2012

Recommended: Robert A. Peck
Commissioner, Public Buildings Service

Approved: Martha Johnson
Administrator, General Services Administration

November 2011

Housing Plan
Department of Interior
Fish and Wildlife Service

PVA-09-WA13
Northern, VA

Leased 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
4501 N Fairfax Drive	293	293	57,805		7,317	65,122						
4301 N Fairfax Drive	135	135	25,997		4,174	30,171						
4401 N Fairfax Drive	459	459	102,697	5,821	11,500	120,018						
Proposed Lease(s)							979	979	162,527		23,107	185,634
Total	887	887	186,499	5,821	22,991	215,311	979	979	162,527		23,107	185,634

Office Utilization Rate (UR) *		
	Current	Proposed
Rate	164	129

* UR = average amount of office space per person
Current UR excludes 41,030 usf of office support space
Proposed UR excludes 35,756 usf of office support space

USF/Person **		
	Current	Proposed
Rate	243	190

** USF/Person = housing plan total USF divided by total personnel

	Total USF	RSF/USF	Maximum RSF
Current	215,311	1.2	258,373
Proposed	185,634	1.2	223,000

Special Space	USF
IT Data Center	2,635
Conference/Training	3,800
Kitchenettes	3,500
Library/Map	5,872
Evidence/Weapons Storage	2,800
Secure Loading/Receiving	2,000
FPS Entry Screening	1,500
Health/Wellness Area	1,000
Total	23,107

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
Usable square footage does not include space devoted to building operations and maintenance

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

Bill Shuster
Chairman

Christopher P. Bertram, Staff Director

Washington, DC 20515

Nick J. Rahall, II
Ranking Member

James H. Zoia, Democrat Staff Director

COMMITTEE RESOLUTION

LEASE
NATIONAL LABOR RELATIONS BOARD
WASHINGTON, DC
PDC-05-WA13

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a replacement lease of up to 155,000 rentable square feet of space, including 11 parking spaces, for the National Labor Relations Board, currently located at 1099 14th Street, NW, Washington, DC, at a proposed total annual cost of $7,750,000 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, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 200 square feet or less per person.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 200 square feet or higher per person.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

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 this resolution.

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

Adopted: **February 28, 2013**

Bill Shuster

Bill Shuster, M.C.
Chairman

PROSPECTUS – LEASE
NATIONAL LABOR RELATIONS BOARD
WASHINGTON, DC

Prospectus Number: PDC-05-WA13

Executive Summary

The General Services Administration (GSA) proposes a replacement lease of up to 155,000 rentable square feet of space for the National Labor Relations Board (NLRB) in Washington, DC. NLRB is currently located in the Franklin Court Building at 1099 14th St., NW, Washington, DC.

NLRB will significantly improve its utilization of space, resulting in the improvement of its office utilization rate from 179 USF to 130 USF per person and its overall utilization rate from 307 USF to 200 USF per person. The end product of improved space utilization is the prospectus proposal to house NLRB personnel in approximately 92,000 RSF less space than the current occupancy.

The maximum proposed rental rate in this prospectus is a projected rate for lease transactions with a future effective (rent start) date consistent with the expiration of the current lease in June 2013. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as a basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government. Lease award shall not exceed the maximum rental rate as specified in this prospectus.

Description

Occupant:	NLRB
Lease Type	Replacement
Current Rentable Square Feet (RSF)	247,219 (Current RSF/USF =1.25)
Proposed Maximum RSF:	155,000 (Proposed RSF/USF=1.2)
Expansion Space RSF:	Reduction of 92,219 RSF
Current Usable Square Feet/Person:	307
Proposed Usable Square Feet/Person:	200
Proposed Maximum Leasing Authority:	15 years
Expiration Dates of Current Lease(s):	June 24, 2013
Delineated Area:	Washington, DC, Central Employment Area
Number of Official Parking Spaces:	11
Scoring:	Operating Lease

PROSPECTUS – LEASE
NATIONAL LABOR RELATIONS BOARD
WASHINGTON, DC

Prospectus Number: PDC-05-WA13

Maximum Proposed Rental Rate[1]:	$50.00
Proposed Total Annual Cost[2]:	$7,750,000
Current Total Annual Cost:	$11,264,352 (lease effective 6/25/08)

Background

The National Labor Relations Board is an independent federal agency vested with the power to safeguard employees' rights to organize and to determine whether to have unions as their bargaining representative. The agency also acts to prevent and remedy unfair labor practices committed by private sector employers and unions.

Justification

The current lease at 1099 14th Street, NW, Washington, DC expires on June 24, 2013. NLRB has been housed at this location since 1993. NLRB requires continued housing to carry out their mission and plans to do so in a more efficient real estate footprint. NLRB will be transitioning from a traditional workplace environment to one which is more flexible and conducive to a mobile work environment. Innovative approaches to space management and alternative workplace arrangements such as telework are under consideration. These strategies will increase NLRB's space efficiencies, reduce their footprint, and generate increased real estate cost savings long term.

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

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[1] This estimate is for fiscal year 2013 and may be escalated by 1.75 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government.

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

GSA PBS

PROSPECTUS – LEASE
NATIONAL LABOR RELATIONS BOARD
WASHINGTON, DC

Prospectus Number: PDC-05-WA13

Interim Leasing

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

Certification of Need

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

Submitted at Washington, DC, on JUL 5 2012

Recommended: _____
Acting Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

October 2011

Housing Plan
NLRB

PDC-05-WA13
Washington, DC

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
1099 14th Street NW, Washington, DC	645	645	147,950	8,854	40,966	197,770						
Proposed Lease		-					645	645	107,500	2,817	18,683	129,000
Total	645	645	147,950	8,854	40,966	197,770	645	645	107,500	2,817	18,683	129,000

Office Utilization Rate (UR) *		
	Current	Proposed
Utilization Rate	179	130

* UR = average amount of office space per person
Current UR excludes 32,549 USF of office support space
Proposed UR excludes 23,650 USF of office support space

USF/Person **		
	Current	Proposed
Rate	307	200

** USF/Person = housing plan total USF divided by total personnel

	Total USF	RSF/USF	Maximum RSF
Current	197,770	1.25	247,219
Proposed	129,000	1.2	155,000

Special Space	USF
Computer Room	1,476
Conference Room	3,612
Copy Room	838
Health Unit	680
Kitchen/Break Rooms	2,142
Libraries	2,738
Mail Room	880
Court Rooms	2,059
Credit Union	836
Training Rooms	1,218
Cases File Room	2,208
Total	18,683

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
Usable square footage does not include space devoted to building operations and maintenance

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

Bill Shuster
Chairman

Christopher P. Bertram, Staff Director

Washington, DC 20515

Nick J. Rahall, II
Ranking Member

James H. Zoia, Democrat Staff Director

COMMITTEE RESOLUTION

LEASE
DEPARTMENT OF COMMERCE
BUREAU OF ECONOMIC ANALYSIS
WASHINGTON, DC
PDC-12-WA13

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a replacement lease of up to 135,000 rentable square feet of space, for the Department of Commerce, Bureau of Economic Analysis, currently located at 1441 L Street, NW, Washington, DC, at a proposed total annual cost of $6,750,000 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, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 197 square feet or less per person.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 197 square feet or higher per person.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

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 this resolution.

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

Adopted: **February 28, 2013**

Bill Shuster

Bill Shuster, M.C.
Chairman

PROSPECTUS – LEASE
DEPARTMENT OF COMMERCE
BUREAU OF ECONOMIC ANALYSIS
WASHINGTON, DC

Prospectus Number: PDC-12-WA13

Executive Summary

The General Services Administration (GSA) proposes a replacement lease of up to 135,000 rentable square feet for the Department of Commerce (DOC), Bureau of Economic Analysis (BEA) currently located at 1441 L Street, NW, in Washington, DC. BEA has occupied space in this building under the current lease since 1993.

In meeting its mission requirements, BEA will improve its office utilization rate from 132 USF to 124 USF per person and its overall utilization rate from 226 USF to 197 USF per person. This will result in a 12,960 RSF space reduction in relation to its current occupancy.

Description

Occupants:	DOC-BEA
Lease Type:	Replacement
Current Rentable Square Feet (RSF)	147,960 (Current RSF/USF=1.13)
Proposed Maximum RSF[1]:	135,000 (Proposed RSF/USF=1.2)
Expansion Space:	Reduction of 12,960 RSF
Current Usable Square Feet/Person	226
Proposed Usable Square Feet/Person	197
Proposed Maximum Leasing Authority:[2]	15 years
Expiration Date of Current Lease:	June 12, 2013
Proposed Delineated Area:	Washington, DC Central Employment Area,
Number of Official Parking Spaces:	None
Scoring:	Operating lease
Maximum Proposed Rental Rate[3]:	$50.00 per rentable square foot
Proposed Total Annual Cost[4]:	$6,750,000
Current Total Annual Cost:	$4,378,732 (lease effective 6/13/1993)

[1] The RSF/USF at the current location is approximately 1.13; however, to maximize competition, a RSF/USF ratio of 1.2 is used for the proposed maximum RSF as indicated on the housing plan.

[2] In order to provide flexibility for BEA to consolidate into federally owned space, the procurement of space will be for a 10-year term and 5-year option.

[3] This estimate is for fiscal year 2013 and may be escalated by 1.75 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government.

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

PROSPECTUS – LEASE
DEPARTMENT OF COMMERCE
BUREAU OF ECONOMIC ANALYSIS
WASHINGTON, DC

Prospectus Number: PDC-12-WA13

Background

Some of the widely used statistical measures produced by BEA include gross domestic product (GDP), personal income and outlays, corporate profits, GDP by state and by metropolitan area, balance of payments, and GDP by industry. These statistics are used by Federal, state, and local governments for budget development and projections; by the Federal Reserve for monetary policy; and by the business sector for planning and investment.

Justification

The current lease at 1441 L Street, NW, Washington, DC expires on June 12, 2013, and BEA requires continued housing to carry out its mission.

The maximum proposed rental rate in this prospectus is a projected rate for lease transactions with a future effective (rent start) date consistent with the expiration of the current lease in June 2013. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as a basis for negotiating with offerors to ensure that the lease award is made in the best interest of the Government. Lease award shall not exceed the maximum rental rate as specified in this prospectus.

