

lower the high cost of healthcare and prescription drugs. Individuals and families lose their homes and their vehicles—literally, their entire way of life—due to the high cost of healthcare and prescription drugs.

This week, we voted to lower prescription prices and to protect those with preexisting conditions. We must continue to work together right here in the House in a bipartisan way to do what is right and to make healthcare more accessible for all of the American people.

#### RECOGNIZING BOREALIS, BOROUGE IN TAYLORSVILLE, NORTH CAROLINA

(Ms. FOXX of North Carolina asked and was given permission to address the House for 1 minute.)

Ms. FOXX of North Carolina. Madam Speaker, I rise to recognize the inauguration of the Borealis, Borouge plant in Taylorsville, North Carolina. It is the first of the company's North American facilities dedicated to automotive materials production and is well positioned to source suppliers and original equipment manufacturers in the Southeast United States.

It is exciting to see another way that progrowth policies adopted by the North Carolina State Legislature and this body last Congress are attracting capital and creating new jobs.

The investment by Borealis also says much about the high caliber of people in Taylorsville. They are entrepreneurial-minded and working hard to grow their business community. Beginning with 30 new full-time jobs, Borealis aims to expand in the region through local relationships and by developing a new generation of talent.

I am very proud to represent the Taylorsville community and to see new opportunities taking off in its economy.

#### FAMILIES BELONG TOGETHER

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

Ms. HAALAND. Madam Speaker, I rise today to stand in solidarity with families suffering from this administration's inhumane policy of separating children from their parents.

Earlier this week was the 1-year anniversary of this administration's family separation policy, and today hundreds of families are still separated. That means hundreds of children will not be with their mothers on Mother's Day.

This week, I visited a Families Belong Together art installation outside the Capitol by Paola Mendoza. It depicted a mother reaching out in anguish for her child who was in a cage. That is the reality for these families, and they will feel this trauma for the rest of their lives.

Native Americans know all too well the long-lasting trauma of govern-

ment-enforced family separation. Our communities still struggle with the impact that cruel assimilation policy has had.

This trauma cannot be undone. We cannot let this administration forget the chaos it created in so many people's lives, and we must stop the racist policies it continues to push.

#### NATIONAL SMALL BUSINESS WEEK

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

Mr. LAMALFA. Madam Speaker, I rise today to recognize National Small Business Week.

There are over 30 million small businesses across the country, and over half of the American workforce is either employed by a small business or operates one.

With April's strong jobs report and the unemployment rate reaching the lowest in 50 years—a truly unprecedented level of 3.6 percent—it is clear American small businesses are thriving.

There is no bigger job creator. Small businesses are the mainstay of our economy, a big reason why it is booming.

Two out of three jobs created in the U.S. are within a small business. Last month, there were 263,000 nonfarm jobs created, surpassing most predictions.

Indeed, our economy is doing quite well and, as a result, so are our small business owners. I believe the progrowth policies of the last Congress and this administration, such as tax reform and regulatory reform, have quite a lot to do with it.

I will always be a strong supporter of small business, and I hope this body will as well and continue to support the policies that will help them succeed.

I thank those who are hanging in there in the small business community—keep going, and keep creating.

#### TEACHER APPRECIATION WEEK

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

Mr. PERLMUTTER. Madam Speaker, I rise today to recognize Teacher Appreciation Week and honor all who inspire and motivate our children every day.

I want to thank all the wonderful and dedicated teachers across Colorado and the country, including my wife, Nancy, and my sister, Cassie, who are both public schoolteachers. I have witnessed firsthand their commitment to their students and their schools.

Being a teacher is a tough job, but one of the most important. We all have teachers who pushed us, counseled us, or took a friend or family member under their wing and shaped our lives.

Nowadays, too often, our teachers, in addition to teaching and educating us,

have to protect and defend us. We have had that instance recently in Colorado.

The passion for education shown by teachers in Colorado and across the country is amazing. I look forward to working with my colleagues to invest in our schools, reduce class sizes, and ensure our teachers have the resources they need to educate the next generation.

#### REMEMBERING WESTLAND FIREFIGHTER BRIAN WOHLKE

(Ms. TLAIB asked and was given permission to address the House for 1 minute and to revise and extend her remarks.)

Ms. TLAIB. Madam Speaker, 6 years ago yesterday, Westland firefighter Brian Wohlke made the ultimate sacrifice when he died courageously battling a blaze at a local strip mall.