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

PROSPECTUS – LEASE
DEPARTMENT OF COMMERCE
BUREAU OF ECONOMIC ANALYSIS
WASHINGTON, DC

Prospectus Number: PDC-12-WA13

Interim Leasing

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

Certification of Need

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

Submitted at Washington, DC, on November 21, 2012

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

January 2012

Housing Plan
Bureau of Economic Analysis

Washington, DC
PDC-12-WA13

Leased 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
1441 L Street NW	566	566	95,520	-	32,272	127,792				-		-
Proposed Lease							570	570	90,424	-	22,091	112,515
Total	566	566	95,520	-	32,272	127,792	570	570	90,424	-	22,091	112,515

Special Space	USF
Kitchen	1,836
Conf/Training	7,219
File Rooms	5,345
Fitness Center	1,985
Bike Storage	253
Library	581
Health Unit	756
Break Room	700
IT Space	2,449
Mail Room	479
Copy Rooms	488
Total	22,091

Office Utilization Rate*		
	Current	Proposed
Rate	132	124

* UR = average amount of office space per person
Current UR excludes 21,014 USF of office support space
Proposed UR excludes 19,915 USF of office support space

USF/Person **		
	Current	Proposed
Rate	226	197

**USF/Person = housing plan total USF divided by total personnel

	Total USF	RSF/USF	Maximum RSF
Current	127,792	1.13	147,960
Proposed	112,515	1.20	135,000

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).

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

Bill Shuster
Chairman

Christopher P. Bertram, Staff Director

Washington, DC 20515
COMMITTEE RESOLUTION

Nick J. Rahall, II
Ranking Member

James H. Zoia, Democrat Staff Director

LEASE
DEPARTMENT OF HEALTH AND HUMAN SERVICES
ADMINISTRATION FOR CHILDREN AND FAMILIES
WASHINGTON, DC
PDC-11-WA13

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a replacement lease of up to 214,000 rentable square feet of space, including three parking spaces, for the Department of Health and Human Services, Administration for Children and Families, currently located at 901 D Street, SW and at 1250 Maryland Avenue, SW, Washington, DC, at a proposed total annual cost of $10,700,000 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, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 170 square feet or less per person.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 170 square feet or higher per person.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

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 this resolution.

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

Adopted: **February 28, 2013**

Bill Shuster, M.C.
Chairman

PROSPECTUS – LEASE
DEPARTMENT OF HEALTH AND HUMAN SERVICES
ADMINISTRATION FOR CHILDREN AND FAMILIES
WASHINGTON, DC

Prospectus Number: PDC-11-WA13

Executive Summary

The General Services Administration (GSA) proposes a replacement lease of up to 214,000 rentable square feet (RSF) for the Department of Health and Human Services (HHS) Administration for Children and Families (ACF). ACF is currently located at 901 D Street, SW, and at 1250 Maryland Avenue, SW, Washington DC.

Replacement of the current leases will enable HHS ACF to provide continued housing for current personnel and future staff members. In meeting its current mission requirements, HHS ACF will significantly improve its utilization of space, resulting in the improvement of its office utilization rate from 150 USF to 118 USF and its overall utilization rate from 209 USF to 170 USF per person. The end product of improved space utilization is the prospectus proposal to house both current personnel and new personnel in 27,980 RSF less than the total of current occupancies.

Acquisition Strategy

Although ACF has expressed a preference to be located in one building, that preference must be evaluated in the context of a competitive procurement that may result in one or more locations. GSA may issue a single, multiple award lease solicitation that will allow offerors to provide blocs of space able to meet these requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus in the description that follows.

Description

Occupant:	HHS-ACF
Lease Type:	Replacement
Current Rentable Square Feet (RSF):	241,980 (current RSF/USF = 1.16)
Proposed Maximum RSF[1]:	214,000 (market RSF/USF = 1.2)
Expansion Space RSF:	Reduction of 27,980 RSF
Current Usable Square Feet/Person:	209
Proposed Usable Square Feet/Person:	170
Proposed Maximum Leasing Authority:	15 years

[1]The average RSF/USF at the current locations is approximately 1.16, however to maximize competition, a RSF/USF ratio of 1.2 is used for the proposed maximum RSF as indicated in the housing plan.

PROSPECTUS – LEASE
DEPARTMENT OF HEALTH AND HUMAN SERVICES
ADMINISTRATION FOR CHILDREN AND FAMILIES
WASHINGTON, DC

Prospectus Number: PDC-11-WA13

Expiration Date(s) of Current Lease(s):	11/30/14, 12/31/14
Delineated Area:	Washington, DC, Central Employment Area
Number of Official Parking Spaces:	3
Scoring:	Operating lease
Maximum Proposed Rental Rate[2]:	$50.00
Proposed Total Annual Cost[3]:	$10,700,000
Current Total Annual Cost:	$11,299,045 (leases effective 12/1/09 and 1/1/10)

Backround

ACF is responsible for federal programs that promote the economic and social well-being of families, children, individuals, and communities. Actual services are provided by state, county, city and tribal governments, and public and private local agencies. ACF assists these organizations through funding, policy direction, and information services.

Justification

ACF is currently housed at 901 D Street, SW, and at 1250 Maryland Avenue, SW, Washington, DC, under leases that expire December 31, 2014, and November 30, 2014, respectively. ACF requires continued housing to carry out its mission.

The maximum proposed rental rate in this prospectus is a projected rate for lease transactions with a future effective (rent start) date consistent with the expiration of the current leases on November 30 and December 31, 2014. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as a basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government. Lease award shall not exceed the maximum rental rate as specified in this prospectus.

[2] This estimate is for fiscal year 2015 and may be escalated by 1.75 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government.

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

PROSPECTUS – LEASE
DEPARTMENT OF HEALTH AND HUMAN SERVICES
ADMINISTRATION FOR CHILDREN AND FAMILIES
WASHINGTON, DC

Prospectus Number: PDC-11-WA13

Energy Performance

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

Interim Leasing

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

GSA **PBS**

PROSPECTUS – LEASE
DEPARTMENT OF HEALTH AND HUMAN SERVICES
ADMINISTRATION FOR CHILDREN AND FAMILIES
WASHINGTON, DC

Prospectus Number: PDC-11-WA13

Certification of Need

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

Submitted at Washington, DC, on November 21, 2012

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

February 2012

Housing Plan
HHS-ACF

PDC-11-WA13
Washington, DC

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
		-				-						
901 D Street, SW. Washington DC	785	785	147,261	-	12,954	160,215						
1250 Maryland Avenue, SW, Washington DC	218	218	45,843		3,327	49,170						
Proposed Lease		-					1,049	1,049	159,094	-	19,236	178,330
Total	1,003	1,003	193,104	-	16,281	209,385	1,049	1,049	159,094	-	19,236	178,330

Office Utilization Rate (UR) *		
	Current	Proposed
Rate	150	118

* UR = average amount of office space per person
Current UR excludes 42,483 USF of office support space
Proposed UR excludes 35,001 USF of office support space

Special Space	USF
Conference/Training	9,506
LAN/Data	3,287
Mail Room	1,256
Food Service/Cafeteria	5,085
Private Toilet	102
Total	19,236

USF/Person **		
	Current	Proposed
Rate	209	170

** USF/Person = housing plan total USF divided by total personnel

	Total USF	USF/RSF	Maximum RSF
Current	209,385	1.16	241,980
Proposed	178,330	1.20	214,000

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).

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

Bill Shuster
Chairman

Washington, DC 20515
COMMITTEE RESOLUTION

Nick J. Rahall, II
Ranking Member

Christopher P. Bertram, Staff Director

James H. Zoia, Democrat Staff Director

LEASE
DEPARTMENT OF HOMELAND SECURITY
OFFICE OF THE INSPECTOR GENERAL
WASHINGTON, DC
PDC-02-WA13

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a replacement lease of up to 110,000 rentable square feet of space, for the Department of Homeland Security, Office of the Inspector General, currently located at 1120 Vermont Avenue, NW, Washington, DC, at a proposed total annual cost of $5,500,000 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, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 211 square feet or less per person.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 211 square feet or higher per person.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

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 this resolution.

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

Adopted: **February 28, 2013**

Bill Shuster

Bill Shuster, M.C.
Chairman

PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
OFFICE OF THE INSPECTOR GENERAL
WASHINGTON, DC

Prospectus Number: PDC-02-WA13

Executive Summary

The General Services Administration (GSA) proposes a replacement lease of up to 110,000 rentable square feet (RSF) of space for the Department of Homeland Security (DHS), Office of the Inspector General (OIG), currently located under multiple leases at 1120 Vermont Avenue, NW, Washington, DC.

In meeting its mission requirements, DHS-OIG will improve its office utilization rate from 143 usable square feet (USF) to 114 USF per person and its overall utilization rate from 256 USF to 211 USF per person. This will result in a 13,976 RSF space reduction in relation to its current occupancy of 123,976 RSF.

Description

Occupant:	DHS / OIG
Lease Type:	Replacement
Current RSF:	123,976 (Current RSF/USF = 1.12)
Proposed Maximum RSF[1]:	110,000 (Proposed RSF/USF = 1.2)
Expansion Space:	Reduction of 13,976 RSF
Current USF/Person:	256
Proposed USF/Person:	211
Proposed Maximum Leasing Authority:	15 years
Expiration Dates of Current Leases:	09/15/13, 01/21/14 and 03/31/14
Delineated Area:	Washington, DC Central Employment Area
Number of Official Parking Spaces:	None
Scoring:	Operating lease
Maximum Proposed Rental Rate:	$50.00 per RSF
Proposed Total Annual Cost[2]:	$5,500,000
Current Total Annual Cost[3]:	$5,403,856 (lease effective dates 9/16/03, 1/22/98, and 4/1/04)

[1] The RSF/USF at the current location is approximately 1.12; however, to maximize competition, a RSF/USF ratio of 1.2 is used for the proposed maximum RSF as indicated on the housing plan.

[2] This estimate is for fiscal year 2014 and may be escalated by 1.75 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government.

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

PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
OFFICE OF THE INSPECTOR GENERAL
WASHINGTON, DC

Prospectus Number: PDC-02-WA13

Justification

The current leases are expiring as noted above, and DHS OIG requires continued housing to carry out its mission. A replacement lease will provide the opportunity to improve the agency's utilization of space and reduce the overall rsf leased.

The maximum proposed rental rate in this prospectus is a projected rate for lease transactions with a future effective (rent start) date consistent with the expiration of the current leases from September 2013 to March 2014. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as a basis for negotiating with offerors to ensure that the lease award is made in the best interest of the Government. Lease award shall not exceed the maximum rental rate as specified in this prospectus.