Brian, who was born in Detroit, certainly was courageous, and he lost his life after the 29 short years he had been on this Earth.

On the sixth anniversary of his tragic passing, let us remember him and his loving family that survives him, including his wife, Jennifer, and his daughter, Ava. We thank them for their selflessness and bravery, and we honor them by offering unwavering support for the men and women who continue to serve as our first responders across the country.

#### COMMUNICATION FROM CHAIR OF COMMITTEE ON TRANSPORTATION AND INFRASTRUCTURE

The SPEAKER pro tempore (Ms. KENDRA S. HORN of Oklahoma) 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:

COMMITTEE ON TRANSPORTATION  
AND INFRASTRUCTURE,  
HOUSE OF REPRESENTATIVES,  
Washington, DC, May 8, 2019.

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

DEAR MRS. SPEAKER: On May 8, 2019, pursuant to section 3307 of Title 40, United States Code, the Committee on Transportation and Infrastructure met in open session to consider twenty resolutions included in the General Services Administration's Capital Investment and Leasing Programs.

I have enclosed copies of the resolutions adopted.

Sincerely,

PETER A. DEFazio,  
Chairman.

Enclosures.

#### COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF THE TREASURY,  
INTERNAL REVENUE SERVICE, WASHINGTON, DC

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 of up to 173,000 rentable square feet of space, including 5 official parking spaces, for the Department of the Treasury—Internal Revenue

Service currently located at 77 K Street NE and 999 N. Capitol Street NE, Washington, DC at a proposed total annual cost of \$8,650,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

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

*Provided that*, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 201 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, 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 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 201 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 General Services Administration shall not delegate to any

other agency the authority granted by this resolution.

*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*, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this

prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF THE TREASURY  
INTERNAL REVENUE SERVICE  
WASHINGTON, DC**

Prospectus Number: PDC-04-WA18

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 173,000 rentable square feet (RSF) of space for the Department of the Treasury–Internal Revenue Service (IRS), currently located at 77 K Street NE and 999 N. Capitol Street NE, Washington, DC.

The proposed lease will enable IRS to provide continued housing and will significantly improve space utilization. The office utilization rate will be reduced from 174 to 139 usable square feet (USF) per person, and the overall utilization rate from 253 to 201 USF per person.

**Description**

Occupant:	Internal Revenue Service
Current RSF:	205,793 (Current RSF/USF = 1.16)
Estimated Maximum RSF <sup>1</sup> :	173,000 (Proposed RSF/USF = 1.20)
Reduction RSF:	32,793
Current USF/Person:	253
Estimated Usable Square Feet/Person:	201
Expiration Dates of Current Lease(s):	12/30/2020 and 12/22/2021
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	Washington, DC, Central Employment Area
Number of Official Parking Spaces:	5
Scoring:	Operating Lease
Current Total Annual Cost:	\$8,948,016 (leases effective 12/31/2010 and 12/23/2011)
Estimated Rental Rate <sup>2</sup> :	\$50.00 / RSF
Estimated Total Annual Cost <sup>3</sup> :	\$8,650,000

<sup>1</sup> The RSF/USF at the current location is approximately 1.16; however, to maximize competition a RSF/USF ratio of 1.20 is used for the estimated proposed maximum RSF as indicated in the housing plan.

<sup>2</sup> This estimate is for fiscal year 2020 and may be escalated by 2.0 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. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

<sup>3</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

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**PROSPECTUS - LEASE  
DEPARTMENT OF THE TREASURY  
INTERNAL REVENUE SERVICE  
WASHINGTON, DC**

Prospectus Number: PDC-04-WA18

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**Justification**

The current leases expire on December 30, 2020, and December 22, 2021. IRS has a continuing housing need to support the Nation's tax collection effort. IRS also expects to realize cost and space reductions through this prospectus lease action. The following IRS sub-groups are currently located at 77 K St. NE: the IRS' Chief Financial Office is on the 6th floor; the Large Business & International (LB&I) and the Small Business/Self-Employed Groups are on the 5th floor; the National HQ and Research & Analysis Groups are on the 4th and 3rd floors, respectively; Procurement, IT Site Support Office, and Tax Exempt & Government Entities are all on the 2nd floor; and the Taxpayer Assistance Center, National Taxpayer Advocate-HQ, and Facilities Management & Security Services Groups are on the 1st floor.