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

Interim Leasing

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy

GSA **PBS**

PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
OFFICE OF THE INSPECTOR GENERAL
WASHINGTON, DC

Prospectus Number: PDC-02-WA13

Certification of Need

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

Submitted at Washington, DC, on November 21, 2012

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

May 2012

Housing Plan
DHS-OIG

Washington, DC
PDC-02-WA13

Location(s)	Current						Proposed					
	Personnel		Usable Square Feet (USF)				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
1120 Vermont Avenue, NW	433	433	79,328	3,795	27,514	110,637						
Proposed Lease							433	433	63,250	-	28,204	91,454
TOTALS	433	433	79,328	3,795	27,514	110,637	433	433	63,250	-	28,204	91,454

Special Space	
ADP	2,606
Conference /Training	7,983
Food Service / Break	1,594
Equipment Rooms	5,910
Library	800
Public Reception Areas	500
File Rooms	5,363
Supply / Distribution	2,468
SCIF	980
Total	28,204

Office Utilization Rate*		
	Current	Proposed
Rate	143	114

* UR = average amount of office space per person
Current Office UR excludes 17,452 usf of office support space
Proposed Office UR excludes 13,915 usf of office support space

Overall Utilization Rate**		
	Current	Proposed
Rate	256	211

**USF/Person = housing plan total USF divided by total personnel

	Total USF	RSF/USF	Maximum RSF
Current	110,637	1.12	123,976
Proposed	91,454	1.20	110,000

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

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

Bill Shuster
Chairman

Washington, DC 20515
COMMITTEE RESOLUTION

Nick J. Rahall, II
Ranking Member

Christopher P. Bertram, Staff Director

James H. Zoia, Democrat Staff Director

LEASE
DEPARTMENT OF JUSTICE
WASHINGTON, DC
PDC-01-WA13

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease extension of up to 77,000 rentable square feet of space, including three parking spaces, for the Department of Justice Civil Division, currently located at 20 Massachusetts Avenue, NW, Washington, DC, at a proposed total annual cost of $3,850,000 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, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 323 square feet or less per person.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 323 square feet or higher per person.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

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 this resolution.

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

Adopted: **February 28, 2013**

Bill Shuster

Bill Shuster, M.C.
Chairman

GSA PBS

PROSPECTUS – LEASE
DEPARTMENT OF JUSTICE
WASHINGTON, DC

Prospectus Number: PDC-01-WA13

Executive Summary

The General Services Administration (GSA) proposes a lease extension of up to 77,000 rentable square feet (rsf) for the Department of Justice (DOJ) Civil Division. DOJ is currently located at 20 Massachusetts Avenue, NW, Washington, DC under a lease that expires September 23, 2012.

DOJ requires continued housing at this location while undertaking a full scale re-evaluation of its current space allocation standards. This review will provide DOJ with a strategy to significantly improve their space utilization while reducing their office space requirement. Space realignment and utilization rate improvement is not cost-effective or feasible for the proposed short-term lease extension at the current location.

In addition, space realignment and utilization rate improvement would be highly disruptive to DOJ's continuing performance of its mission. This location houses DOJ's Civil Division, Federal Programs Branch. The Federal Programs Branch represents virtually the entire Executive Branch in sensitive and high-profile civil litigation matters. Some Federal Program Branch attorneys and paralegals must work in special space secured for the processing of large volumes of classified information. As some of this specialized litigation winds down, it is anticipated that 9,500 usable square foot of secure space will be released from the DOJ inventory at this location. The Federal Programs Branch must remain in the space at 20 Massachusetts Ave as currently configured. DOJ Civil Division Federal Programs will also accommodate all general growth within this footprint for the extension period.

Description

Occupant:	DOJ Civil Division
Lease Type:	Extension
Current Rentable Square Feet (RSF):	121,300 (Current RSF/USF = 1.15)
Proposed Maximum RSF:	77,000 (Proposed RSF/USF = 1.15)
Expansion Space RSF:	Reduction of 44,300
Current Usable Square Feet/Person:	344
Proposed Usable Square Feet/Person:	323
Proposed Maximum Leasing Authority:	5 years
Expiration Dates of Current Lease(s):	9/23/2012
Delineated Area:	20 Massachusetts Ave, NW, Washington, DC
Number of Official Parking Spaces:	3
Scoring:	Operating Lease

PROSPECTUS – LEASE
DEPARTMENT OF JUSTICE
WASHINGTON, DC

Prospectus Number: PDC-01-WA13

Maximum Proposed Rental Rate[1]:	$50.00
Proposed Total Annual Cost[2]:	$3,850,000
Current Total Annual Cost:	$6,186,334(lease effective 9/24/02)

Justification

The mission of the DOJ Civil Division is to litigate on behalf of the U.S. Government; attorneys constitute 90 percent of the staff. The current leases for DOJ at 20 Massachusetts Avenue, NW, in Washington, DC expired on September 23, 2012 and DOJ Civil Division requires continued housing to carry out its mission.

This prospectus seeks authority to house the continued need of the Civil Division of DOJ at 20 Massachusetts Ave. The U.S. Trustees Division, which currently occupies a portion of the space in 20 Massachusetts Avenue, NW, will be relocating to another federally owned property in January 2013.

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

Interim Leasing

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

[1] This estimate is for fiscal year 2013 and may be escalated by 1.7 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government.
[2] Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

GSA PBS

PROSPECTUS – LEASE
DEPARTMENT OF JUSTICE
WASHINGTON, DC

Prospectus Number: PDC-01-WA13

Certification of Need

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

Submitted at Washington, DC, on November 21, 2012

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

September 2012

Housing Plan
Department of Justice

PDC-01-WA13
Washington, DC

Leased 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
20 Massachusetts Avenue		-				-						
Civil Division	207	207	51,416	3,877	11,614	66,907						
U.S. Trustees	100	100	26,921	3,421	8,229	38,571						
Proposed Lease (Civil Division)							207	207	51,416	3,877	11,614	66,907
Total	307	307	78,337	7,298	19,843	105,478	207	207	51,416	3,877	11,614	66,907

Office Utilization Rate (UR) *		
	Current	Proposed
Rate	184	179

* UR = average amount of office space per person
Current UR excludes 21,949 usf of office support space
Proposed UR excludes 14,337 usf of office support space

USF/Person **		
	Current	Proposed
Rate	344	323

** USF/Person = housing plan total USF divided by total personnel

Special Space (USF)	
Type	Proposed
IT	1,015
Conference	2,970
Copy	744
Kitchen/Break	895
Trial Prep	1,441
SCIF	430
Fitness Room	1,349
Supply/Mail	761
Library	2,009
Total	11,614

The 100 personnel in the U.S. Trustees office will be relocating to federally owned space under the custody and control of the Government Accountability Office in early 2013.

	Total USF	RSF/USF	Maximum RSF
Current	105,478	1.15	121,300
Proposed	66,907	1.15	77,000

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).

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

Bill Shuster
Chairman

Christopher P. Bertram, Staff Director

Washington, DC 20515
COMMITTEE RESOLUTION

Nick J. Rahall, II
Ranking Member

James H. Zoia, Democrat Staff Director

LEASE
DEPARTMENT OF VETERANS AFFAIRS
1800 G STREET, NW
WASHINGTON, DC
PDC-08-WA13

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease extension of up to 170,868 rentable square feet of space, including one parking space, for the Department of Veterans Affairs, Veterans Benefits Administration and Office of Information Technology, currently located at 1800 G Street, NW, Washington, DC, at a proposed total annual cost of $8,543,400 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, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 135 square feet or less per person.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 135 square feet or higher per person.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

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 this resolution.

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

Adopted: **February 28, 2013**

Bill Shuster

Bill Shuster, M.C.
Chairman

PROSPECTUS – LEASE
DEPARTMENT OF VETERANS AFFAIRS
1800 G STREET, NW
WASHINGTON, DC

Prospectus Number: PDC-08-WA13

Executive Summary

The General Services Administration (GSA) proposes a lease extension of up to 170,868 rentable square feet (RSF) of space for Department of Veterans Affairs (VA), Veterans Benefits Administration (VBA) and Office of Information Technology (OIT) currently located at 1800 G Street NW, Washington, DC. Currently, VA has two leases expiring on April 30, 2014, and GSA is seeking a five-year lease extension to meet VA's space needs until their planned move to the federally owned Lafayette Building, currently undergoing modernization.

Description

Occupants:	VA (VBA and OIT)
Lease Type:	Lease Extension
Current Rentable Square Feet:	170,868 RSF (Current RSF/USF = 1.2)
Proposed Maximum RSF:	170,868 RSF (Market RSF/USF = 1.2)
Expansion Space:	None
Current Usable Square Feet/Person:	135
Proposed Usable Square Feet/Person:	135
Proposed Maximum Leasing Authority:	5 years
Expiration Date of Current Leases:	April 30, 2014
Delineated Area:	1800 G Street, NW, Washington, DC
Number of Official Parking Spaces:	1
Scoring:	Operating lease
Maximum Proposed Rental Rate[1]:	$50.00
Proposed Total Annual Cost[2]:	$8,543,400
Current Total Annual Cost:	$6,233,879 (leases effective May 1, 1994)

Background

VA operates the nation's largest integrated health care system with more than 1,400 sites of care, including hospitals, community clinics, community living centers, domiciliary, readjustment counseling centers, and various other facilities. In addition, VA provides a variety of benefits

[1] This estimate is for fiscal year 2014 to and may be escalated by 1.7 percent annually to the effective date of the lease to account for inflation.

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

PROSPECTUS – LEASE
DEPARTMENT OF VETERANS AFFAIRS
1800 G STREET, NW
WASHINGTON, DC

Prospectus Number: PDC-08-WA13

including education and training, life insurance, dependent and survivor benefits, vocational rehabilitation, and burial services.

Justification

VA has asked to extend its current leasehold tenancy at 1800 G Street NW for five years to be positioned to move to the Lafayette Building for its longer term space requirements. The multi-phase Lafayette modernization is currently underway. VA still has a need for space to complete its mission; however, GSA and VA currently plan to consolidate all VA leases currently at 1800 G Street NW into Lafayette as part of the housing strategy for the building's renovation project.

The maximum proposed rental rate in this prospectus is a projected rate for lease transactions with a future effective (rent start) date consistent with the expiration of the current leases on April 30, 2014. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as a basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government. Lease award shall not exceed the maximum rental rate as specified in this prospectus.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

Interim Leasing

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

GSA PBS

PROSPECTUS – LEASE
DEPARTMENT OF VETERANS AFFAIRS
1800 G STREET, NW
WASHINGTON, DC

Prospectus Number: PDC-08-WA13

Certification of Need

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

Submitted at Washington, DC, on November 21, 2012

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

October 2011

Housing Plan
Department of Veterans Affairs

PDC-08-WA13
Washington, DC

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
1800 G Street NW	870	1,058	108,854	1,326	32,210	142,390	870	1,058	108,854	1,326	32,210	142,390
Total	870	1,058	108,854	1,326	32,210	142,390	870	1,058	108,854	1,326	32,210	142,390

Office Utilization Rate (UR) **		
	Current	Proposed
Rate	98	98

** UR = average amount of office space per person
Current UR excludes 23,948 USF of Office for support space
Proposed UR excludes 23,948 USF of office for support space

USF/Person ***		
	Current	Proposed
Rate	135	135

*** USF/Person = housing plan total USF divided by total personnel

	Total USF	RSF/USF	Maximum RSF
Current	142,390	1.2	170,868
Proposed	142,390	1.2	170,868

Special Space	USF
Reception	2,200
Conference	15,200
Copy/Supply	1,660
Computer Room	2,681
Health Unit	2,766
Training	1,447
Operations War Room	4,917
Kitchen	408
File Room	674
Credit Union	257
Total	32,210

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).

** Delta between Office and Total Personnel represents "surge" contractors who do not come into the office full time and are associated with funded T21 (Transformational Issues for the 21st century) initiatives.*

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

Bill Shuster
Chairman

Christopher P. Bertram, Staff Director

Washington, DC 20515
COMMITTEE RESOLUTION

Nick J. Rahall, II
Ranking Member

James H. Zoia, Democrat Staff Director

LEASE
DEPARTMENT OF HOMELAND SECURITY
U.S. CUSTOMS AND BORDER PATROL
QUEENS, NY
PNY-02-QU13

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a replacement lease of up to 146,000 rentable square feet of space, including 217 parking spaces, for the Department of Homeland Security U.S. Customs and Border Protection, currently located at JFK Airport, Building 77, Queens, NY, at a proposed total annual cost of $6,716,000 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, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 200 square feet or less per person.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 200 square feet or higher per person.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

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 this resolution.

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

Adopted: **February 28, 2013**

Bill Shuster

Bill Shuster, M.C.
Chairman

GSA PBS

PROSPECTUS - LEASE
DEPARTMENT OF HOMELAND SECURITY
U.S. CUSTOMS AND BORDER PROTECTION
QUEENS, NY

Prospectus Number:	PNY-02-QU13
Congressional District:	06

Executive Summary

The General Services Administration (GSA) proposes a replacement lease of up to 146,000 rentable square feet (RSF) for the Department of Homeland Security (DHS) U.S. Customs and Border Protection (CBP) in support of their operations at JFK Airport. DHS-CBP's current leased location, Building 77, has been occupied since June, 1992. The lease expired on June 18, 2012.

This proposed replacement lease will provide DHS-CBP with the opportunity to improve space utilization efficiency while accommodating 98 additional personnel in field operations, internal affairs, and the regulatory office.

Description

Occupant:	DHS – CBP
Lease Type:	Replacement
Current Rentable Square Feet (RSF):	146,000 (Current RSF/USF=1.15)
Proposed Maximum RSF:	146,000 (Proposed RSF/USF=1.15)
Expansion Space:	None
Current Usable Square Feet/Person:	236
Proposed Usable Square Feet/Person:	200
Proposed Maximum Leasing Authority:	15 years
Expiration Date of Current Lease:	6/18/12
Proposed Delineated Area:	North: Intersection of Lefferts Blvd. and S. Conduit Rd. heading east to Rockaway Blvd. then heading east to Brookville Blvd; West: Lefferts Blvd; East: Head of Bay; South: Jamaica Bay
Number of Official Parking Spaces:	217
Scoring:	Operating Lease
Maximum Proposed Rental Rate[1]:	$46.00 per rsf
Proposed Total Annual Cost[2]:	$6,716,000
Current Total Annual Cost:	$8,500,685(lease effective 6/19/92)

[1] This estimate is for fiscal year 2014 and may be escalated by 1.75 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced, including all operating expenses, whether paid by the lessor or directly by the Government.

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

GSA PBS

PROSPECTUS - LEASE
DEPARTMENT OF HOMELAND SECURITY
U.S. CUSTOMS AND BORDER PROTECTION
QUEENS, NY

Prospectus Number:	PNY-02-QU13
Congressional District:	06

Background

DHS-CBP currently occupies approximately 146,000 rsf of space in Building 77 at JFK Airport, Queens, NY. The DHS-CBP operation at JFK Airport monitors half the cargo imported into the United States as well as 10.2 million passengers a year. JFK Airport consists of six passenger processing facilities, a mail facility, 39 airline warehouses, 82 container stations, 15 bonded warehouses and 2 Foreign Trade Zones located on or around the airport. The current lease at Building 77 expired on 6/18/2012. GSA will execute an interim leasing action necessary to ensure continued housing until the effective date of the new lease.

Justification

A location on or near the JFK Airport property is essential to CBP's mission of servicing the broker community in a timely manner on the airport premises. Close access to the airport tarmac is essential to the agency's law enforcement mission.

CBP will improve its utilization of space, resulting in the improvement of its office utilization rate from 134 usable square feet (USF) to 113 USF per person and its overall utilization rate from 236 USF to 200 USF per person. The end product of improved space utilization is the prospectus proposal to house an additional 98 personnel in the same amount of space as the current occupancy.

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rate of 75 or higher.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

GSA PBS

PROSPECTUS - LEASE
DEPARTMENT OF HOMELAND SECURITY
U.S. CUSTOMS AND BORDER PROTECTION
QUEENS, NY

Prospectus Number: PNY-02-QU13
Congressional District: 06

Interim Leasing

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency until the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

Certification of Need

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

Submitted at Washington, DC, on November 21, 2012

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

May 2012

Housing Plan
Department of Homeland Security
U.S. Customs and Border Protection

Queens, NY
PNY-02-QU13

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
JFK Airport Building 77	537	537	92,376	3,272	31,233	126,881						
Replacement Lease							635	635	92,376	3,272	31,233	126,881
Total:	537	537	92,376	3,272	31,233	126,881	635	635	92,376	3,272	31,233	126,881

Office Utilization Rate*		
	Current	Proposed
Rate	134	113

*UR=average amount of office space per person.
Current UR excludes 20,323 of usf office support space
Prosposed UR excludes 20,323 of usf office support space

USF/Person **		
	Current	Proposed
Rate	236	200

**USF/Person = housing plan total USF divided by total personnel

Special Space	
Conference Rooms	4,802
Training Rooms	1,830
Fitness Center	3,000
Locker Rooms	2,000
Kitchenettes	2,500
ADP	1,840
Evidence Rooms	1,425
Holding Cells	225
Interview Rooms	1,100
Securing Processing	2,608
Private Toilets	145
Kennel Support	2,758
Firing Range	7,000
Total:	31,233

	Total USF	RSF/USF	Maximum RSF
Current	126,881	1.15	146,000
Proposed	126,881	1.15	146,000

Usable square footage means the portion of the building available for use by tenants' personnel, furnishings and space. available jointly to the occupants of the building. Usable square footage does not include space devoted to building operations and maintenance (i.e. restroom, lobbies, building supply rooms).

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

Bill Shuster
Chairman

Christopher P. Bertram, Staff Director

Washington, DC 20515
COMMITTEE RESOLUTION

Nick J. Rahall, II
Ranking Member

James H. Zoia, Democrat Staff Director

LEASE
DEPARTMENT OF DEFENSE
ZACHARY TAYLOR BUILDING
NORTHERN VIRGINIA
PVA-04-WA13

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a replacement lease of up to 585,000 rentable square feet of space, including 10 parking spaces, for the Department of Defense, currently located at 2530 Crystal Drive, Arlington, Virginia, at a proposed total annual cost of $22,815,000 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, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 163 square feet or less per person.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 163 square feet or higher per person.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

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 this resolution.

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

Adopted: **February 28, 2013**

Bill Shuster

Bill Shuster, M.C.
Chairman

GSA PBS

PROSPECTUS – LEASE
DEPARTMENT OF DEFENSE
ZACHARY TAYLOR BUILDING
NORTHERN VIRGINIA

Prospectus Number: PVA-04-WA13
Congressional District: 8,10,11

Executive Summary

The General Services Administration (GSA) proposes a replacement lease of up to 585,000 rentable square feet (RSF) for the Department of Defense (DOD), currently located at the Zachary Taylor Building, 2530 Crystal Drive, Arlington, Virginia. DOD has a continuing, long-term need for space to meet its mission requirements in Northern Virginia. It will continue to maintain a highly efficient office space utilization rate of 108 and an overall space utilization of 163 usable square feet per person.

Acquisition Strategy

In order to maximize the flexibility in acquiring space to house the DOD, GSA may issue a single, multiple award solicitation that will allow offerors to provide blocks of space able to meet the requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus in the description that follows.

Description

Occupant:	Department of Defense
Lease Type	Replacement
Current Rentable Square Feet (RSF)	549,317 (Current RSF/USF = 1.13)
Proposed Maximum RSF[1]:	585,000 (Market RSF/USF = 1.2)
Expansion Space RSF:	None
Current Usable Square Feet/Person:	163
Proposed Usable Square Feet/Person:	163
Proposed Maximum Leasing Authority:	15 years
Expiration Dates of Current Leases:	4/30/13, 12/9/14
Delineated Area:	Northern Virginia
Number of Official Parking Spaces[2]:	10
Scoring:	Operating Lease

[1] The RSF/USF at the current location is approximately 1.13. The proposed maximum RSF does not represent expansion space but the amount needed to provide 487,019 USF as indicated on the housing plan in buildings having an RSF/USF as high as 1.20 in order to maximize competition.

[2] DOD security requirements may necessitate control of the parking at the leased location. This may be accomplished as a lessor-furnished service, under an operating agreement with the lessor, or as part of the Government's leasehold interest in the building(s).