IRS plans to move LB&I employees from its leased location at 999 N. Capitol St. NE and added new employees in fiscal year 2017, resulting in an increased headcount and improved utilization in the proposed location. In the absence of the proposed reduction in square footage, the continued occupancy at the proposed market rental rate would be \$10,289,650 per year.

**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 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 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 TREASURY  
INTERNAL REVENUE SERVICE  
WASHINGTON, DC**

Prospectus Number: PDC-04-WA18

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**Certification of Need**

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

November 13, 2018

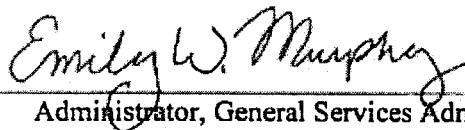
Submitted at Washington, DC, on \_\_\_\_\_

Recommended: \_\_\_\_\_



Commissioner, Public Buildings Service

Approved: \_\_\_\_\_



Administrator, General Services Administration

April 2017

**Housing Plan  
Internal Revenue Service**

**PDC-04-WA18  
Washington, DC**

May 9, 2019

## CONGRESSIONAL RECORD — HOUSE

H3557

Leased Locations	CURRENT						ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF)				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage <sup>5</sup>	Special <sup>6</sup>	Total
77 K St., NE:	563	563	122,850	6,161	14,974	143,985	-	-	-	-	-	-
999 N. Cap NE (6th floor - portion of 7th)	139	139	33,562	-	-	33,562	-	-	-	-	-	-
Estimated/Proposed Lease	-	-	-	-	-	-	715	715	715	127,696	5,482	10,887
<b>Total</b>	<b>702</b>	<b>702</b>	<b>156,412</b>	<b>6,161</b>	<b>14,974</b>	<b>177,547</b>	<b>715</b>	<b>715</b>	<b>715</b>	<b>127,696</b>	<b>5,482</b>	<b>10,887</b>
												<b>144,065</b>

Office Utilization Rate (UR) <sup>1</sup>		
Rate	Current	Proposed
	1/4	139

UR = average amount of office space per person

Current UR excludes 34,411 usf of office support space

Proposed UR excludes 28,093 usf of office support space

Overall UR <sup>2</sup>		
Rate	Current	Proposed
	253	201

R/U Factor <sup>4</sup>			
	Total USF	RSF/USF	Max RSF
Current	177,547	1.16	205,793
Estimated/Proposed	144,065	1.20	173,000

## NOTES:

<sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.<sup>2</sup> Calculation excludes Judiciary, Congress and agencies with less than 10 people<sup>3</sup> USF/Person = housing plan total USF divided by total personnel.<sup>4</sup> Rentable/Usable Factor (R/U Factor) = Max RSF divided by total USF<sup>5</sup> Storage excludes warehouse, which is part of Special Space.<sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (RLP) is issued to meet specific agency requirements.

Special Space <sup>6</sup>		USF
Security/Entrance		500
Mail/Copy/Shredder Rooms		900
Kitchens		750
LAN/Server Rooms		900
Training Rooms		3,400
Shared Lunch Room		1,200
High Density Library		907
Conference Rooms		1,800
Telcom Rooms		450
Visitors Restroom		80
<b>Total</b>		<b>10,887</b>

## COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF JUSTICE, FEDERAL BUREAU OF INVESTIGATION, GREATER METROPOLITAN KANSAS CITY, MO, AREA

*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 of up to 137,000 rentable square feet of space, including 215 official parking spaces, for the Department of Justice—Federal Bureau of Investigation currently located at 1300 Summit Street, Kansas City, MO and 4150 North Mulberry Drive, Kansas City, MO at a proposed total annual cost of \$4,658,000 for lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

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

*Provided that*, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 349 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, 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 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 349 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 General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*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*, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease,

to directly participate in, or benefit from or under this lease or any part thereof and that such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
GREATER METROPOLITAN KANSAS CITY, MO, AREA**

Prospectus Number: PMO-01-KC18  
Congressional District: 5, 6

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 137,000 rentable square feet (RSF) of space for the Department of Justice, Federal Bureau of Investigation (FBI), in the Greater Metropolitan Kansas City, Missouri, area, which includes portions of Jackson, Clay, and Platte Counties, Missouri. FBI is now housed at 1300 Summit Street, Kansas City, Missouri, and occupies additional leased space at 4150 North Mulberry Drive in Kansas City, Missouri. The Government has occupied space in the Summit Street building since 1998. The current leases expire on June 18, 2025, and May 18, 2027, respectively. The new lease will consolidate a portion of the lease at 4150 North Mulberry Drive that was executed to address additional FBI field office requirements. The remainder of the North Mulberry Drive location will stay in place.

The proposed lease will allow FBI to modernize and streamline space usage, resulting in a more efficient operation for FBI's increasing mission demands. It will improve the office space utilization rate, as the rate will be reduced from 118 to 111 usable square feet (USF) per person. The overall utilization rate will increase from 310 to 349 USF per person due to increased mission demands and the related personnel growth.

**Description**

Occupant:	Federal Bureau of Investigation
Current RSF	91,455 (Current RSF/USF = 1.07)
Estimated Maximum RSF <sup>1</sup> :	137,000 (Proposed RSF/USF = 1.15)
Expansion RSF:	45,545
	35,545 RSF growth
	10,000 RSF R/U factor difference
Current USF Square Feet/Person:	310
Estimated USF Square Feet/Person:	349
Expiration Dates of Current Lease(s):	6/18/2025 and 5/18/ 2027
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	North: I-435
	East: I-435 to I-35 S to 71 Hwy.
	South: 27th Street
	West: I-35 to I-670 to Beardsley Rd. to I-70
	to US 169 to the Missouri River to I-435
Number of Official Parking Spaces:	215
Scoring:	Operating Lease

<sup>1</sup> The Rentable/Usable Factor (R/U Factor) at the current locations is approximately 1.07; however, to maximize competition an R/U Factor of 1.15 is used for the estimated maximum RSF as indicated in the housing plan.



GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
GREATER METROPOLITAN KANSAS CITY, MO, AREA**

Prospectus Number: PMO-01-KC18  
Congressional District: 5, 6

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Current Total Annual Cost:	\$ 2,542,958 (leases effective 6/19/1998 and 5/19/2015)
Estimated Rental Rate <sup>2</sup> :	\$34.00 / RSF
Estimated Total Annual Cost <sup>3</sup> :	\$4,658,000

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**Background**

The FBI field office in the Greater Kansas City, Missouri, area covers eight resident agent offices in the entire State of Kansas and Western District of Missouri. The current location on 1300 Summit Street was a build-to-suit lease completed June 1998 for FBI as a sole tenant.

**Justification**

The current leases at 1300 Summit Street, Kansas City, Missouri, and at 4150 North Mulberry Drive, Kansas City, Missouri, expire in 2025 and 2027, respectively. FBI requires continued housing to perform its mission and anticipates a continued need beyond the proposed term of this lease (20 years).

Since initial occupancy in 1998, FBI's mission and resource demands have grown in such areas as cybercrimes, terrorist attack investigation and prevention, public corruption, and violent crimes. As a direct result of these mission changes, the FBI field office space requirements changed in size and type. To maximize the efficiency of the proposed housing solution, FBI and GSA worked to validate the requirements as detailed in the proposed housing plan. The mission critical nature of FBI's programs does not lend itself to telework strategies and requires dedicated program space.

**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 exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

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<sup>2</sup> This estimate is for fiscal year 2018 and may be escalated by 2 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. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

<sup>3</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
GREATER METROPOLITAN KANSAS CITY, MO, AREA**

Prospectus Number: PMO-01-KC18  
Congressional District: 5, 6

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**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**

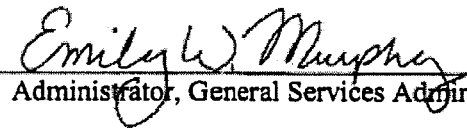
The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on December 20, 2018.