PROSPECTUS – LEASE
DEPARTMENT OF DEFENSE
ZACHARY TAYLOR BUILDING
NORTHERN VIRGINIA

Prospectus Number: PVA-04-WA13
Congressional District: 8,10,11

Maximum Proposed Rental Rate[3]:	$39.00
Proposed Total Annual Cost[4]:	$22,815,000
Current Total Annual Cost:	$20,020,180 (leases effective 5/1/03 and 12/1004)

Justification

The leases at 2530 Crystal Drive, Arlington, VA expire on April 30, 2013 (524,867 RSF) and December 9, 2014 (24,450 RSF), and DOD requires continued housing to carry out its mission.

The maximum proposed rental rate in this prospectus is a projected rate for lease transactions with a future effective (rent start) date consistent with the expiration of the current leases on April 30, 2013 and December 9, 2014. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as a basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government. Lease award shall not exceed the maximum rental rate as specified in this prospectus.

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

[3] This estimate is for fiscal year 2013 and may be escalated by 1.75 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government.

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

GSA PBS

PROSPECTUS – LEASE
DEPARTMENT OF DEFENSE
ZACHARY TAYLOR BUILDING
NORTHERN VIRGINIA

Prospectus Number: PVA-04-WA13
Congressional District: 8,10,11

Interim Leasing

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

Certification of Need

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

Submitted at Washington, DC, on November 21, 2012

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

November 2011

Housing Plan
Department of Defense

PVA-04-WA13
Northern VA

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
Zachary Taylor Building	2,997	2,997	415,934		71,085	487,019						
Proposed Lease							2,997	2,997	415,934		71,085	487,019
Total	2,997	2,997	415,934		71,085	487,019	2,997	2,997	415,934		71,085	487,019

Office Utilization Rate (UR) *		
	Current	Proposed
Rate	108	108

* UR = average amount of office space per person
Current UR excludes 91,505 USF of Office for support space
Proposed UR excludes 91,505 USF of office for support space

USF/Person **		
	Current	Proposed
Rate	163	163

** USF/Person = housing plan total USF divided by total personnel

	Total USF	RSF/USF	Maximum RSF
Current	487,019	1.13	549,317
Proposed	487,019	1.20	585,000

Special Space	USF
Conference	35,357
Spec Workrooms	3,059
File Room	350
Break Rooms	2,500
Fitness Rooms	7,300
Library	2,200
Training	2,454
SCIFs	3,885
Hearing/Board Rm	3,230
Labs	10,750
Total	71,085

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).

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

Bill Shuster
Chairman

Christopher P. Bertram, Staff Director

Washington, DC 20515
COMMITTEE RESOLUTION

Nick J. Rahall, II
Ranking Member

James H. Zoia, Democrat Staff Director

LEASE
DEPARTMENT OF DEFENSE
HOFFMAN II
NORTHERN VIRGINIA
PVA-06-WA13

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a replacement lease of up to 448,000 rentable square feet of space, including 11 parking spaces, for the Department of Defense, Department of the Army, currently located at 200 Stovall Street, Alexandria, Virginia, at a proposed total annual cost of $17,472,000 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, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 176 square feet or less per person.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 176 square feet or higher per person.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

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 this resolution.

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

Adopted: **February 28, 2013**

Bill Shuster

Bill Shuster, M.C.
Chairman

GSA PBS

PROSPECTUS – LEASE
DEPARTMENT OF DEFENSE
HOFFMAN II
NORTHERN VIRGINIA

Prospectus Number: PVA-06-WA13
Congressional District: 8,10,11

Executive Summary

The General Services Administration (GSA) proposes a replacement lease of up to 448,000 rentable square feet (RSF) of space for the Department of Defense (DoD) Department of the Army, located at Hoffman II, 200 Stovall St, Alexandria, VA. The two leases for DoD, effective in 2000 and 2004 expire April 19, 2014.

DoD will improve its utilization of space, resulting in the improvement of its office utilization rate from 178 usable square feet (USF) to 111 USF per person and its overall utilization rate from 261 USF to 176 USF per person. As a result, this prospectus proposes to house DoD personnel in approximately 158,000 RSF less space than their current occupancy of 606,575 RSF.

Description

Occupants:	DoD
Lease Type:	Replacement
Current RSF:	606,575 (Current RSF/USF = 1.09)
Proposed Maximum (RSF):	448,000 (Proposed RSF/USF = 1.20)
Expansion Space: [1]:	Reduction of 158,575 RSF
Current USF/Person:	261
Proposed USF/Person:	176
Proposed Maximum Leasing Authority:	15 years
Expiration Dates of Current Leases	4/19/14
Delineated Area:	Northern Virginia
Number of Official Parking Spaces[2]:	11
Scoring:	Operating lease
Maximum Proposed Rental Rate[3]:	$39.00
Proposed Total Annual Cost[4]:	$17,472,000

[1] The RSF/USF at the current location is approximately 1.09, however to maximize competition a RSF/USF ratio of 1.2 is used for the proposed maximum RSF as indicated in the housing plan.

[2] 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.

[3] This estimate is for fiscal year 2014 and may be escalated by 1.75 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government.

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

PROSPECTUS – LEASE
DEPARTMENT OF DEFENSE
HOFFMAN II
NORTHERN VIRGINIA

Prospectus Number: PVA-06-WA13
Congressional District: 8,10,11

Current Total Annual Cost: $17,660,326 (leases effective 3/3/00 and 4/20/04

Justification

The current leases at Hoffman II, 200 Stovall St in Alexandria, VA, expire on April 19, 2014, and DoD requires continued housing to carry out its mission. The proposed replacement lease(s) will significantly improve the utilization of space to house this DoD requirement.

The maximum proposed rental rate in this prospectus is a projected rate for lease transactions with a future effective (rent start) date consistent with the expiration of the current leases on April 19, 2014. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as a basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government. Lease award shall not exceed the maximum rental rate as specified in this prospectus.

Acquisition Strategy

In order to maximize the flexibility in acquiring space to house the DoD, GSA may issue a single, multiple award solicitation that will allow offerors to provide blocks of space able to meet the requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus in the description that follows.

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

GSA PBS

PROSPECTUS – LEASE
DEPARTMENT OF DEFENSE
HOFFMAN II
NORTHERN VIRGINIA

Prospectus Number: PVA-06-WA13
Congressional District: 8,10,11

Interim Leasing

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

Certification of Need

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

Submitted at Washington, DC, on November 21, 2012

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

April 2012

Housing Plan
Department of Defense

Northern Virginia
PVA-06-WA13

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 Building	2,124	2,124	484,513		70,481	554,994						
Proposed Lease							2,124	2,124	303,217		70,481	373,698
Total	2,124	2,124	484,513	-	70,481	554,994	2,124	2,124	303,217	-	70,481	373,698

Office Utilization Rate (UR) *		
	Current	Proposed
Utilization Rate	178	111

* UR = average amount of office space per person
Current UR excludes 106,593 USF of Office for support space
Proposed UR excludes 66,708 USF of office for support space

USF/Person **		
	Current	Proposed
Rate	261	176

** USF/Person = housing plan total USF divided by total personnel

	Total USF	RSF/USF	Maximum RSF
Current	554,994	1.09	606,575
Proposed	373,698	1.2	448,000

Special Space	USF
Library	39,974
LAN/Telecom/Servers	2,836
Conference/Training	21,684
Lab/Test Lab/Demo Rms	1,617
Controlled Storage	2,206
Interview Rooms	200
Audit Support	157
Grand Jury/Secured Room	720
Training/Work Area	590
Equipment & Processing Area	345
Concession	152
Total	70,481

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. Usable square footage does not include space devoted to building operations and maintenance

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

Bill Shuster
Chairman

Christopher P. Bertram, Staff Director

Washington, DC 20515

Nick J. Rahall, II
Ranking Member

James H. Zoia, Democrat Staff Director

COMMITTEE RESOLUTION

LEASE
DEPARTMENT OF HOMELAND SECURITY
U.S. CUSTOMS AND BORDER PROTECTION
NATIONAL TARGETING CENTERS
NORTHERN VIRGINIA
PVA-07-WA13

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a consolidation and expansion lease of up to 169,000 rentable square feet of space, including 33 parking spaces, for the Department of Homeland Security, U.S. Customs and Border Protection, National Targeting Centers, currently located at 12825 Worldgate Plaza, Reston, Virginia and 12379 Sunrise Valley Drive, Herndon, Virginia, at a proposed total annual cost of $6,591,000 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, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 207 square feet or less per person as detailed in the prospectus.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 207 square feet or higher per person as detailed in the prospectus.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

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 this resolution.

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

Adopted: **February 28, 2013**

Bill Shuster

Bill Shuster, M.C.
Chairman

PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
U.S. CUSTOMS AND BORDER PROTECTION
NATIONAL TARGETING CENTERS
NORTHERN VIRGINIA

Prospectus Number: PVA-07-WA13
Congressional Districts: 8, 10, 11

Executive Summary

The General Services Administration (GSA) proposes a consolidation and expansion lease of 169,000 rentable square feet (RSF) for the U.S. Customs and Border Protection (CBP), National Targeting Centers (NTC) currently housed at 12825 Worldgate Plaza, Reston, VA and 12379 Sunrise Valley Drive, Herndon, VA. The new lease will provide a facility that accommodates NTC's programmatic and personnel growth and functionally integrates NTC's two operational units – NTC Passenger and NTC Cargo.

Description

Occupant:	DHS / CBP / NTC
Lease Type:	Consolidation
Current RSF	90,574 (Current RSF/USF=1.11)
Proposed Maximum RSF	169,000 (Proposed RSF/USF=1.2)
Expansion Space: [1]	78,426 RSF
Current USF/ Person:	166
Proposed USF/ Person:	207
Proposed Maximum Leasing Authority:	15 years
Expiration Dates of Current Leases:	4/9/13 and 3/11/17
Delineated Area:	Northern Virginia / Dulles Corridor, (Rte 7 to the North / Rte 267 to the East / Rte 50 to the south / Rte 28 to the West)
Number of Official Parking Spaces: [2]	33
Scoring:	Operating lease
Maximum Proposed Rental Rate: [3]	$39.00
Proposed Total Annual Cost: [4]	$6,591,000
Current Total Annual Cost:	$2,683,842 (leases effective 12/26/02 and 3/12/07)

[1] Expansion space is required to accommodate additional seats and special space detailed in the housing plan.

[2] Security requirements may necessitate control of available parking at the location leased. 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.

[3] This estimate is for fiscal year 2016 and may be escalated by 1.75 percent annually to the effective date of the lease to account for inflation.

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

PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
U.S. CUSTOMS AND BORDER PROTECTION
NATIONAL TARGETING CENTERS
NORTHERN VIRGINIA

Prospectus Number: PVA-07-WA13
Congressional Districts: 8, 10, 11

Background

NTC is currently housed in two locations along the Dulles Corridor of Northern Virginia. NTC's mission is to screen inbound and outbound airline passengers and shipping cargo to protect the United States from terrorist threats.

NTC-Passenger unit (NTC-P) was established in November 2001 and has been in its current Reston location since 2003. Its primary function is to support CBP's priority mission to prevent terrorists and terrorist weapons from entering or exiting the United States, while simultaneously facilitating legitimate trade and travel. Working relationships include the Coast Guard, U.S. Immigration and Customs Enforcement (ICE), Transportation Security Administration (TSA) including the Federal Air Marshal Service, Federal Bureau of Investigation, the Department of State, and international organizations such as Interpol, the Canadian National Risk Assessment Centre, and the Joint Border Operations Centre – United Kingdom.

NTC-Cargo unit (NTC-C) was created to target high risk cargo shipments that may pose a threat to the internal security of the United States. Its primary function is similar to NTC-P in support of CBP's mission. The unit partners internationally with customs units in other countries around the world as well as many other federal agencies such as the TSA, the Food and Drug Administration and ICE.

The NTC operational mission supports the White House initiative on Travel and Tourism in its work with Visa Application vetting. The NTC consolidation also supports the White House initiative on Global Supply Chain Security to promote the efficient and secure movement of goods, protecting the supply chain from exploitation and reducing its vulnerabilities to disruption.

Justification

This proposed lease action will house the expanded and consolidated NTC consisting of NTC-P and NTC-C. It will accommodate NTC's expected personnel growth as a result of programmatic expansion and growth in special space that is required for the increased programs.

The consolidation of these two units into a single location is intended to provide greater efficiencies for each group and provide additional space to accommodate programmatic growth. The special space currently occupied by the centers is insufficient for NTC to effectively fulfill its mission. NTC-C does not currently have immediate access to certain types of space located

PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
U.S. CUSTOMS AND BORDER PROTECTION
NATIONAL TARGETING CENTERS
NORTHERN VIRGINIA

Prospectus Number: PVA-07-WA13
Congressional Districts: 8, 10, 11

within NTC-P; this inhibits the sharing of data between the two organizations. Also, the NTC-P has grown from its initial complement of 20 personnel in 2001 to the current level of 307; NTC-C has also grown from approximately 40 personnel in 2007 when it was established to the current level of 407. From FY2011 through FY2013, both units of the NTC are expected to grow to a total of 1,132 employees, 680 of whom will be on shift work at any given time as noted in the Housing Plan. The additional personnel require increased special space for certain operations, security areas, fitness center and locker rooms for law enforcement personnel, and LAN (Local Area Network) rooms for both classified and unclassified material. All of these are in direct support of the time sensitive nature of operations at the NTC. Both units have been given increasingly greater responsibility during the past two years in response to incidents such as the Northwest Airlines passenger with explosive materials in his clothing in December 2009, the attempted bombing of Times Square in May 2010, and the explosives shipped in printer cartridges in October 2010, but thwarted in the United Kingdom and the UAE due to international partnerships established by the NTC.

Housing NTC-P and NTC-C in separate facilities increases the risk that a passenger or cargo related terrorist threat will not be discovered in time enough to protect our national security. Interdicting terrorist travelers or cargo requires time sensitive operations. A passenger threat often leads to a cargo threat that must immediately be evaluated. Consolidating NTC-P and NTC-C will enable NTC to more quickly pursue potential links between passenger and cargo cases. In its current state NTC-C has to travel to NTC-P when it needs to use certain space not currently available to it. For emergent events minutes can be critical.

The proposed Dulles Corridor delineated area allows the NTC to remain in proximity to other intelligence and targeting groups of the Federal government and maintain proximity to telecommunications trunk lines in the Dulles Corridor, and Dulles Airport.

The maximum proposed rental rate in this prospectus is a projected rate for lease transactions with a future effective (rent start) date of the proposed new lease. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as a basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government. Lease award shall not exceed the maximum rental rate as specified in this prospectus.

PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
U.S. CUSTOMS AND BORDER PROTECTION
NATIONAL TARGETING CENTERS
NORTHERN VIRGINIA

Prospectus Number: PVA-07-WA13
Congressional Districts: 8, 10, 11

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

Interim Leasing

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

GSA PBS

PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
U.S. CUSTOMS AND BORDER PROTECTION
NATIONAL TARGETING CENTERS
NORTHERN VIRGINIA

Prospectus Number: PVA-07-WA13
Congressional Districts: 8, 10, 11

Certification of Need

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

Submitted at Washington, DC, on November 21, 2012

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

March 2012

PVA-07-WA13
Northern VA

Housing Plan
Department of Homeland Security
Customs and Border Protection
National Targeting Centers

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
12379 Sunrise Valley Drive, Reston, VA	307	307	14,244	5,179	8,914	28,337						
12825 Worldgate Plaza, Herndon, VA	407	407	34,847	0	18,187	53,034						
Proposed Lease							1,132	1,132	66,597	7,550	66,903	141,050
TOTAL:	714	714	49,091	5,179	27,101	81,371	1,132	1,132	66,597	7,550	66,903	141,050

Note: Current total employees housed in the separate NTC locations are 714 working on rotating shifts with a maximum of 490 per shift.
Proposed total employees housed in the consolidated NTC are 1,132 working on rotating shifts with a maximum of 680 per shift.

Office Utilization Rate (UR)* Maximum Shift		
	Current	Proposed
Employees	490	680
Rate	78	76

*UR = average amount of office space per person
Current UR excludes 10,800 usf of office support
Proposed UR excludes 14,651 usf of office support

USF/Person**		
	Current	Proposed
Employees	490	680
Rate	166	207

**USF/Person=housing plan total USF divided by total personnel
Proposed UR excludes 14,651 usf of office support

	Total USF	RSF/USF	Maximum RSF
Current	81,371	1.11	90,574
Proposed	141,050	1.20	169,000

Special Space	USF
Conference/Training	18,676
Kitchenette/Break	3,804
Fitness Center	2,059
Locker Rooms	2,059
Bunk Room	515
LAN Rooms/Closets	4,404
Health / Lactation	172
File Rooms	8,065
Mail Processing	7,379
Watchroom / HSDN*	15,823
Security	2,231
COMSEC Room**	1,716
Total:	66,903

*HSDN is Homeland Secure Data Network
**COMSEC is Communications Security

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
Usable square footage does not include space devoted to building operations and maintenance

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

Bill Shuster
Chairman

Christopher P. Bertram, Staff Director

Washington, DC 20515

Nick J. Rahall, II
Ranking Member

James H. Zoia, Democrat Staff Director

COMMITTEE RESOLUTION

LEASE
DEPARTMENT OF HEALTH AND HUMAN SERVICES
AGENCY FOR HEALTHCARE RESEARCH AND QUALITY
SUBURBAN MARYLAND
PMD-04-WA13

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease extension of up to 133,895 rentable square feet of space, including seven parking spaces, for the Department of Health and Human Services, Agency for Healthcare Research and Quality, currently located at 540 Gaither Road, Rockville, Maryland, at a proposed total annual cost of $4,686,325 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, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 268 square feet or less per person.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 268 square feet or higher per person.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

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 this resolution.

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

Adopted: **February 28, 2013**

Bill Shuster

Bill Shuster, M.C.
Chairman

PROSPECTUS – LEASE
DEPARTMENT OF HEALTH AND HUMAN SERVICES
AGENCY FOR HEALTHCARE RESEARCH AND QUALITY
SUBURBAN MARYLAND

Prospectus Number: PMD-04-WA13
Congressional District: 8

Executive Summary

The General Services Administration (GSA) proposes a lease extension for 133,895 rentable square feet of space the Department of Health and Human Services (HHS), Agency for Healthcare Research and Quality (AHRQ). AHRQ is currently located at 540 Gaither Road, Rockville, Maryland, under a lease that expires March 22, 2013. AHRQ is planning to move to the Parklawn Building, located at 5600 Fishers Lane, Rockville, MD, which is scheduled to be ready for occupancy between August 2015 and 2017. AHRQ is scheduled to move to the Parklawn Building between January and March 2017. GSA is seeking a five-year lease extension to allow AHRQ to remain in place prior to the move and to provide flexibility in the event of schedule delays at Parklawn. GSA will attempt to negotiate termination rights into the lease agreement to accommodate the long term housing solution at the Parklawn Building.

The proposed space utilization rate at 540 Gaither Road is higher than the HHS overall space utilization standard of 170 USF/person. Space realignment and utilization rate improvement is not cost-effective or feasible for the proposed short-term lease extension at the current location. It would also be highly disruptive to AHRQ's continuing performance of its mission. However, the agency's planned occupancy of the Parklawn Building will be fully consistent with the applicable HHS space utilization standard.

Description

Occupant:	HHS-AHRQ
Lease Type:	Extension
Current Rentable Square Feet (RSF):	133,895 (Current RSF/USF = 1.07)
Proposed Maximum RSF:	133,895 (Proposed RSF/USF = 1.07)
Expansion Space RSF:	None
Current Usable Square Feet/Person:	278
Proposed Usable Square Feet/Person:	268
Proposed Maximum Leasing Authority:	5 years
Expiration Date(s) of Current Lease(s):	3/22/13
Delineated Area:	540 Gaither Road, Rockville, MD
Number of Official Parking Spaces:	7
Scoring:	Operating lease

PROSPECTUS – LEASE
DEPARTMENT OF HEALTH AND HUMAN SERVICES
AGENCY FOR HEALTHCARE RESEARCH AND QUALITY
SUBURBAN MARYLAND

Prospectus Number: PMD-04-WA13
Congressional District: 8

Maximum Proposed Rental Rate[1]:	$35.00
Proposed Total Annual Cost[2]:	$4,686,325
Current Total Annual Cost:	$3,762,143 (Lease effective 3/23/2003)

Background

AHRQ's mission is to improve the quality, safety, efficiency, and effectiveness of health care for all Americans. As one of 12 agencies within the Department of Health and Human Services, AHRQ supports research that helps people make more informed decisions and improves the quality of health care services. AHRQ was formerly known as the Agency for Health Care Policy and Research.