Recommended: \_\_\_\_\_

  
Commissioner, Public Buildings Service

Approved: \_\_\_\_\_

  
Administrator, General Services Administration

Leased Locations	CURRENT						ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF) <sup>1</sup>				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage <sup>5</sup>	Special	Total
1300 Summit St., Kansas City, MO	263	263	40,576	16,230	24,346	81,152	-	-	-	-	-	-
4150 N Mulberry Drive Kansas City, MO	13	13	1,315	877	2,191	4,383	-	-	-	-	-	-
Estimated/Proposed Lease	-	-	-	-	-	-	315	315	44,824	16,231	57,552	118,607
<b>Total</b>	<b>276</b>	<b>276</b>	<b>41,891</b>	<b>17,107</b>	<b>26,537</b>	<b>85,535</b>	<b>315</b>	<b>315</b>	<b>44,824</b>	<b>16,231</b>	<b>57,552</b>	<b>118,607</b>

Office Utilization Rate (UR) <sup>2</sup>		
Rate	Current	Proposed
	118	111

UR = average amount of office space per person

Current UR excludes 9,216 usf of office support space  
Proposed UR excludes 9,861 usf of office support space

Overall UR <sup>3</sup>		
Rate	Current	Proposed
	310	349

R/U Factor <sup>4</sup>			
	Total USF	RSF/USF	Max RSF
Current	85,535	1.07	91,455
Estimated/Proposed	118,607	1.15	137,000

NOTES:

<sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.

<sup>2</sup> Calculation excludes Judiciary, Congress, and agencies with less than 10 people

<sup>3</sup> USF/Person = housing plan total USF divided by total personnel. Vehicle Bays are not included in calculation.

<sup>4</sup> Rentable/Usable Factor (R/U Factor) = Max RSF divided by total USF

<sup>5</sup> Storage excludes warehouse, which is part of Special Space

Special Space		USF
ADP/IT/Special Electrical Space		8,288
Conference/Auditorium		13,195
Food Service/Break Room		2,678
Fitness Center/Locker Room		3,965
Health Unit		325
Mail Receiving		325
Private Toilet		910
Evidence/Photo Processing		2,470
Weapons Vault		520
Loading/Receiving Dock		780
Visitor Screening Facility		1,040
Automotive Bays		8,678
Workrooms		11,245
Interview Rooms		910
File/Copy		2,093
Secure Corridor		130
Total		57,552

## COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF JUSTICE, FEDERAL  
BUREAU OF INVESTIGATION, TAMPA, FL

*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 of up to 138,000 rentable square feet of space, including 403 official parking spaces, for the Department of Justice—Federal Bureau of Investigation currently located at 5525 West Gray Street in Tampa, FL at a proposed total annual cost of \$4,968,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

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

*Provided that*, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 327 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, 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 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 327 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 General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*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*, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that

such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
TAMPA, FL**

Prospectus Number: PFL-01-TA19  
Congressional District: 14

**Executive Summary**

The General Services Administration (GSA) proposes a lease for approximately 138,000 rentable square feet (RSF) for the Department of Justice, Federal Bureau of Investigation (FBI), currently located at 5525 West Gray Street in Tampa, FL. FBI has occupied space in this building since December 1, 2005, under a lease that expires on November 30, 2020. GSA is proposing to continue leasing space for FBI at the current location pending the results of a cost-benefit analysis, including relocation and duplication costs of real and personal property needed for FBI to accomplish its mission.

The proposed lease will enable FBI to provide continued housing for its mission in Tampa. The office utilization rate will reduce from 136 to 129 usable square feet (USF) per person. The overall utilization rate will decrease from 343 to 327 USF per person.

**Description**

Occupant:	FBI
Current Rentable Square Feet	137,023 (Current RSF/USF = 1.06)
Estimated/Proposed Maximum RSF:	138,000 (Proposed RSF/USF = 1.06)
Expansion RSF:	None
Current USF/Person	343
Estimated/Proposed USF/Person:	327
Expiration Dates of Current Lease(s):	11/30/2020
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	North: West Spruce Street/West Columbus Drive, South: West Kennedy Blvd//FL Hwy 60, East: North 14 <sup>th</sup> Street/Channelside Drive, West: Tampa Bay Coastline
Number of Official Parking Spaces <sup>1</sup> :	403
Scoring	Operating
Current Total Annual Cost:	\$4,797,052 (lease effective 12/01/2005)
Estimated Rental Rate <sup>2</sup> :	\$36.00 / RSF

<sup>1</sup> Security requirements may necessitate control of parking at the leased location in addition to the official parking spaces identified in the prospectus. If the additional parking resulting from security requirements is included in the leasehold interest in the building, the proposed total annual cost and maximum proposed rental rate may exceed the amounts indicated above.