Justification

The current AHRQ lease at 540 Gaither Road, Rockville, Maryland expires on March 22, 2013. AHRQ plans to move to the Parklawn Building which is currently under renovation. AHRQ will require continued housing to carry out its mission prior to this move. GSA will extend AHRQ's current leasehold tenancy and attempt to negotiate termination rights into the lease agreement to accommodate the long term housing solution at the Parklawn Building.

The maximum proposed rental rate in this prospectus is a projected rate for lease transactions with a future effective (rent start) date consistent with the expiration of the current lease in March 2013. However, this proposed short-term lease extension does not require new tenant space build-out or upgrades needed for a long-term occupancy. GSA will conduct the procurement using prevailing market rental rates as a benchmark and basis for negotiating with the current lessor to ensure that lease award is made in the best interest of the Government. Lease award shall not exceed the maximum rental rate as specified in this prospectus.

[1] This estimate is for fiscal year 2013 and may be escalated by 1.65 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government.

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

GSA PBS

PROSPECTUS – LEASE
DEPARTMENT OF HEALTH AND HUMAN SERVICES
AGENCY FOR HEALTHCARE RESEARCH AND QUALITY
SUBURBAN MARYLAND

Prospectus Number: PMD-04-WA13
Congressional District: 8

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

Interim Leasing

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

Certification of Need

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

Submitted at Washington, DC, on November 21, 2012

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

July 2012

Housing Plan
HHS-AHRQ

Suburban, MD
PMD-04-WA13

Leased 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
540 Gaither Road	451	451	111,310	1,166	12,746	125,222						
Proposed Lease							468	468	111,310	1,166	12,746	125,222
Total	451	451	111,310	1,166	12,746	125,222	468	468	111,310	1,166	12,746	125,222

Office Utilization Rate (UR) *		
	Current	Proposed
Rate	193	186

* UR = average amount of office space per person
Current UR excludes 24,488 usf of office support space
Proposed UR excludes 24,488 usf of office support space

USF/Person **		
	Current	Proposed
Rate	278	268

** USF/Person = housing plan total USF divided by total personnel

	Total USF	RSF/USF	Maximum RSF
Current	125,222	1.07	133,895
Proposed	125,222	1.07	133,895

Special Space	USF
Wellness Center/Vending	893
Copy Center	462
Libraries	3,157
Training Room	400
ADP	795
Mail Room	192
Data Center	526
Conference Center	4,696
Printing/Reproduction Room	1,404
Kitchen	221
Total	12,746

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).

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

Bill Shuster
Chairman

Washington, DC 20515
COMMITTEE RESOLUTION

Nick J. Rahall, II
Ranking Member

Christopher P. Bertram, Staff Director

James H. Zoia, Democrat Staff Director

LEASE
DEPARTMENT OF HEALTH AND HUMAN SERVICES
SUBSTANCE ABUSE AND MENTAL HEALTH SERVICES ADMINISTRATION
SUBURBAN MARYLAND
PMD-03-WA13

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease extension of up to 228,020 rentable square feet of space, including eight parking spaces, for the Department of Health and Human Services, Substance Abuse and Mental Health Services Administration, currently located at 1 Choke Cherry Road, Rockville, Maryland, at a proposed total annual cost of $7,980,700 for a lease term of up to two 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, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 242 square feet or less per person.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 242 square feet or higher per person.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

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 this resolution.

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

Adopted: **February 28, 2013**

Bill Shuster

Bill Shuster, M.C.
Chairman

PROSPECTUS – LEASE
DEPARTMENT OF HEALTH AND HUMAN SERVICES
SUBSTANCE ABUSE AND MENTAL HEALTH SERVICES ADMINISTRATION
SUBURBAN MARYLAND

Prospectus Number: PMD-03-WA13
Congressional District: 8

Executive Summary

The General Services Administration (GSA) proposes a lease extension of up to 228,020 rentable square feet for the Department of Health and Human Services (HHS), Substance Abuse and Mental Health Services Administration (SAMHSA). SAMHSA is currently located at 1 Choke Cherry Road, Rockville, Maryland under a lease that expires August 26, 2014. SAMHSA is planning to move to the Parklawn Building, located at 5600 Fisher's Lane, Rockville, MD, which is scheduled to be ready for occupancy between August 2015 and 2017. SAMHSA is scheduled to move to the Parklawn Building between July and September 2015. GSA is seeking a two-year lease extension to allow SAMSHA to remain in place prior to the move and to provide flexibility in the event of schedule delays at Parklawn. GSA will attempt to negotiate termination rights into the lease agreement to accommodate the long term housing solution at the Parklawn Building.

The proposed space utilization rate at 1 Choke Cherry Road is higher than the HHS overall space utilization standard of 170 USF/person. Space realignment and utilization rate improvement is not cost-effective or feasible for the proposed short-term lease extension at the current location. It would also be highly disruptive to SAMHSA's continuing performance of its mission. However, the agency's planned occupancy of the Parklawn Building will be fully consistent with the applicable HHS space utilization standard.

Description

Occupant:	SAMHSA
Lease Type:	Extension
Current Rentable Square Feet (RSF):	228,020 (Current RSF/USF = 1.07)
Proposed Maximum RSF:	228,020 (Proposed RSF/USF = 1.07)
Expansion Space RSF:	None
Current Usable Square Feet/Person:	275
Proposed Usable Square Feet/Person:	242
Proposed Maximum Leasing Authority:	2 years
Expiration Date(s) of Current Lease(s):	8/26/14
Delineated Area:	1 Choke Cherry Road, Rockville MD
Number of Official Parking Spaces:	8
Scoring:	Operating lease
Maximum Proposed Rental Rate[1]:	$35.00

[1] This estimate is for fiscal year 2014 and may be escalated by 1.6 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government.

PROSPECTUS – LEASE
DEPARTMENT OF HEALTH AND HUMAN SERVICES
SUBSTANCE ABUSE AND MENTAL HEALTH SERVICES ADMINISTRATION
SUBURBAN MARYLAND

Prospectus Number: PMD-03-WA13
Congressional District: 8

Proposed Total Annual Cost[2]:	$7,980,700
Current Total Annual Cost:	$5,329,954 (Lease effective 8/27/2004)

Background

SAMHSA is responsible for improving the delivery and effectiveness of substance abuse and mental health services to the American public. SAMHSA is a national leader in advancing effective services to persons with addictive and mental disorders and has stewardship over important interventions affecting personal, community, institutional, and social values.

Justification

The current lease at 1 Choke Cherry Road, Rockville, Maryland expires on August 26, 2014. SAMHSA plans to move to the Parklawn Building which is currently under renovation. SAMHSA will require continued housing to carry out its mission prior to the Parklawn move. GSA will attempt to negotiate termination rights into a lease agreement to provide a flexible transition for SAMHSA's long-term housing solution.

The maximum proposed rental rate in this prospectus is a projected rate for lease transactions with a future effective (rent start) date consistent with the expiration of the current lease in August 2014. However, this proposed short-term lease extension does not require new tenant space build-out or upgrades needed for a long-term occupancy. GSA will conduct the procurement using prevailing market rental rates as a benchmark and basis for negotiating with the current lessor to ensure that lease award is made in the best interest of the Government. Lease award shall not exceed the maximum rental rate as specified in this prospectus.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

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

PROSPECTUS – LEASE
DEPARTMENT OF HEALTH AND HUMAN SERVICES
SUBSTANCE ABUSE AND MENTAL HEALTH SERVICES ADMINISTRATION
SUBURBAN MARYLAND

Prospectus Number: PMD-03-WA13
Congressional District: 8

Interim Leasing

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

Certification of Need

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

Submitted at Washington, DC, on November 21, 2012

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

July 2012

Housing Plan
HHS-SAMHSA

PMD-03-WA13
Suburban Maryland

Leased 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
1 Choke Cherry Road	777	777	167,368	2,448	44,116	213,932						
Proposed Lease							884	884	167,368	2,448	44,116	213,932
Total	777	777	167,368	2,448	44,116	213,932	884	884	167,368	2,448	44,116	213,932

Office Utilization Rate (UR) *		
	Current	Proposed
Rate	168	148

* UR = average amount of office space per person
Current UR excludes 36,821 USF of office support space
Proposed UR excludes 36,821 USF of office support space

USF/Person **		
	Current	Proposed
Rate	275	242

** USF/Person = housing plan total USF divided by total personnel

	Total USF	RSF/USF	Maximum RSF
Current	213,932	1.07	228,020
Proposed	213,932	1.07	228,020

Special Space	USF
Conference Rooms	12,524
Video Telecon Center	680
Mail Room	7,379
Library	2,632
Reception	1,612
Server Room	832
Nurse Area	696
Training Room	950
Fitness Center	2,895
Pantries	5,186
File Rooms	8,730
Total	44,116

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).

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

Bill Shuster
Chairman

Christopher P. Bertram, Staff Director

Washington, DC 20515

Nick J. Rahall, II
Ranking Member

James H. Zoia, Democrat Staff Director

COMMITTEE RESOLUTION

LEASE
DEPARTMENT OF DEFENSE
NORTHERN VIRGINIA
PVA-04-WA12

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a replacement lease of up to 281,000 rentable square feet of space, including 51 parking spaces, for the Department of Defense, currently located in the Suffolk Building, 5611 Columbia Pike, Falls Church, Virginia, at a proposed total annual cost of $10,959,000 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, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 200 square feet or less per person.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 200 square feet or higher per person.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

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 this resolution.

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

Adopted: **February 28, 2013**

Bill Shuster

Bill Shuster, M.C.
Chairman

PROSPECTUS – LEASE
DEPARTMENT OF DEFENSE
NORTHERN VIRGINIA

Prospectus Number: PVA-04-WA12
Congressional District: 8,10,11

Executive Summary

The General Services Administration (GSA) proposes a replacement lease of up to 281,000 rentable square feet for the Department of Defense (DOD), currently located in the Suffolk Building, 5611 Columbia Pike, Falls Church, VA. DOD has a continuing, long-term need for space to meet its mission requirements in Northern Virginia. Notwithstanding a highly efficient office space utilization rate of 114 usable square feet per person, DOD requires a significant amount of critical special space, resulting in the overall space utilization of 264 usable square feet per person. The space is required due to the unique needs of DOD including 48,000 usf of Sensitive Compartmented Information Facility (SCIF) space.

The proposed total annual cost indicated below reflects the adjustment to current market conditions of a lease that will be almost 10 years old at expiration. GSA anticipates that a competitive procurement will result in a lower actual total annual cost. The proposed maximum RSF does not represent expansion space but the amount of space needed to provide 233,925 USF as indicated on the housing plan in buildings having an RSF/USF as high as 1.2 in order to maximize competition.

The maximum proposed rental rate in this prospectus is a projected rate for lease transactions with a future effective (rent start) date consistent with the expiration of the current lease on June 30, 2013. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as a basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

Description

Occupants:	DOD
Lease Type:	Replacement
Current Rentable Square Feet (RSF):	258,248 (Current RSF/USF=1.1)
Proposed Maximum RSF:	281,000 (Market RSF/USF=1.2)
Expansion Space[1]:	None
Current Usable Square Feet/Person:	264
Proposed Usable Square Feet/Person[2]:	264
Proposed Maximum Leasing Authority:	15 years
Expiration Date of Current Lease:	06/30/13
Proposed Delineated Area:	Northern Virginia
Number of Official Parking Spaces:	51

[1] The RSF/USF at the current location is approximately 1.10.

[2] The proposed usable square feet/person metric is consistent with recent DOD prospectus-level requirements in GSA's Fiscal Year 2011 program.

PROSPECTUS – LEASE
DEPARTMENT OF DEFENSE
NORTHERN VIRGINIA

Prospectus Number: PVA-04-WA12
Congressional District: 8,10,11

Scoring:	Operating Lease
Maximum Proposed Rental Rate[3]:	$39.00
Proposed Total Annual Cost[4]:	$10,959,000
Current Total Annual Cost:	$7,006,091 (lease effective 2003)

Background

The Suffolk Building, was constructed in 1964 and renovated in 2003. DOD has occupied space in this building under the current lease since December 16, 2003.

Justification

The current lease for space in the Suffolk Building expires June 30, 2013, and DOD requires continued housing to carry out its mission.

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 and to achieve an Energy Star performance rating of 75 or higher.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

[3]This estimate is for fiscal year 2013 and may be escalated by 1.75 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government. Operating rate would include a standard one shift operation, minimum 10 hours.

[4]Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs. The proposed total annual cost is based on the Northern Virginia program rental rate of $39/RSF multiplied by the proposed maximum 281,000 RSF, as discussed in footnote 1, above.

GSA PBS

PROSPECTUS – LEASE
DEPARTMENT OF DEFENSE
NORTHERN VIRGINIA

Prospectus Number: PVA-04-WA12
Congressional District: 8,10,11

Interim Leasing

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

Certification of Need

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

Submitted at Washington, DC, on December 6, 2011

Recommended: Robert A. Peck
Commissioner, Public Buildings Service

Approved: Martha Johnson
Administrator, General Services Administration

August 2011

Housing Plan
Department of Defense

Northern, VA
PVA-04-WA12

Leased 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
Suffolk Building	885	885	129,595	17,404	86,926	233,925						
Proposed Lease												
Total	885	885	129,595	17,404	86,926	233,925	885	885	129,595	17,404	86,926	233,925
							885	885	129,595	17,404	86,926	233,925

Office Utilization Rate (UR) *		
	Current	Proposed
Rate	114	114

* UR = average amount of office space per person
Current UR excludes 28,510 USF of office support space
Proposed UR excludes 28,510 USF of office support space

Special Space	USF
Break Room	1,997
Conference Room	10,598
Holding Cell	108
IT/Telecom Rm	23,158
SCIF	47,858
Security	3,207
Total	86,926

USF/Person **		
	Current	Proposed
Rate	264	264

** USF/Person = housing plan total USF divided by total personnel

	Total USF	RSF/USF	Maximum RSF
Current	233,925	1.1	258,248
Proposed	233,925	1.2 ***	281,000

*** Market R/U Factor for Competitive Procurement

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).

There was no objection.

PRESERVING THE RIGHT TO BEAR ARMS

(Mr. WILLIAMS asked and was given permission to address the House for 1 minute.)

Mr. WILLIAMS. Mr. Speaker, I am a proud supporter of the right to keep and bear arms. I am appalled by the President's attempts to erode our constitutional freedoms and impress his will by executive order. Our Founding Fathers would not have imagined that the right they listed second in the Bill of Rights, the right to bear arms, would be systematically attacked.

My opposition to what the President has proposed is based on the fact that his plan is not only unconstitutional, it is not effective. The Federal Government has tried a ban on these weapons before, and it did not work.

The National Institute of Justice states that ''there has been no discernible reduction in the lethality and injuriousness of gun violence'' due to the 1994 assault weapons ban. Gun control laws do not make our communities safer. They do not take firearms from criminals but, rather, from law-abiding citizens.

Second, the phrase ''assault weapons ban'' is a term of art. These are semi-automatic guns that essentially shoot the same kind of bullets as small-game hunting rifles. Simply put, these are hunting rifles made to look like a military gun. Banning it for cosmetic reasons doesn't make sense and won't save any more lives.

Third, banning large capacity magazines will do little to stop criminals. Any gun that uses a magazine can use a magazine of any size. That's true of rifles and handguns. So-called ''assault weapons'' are not any different.

In the end, if the President wants to begin a national dialogue about stopping violence, he shouldn't start by taking away our rights as citizens. I am willing to work with the President and my colleagues on both sides of the aisle to find a real solution to the challenges we face, but that solution will have to look at all the issues involved. But perhaps the most important part of the solution is restoring a culture of life in this country again.

May God bless America.

□ 1900

THE ACHIEVEMENTS OF WOMEN

(Ms. FUDGE asked and was given permission to address the House for 1 minute.)

Ms. FUDGE. Mr. Speaker, on Sunday, March 3, 2013, the women of Delta Sigma Theta Sorority, Incorporated, and other women's organizations led the reenactment of the historic Women's Suffrage march down Pennsylvania Avenue. In March 1913, Delta Sigma Theta's 22 founders engaged in their first public act by joining other women in a ''spirit of protest against the political organization of society from which women were excluded.''

While we have achieved a great deal in the last 100 years, it is quite evident that our journey is not complete. Women still deserve equal pay for equal work. Women deserve to control their own reproductive rights.

We still have to fight for the rights of all Americans to participate in the electoral process. The struggle continues.

MS. MORGAN—THE TEACHER; KARA ALEXANDER—THE STUDENT

(Mr. POE of Texas asked and was given permission to address the House for 1 minute and to revise and extend his remarks.)

Mr. POE of Texas. ''Thank a Teacher.'' Mr. Speaker, we have all seen that bumper sticker.

I come from a family of teachers. My mother, mother-in-law, wife, and three of my four kids are teachers by profession.

When a special little girl, Kara, was in the third grade, she and her parents noticed her difficulty in processing words. Her speech pattern affected her self-esteem, her self-worth, and even her weight. Some kids made fun of her. Mrs. Morgan, the third grade teacher, was determined to help the little girl speak better.

With hard work, the little girl and teacher overcame the word problem. The student graduated as high school valedictorian. She obtained her bachelor's and master's degrees. She also obtained a Ph.D.

There is more. Today, that little girl received notice that she is tenured as an associate professor at Baylor University in the department of, yes, English. For you see, Kara Poe Alexander, our daughter, the little girl that had trouble talking, has a Ph.D. in English rhetoric, the study of words.

Congratulations, Kara, on being tenured faculty. And thank you, Mrs. Morgan, a teacher.

And that's just the way it is.

RECOGNIZING FRANCES PERKINS

(Ms. SCHAKOWSKY asked and was given permission to address the House for 1 minute.)

Ms. SCHAKOWSKY. Mr. Speaker, 80 years ago today, Frances Perkins was sworn in as Secretary of Labor. This is Women's History Month, and Frances Perkins certainly made history.

She was the first woman member in the history of the United States to be part of the Cabinet, and still holds the record as the longest serving Secretary of Labor. She brought us the Fair Labor Standards Act, giving working women and men fair wages, limits on overtime, and the right to organize. She was the architect of the Social Security Act.

Frances Perkins helped bring us out of the Great Depression. And as we come out of the Great Recession, we need to ask what Frances Perkins would do today.

She would fight to raise the minimum wage. Almost two-thirds of all minimum-wage workers are women. Many are the sole breadwinners for their families. She would defend Social Security against those who want to cut its very modest benefits.

So today, we take time to remember Frances Perkins. Her message is still relevant today. Our Nation is stronger if we give working women—and men—fair opportunities and treatment.

PASSING THE SAFE SCHOOLS ACT

(Mr. STOCKMAN asked and was given permission to address the House for 1 minute and to revise and extend his remarks.)

Mr. STOCKMAN. Mr. Speaker, the first high-profile school shooting in modern memory occurred in Stockton, California, where a gunman took the lives of five innocent children and injured 29 others.

Robert Young, just 7 years old at that time, was one of the injured. He came up here last week to talk about gun control. This is part of his testimony:

> I remember what it sounded like, as the bullets flew past my body. I remember the feeling of my feet literally being swept out from under me as a round traveled through my right foot. I remember the slap of the round that hit the pavement an inch or so in front of me, prior to lodging itself in the left side of my chest.

Today, Rob is a sworn law enforcement officer in the State of California. He came to Washington, not to urge Congress to pass more gun control, but to exhort this body to protect the Second Amendment.

In the 22 years prior to the 1990 enactment of federally dictated ''gun-free school zones,'' there were only two mass shootings on school or university campuses. In the 22 years since, there have been 10, a five-fold increase. Not only have so-called ''gun-free school zones'' proven not to be ''gun free,'' they appear to have placed our children in even greater danger.

The time has come to end this very deadly experiment of disarming peaceable, law-abiding citizens near schools. That's why I introduced H.R. 35, the Safe Schools Act, to repeal these deadly, so-called ''gun-free school zones.''

Law-abiding adults, including parents, teachers, and administrators who are allowed in their States to carry a firearm, should not be required to be disarmed. Our children are too precious to be turned into unprotected, soft targets for dangerous people. Passing the Safe Schools Act is the first step toward protecting our children.

COMMEMORATING THE LEGACY OF JEANNETTE RANKIN

(Ms. EDWARDS asked and was given permission to address the House for 1 minute.)