<sup>2</sup> This estimate is for fiscal year 2021 and may be escalated by 2 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. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

GSAPBS

**PROSPECTUS – LEASE  
DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
TAMPA, FL**

Prospectus Number: PFL-01-TA19  
Congressional District: 14

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Estimated Total Annual Cost<sup>3</sup>: \$4,968,000

**Background**

The mission of FBI is to protect and defend the United States against terrorist and foreign intelligence threats; to uphold and enforce the criminal laws of the United States; to provide leadership and criminal justice services to Federal, State, municipal, and international agencies and partners; and to perform these responsibilities in a manner that is responsive to the needs of the public and is faithful to the Constitution of the United States.

FBI has 56 field offices located in metropolitan areas throughout the United States. The field office locations carry out investigations, assess regional crime threats, and work with partners on cases and operations. The FBI field office in Tampa, Florida, covers six resident agent offices as well as the Florida counties of Hernando, Hillsborough, and Pasco. The current location at 5525 West Gray Street was a build-to-suit lease completed in 2005 for FBI as the sole tenant.

**Justification**

FBI has been housed in downtown Tampa since 2005. The lease at 5525 West Gray Street expires on November 30, 2020, and FBI has a continuing need for housing to ensure mission continuity. FBI anticipates maintaining its current space requirements beyond the proposed term of this lease (20 years).

The unique nature of operations requires levels of security not easily acquired on the open market. GSA will consider whether the continued housing needs should be satisfied in the existing location based on an analysis of other potential locations within the delineated area. If other potential locations are identified, GSA will conduct a cost-benefit analysis to determine whether the Government can expect to recover the relocation and duplication costs of real and personal property needed for FBI to accomplish its mission.

**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 exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

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<sup>3</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSAPBS

**PROSPECTUS – LEASE  
DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
TAMPA, FL**

Prospectus Number: PFL-01-TA19  
Congressional District: 14

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**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 extension. 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.

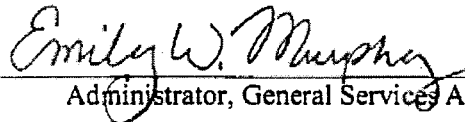
Submitted at Washington, DC, on September 21, 2018.

Recommended: \_\_\_\_\_



Commissioner, Public Buildings Service

Approved: \_\_\_\_\_



Administrator, General Services Administration

Leased Locations	CURRENT						ESTIMATED/PROPOSED						
	Personnel			Usable Square Feet (USF) <sup>1</sup>			Personnel			Usable Square Feet (USF)			
	Office	Total		Office	Storage	Special	Office	Storage <sup>5</sup>	Special <sup>6</sup>	Office	Storage <sup>5</sup>	Special <sup>6</sup>	Total
5525 West Gray Street	364	364		63,336	37,498	28,950		129,785					
Estimated/Proposed Lease	-	-		-	-	-		-		382	37,498	28,950	
<b>Total</b>	<b>364</b>	<b>364</b>		<b>63,336</b>	<b>37,498</b>	<b>28,950</b>		<b>129,785</b>		<b>382</b>	<b>37,498</b>	<b>28,950</b>	<b>129,785</b>

Office Utilization Rate (UR) <sup>2</sup>		
Rate	Current	Proposed
	136	129

UR—average amount of office space per person

Current UR excludes 0 usf of office support space

Proposed UR excludes 28,470 usf of office support space

Overall UR <sup>3</sup>		
Rate	Current	Proposed
	343	327

R/U Factor <sup>4</sup>			
	Total USF	RSF/USF	Max RSF
Current	129,785	1.06	137,023
Estimated/Proposed	129,785	1.06	138,000

## NOTES:

<sup>1</sup>USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.<sup>2</sup>Calculation excludes Judiciary, Congress and agencies with less than 10 people<sup>3</sup>USF/Person — housing plan total USF divided by total personnel.<sup>4</sup>R/U Factor — Max RSF divided by total USF<sup>5</sup>Storage excludes warehouse, which is part of Special Space.<sup>6</sup>Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (R/LP) is issued to meet specific agency requirements.

Special Space	USF
ADP	5,630
Technical / Operations Room	5,400
Automotive Bay	4,751
Evidence Processing	2,769
Conference/Training	2,600
Fitness Center / Locker Room	2,553
Food Service / Breakroom	1,641
Special Storage	693
Interview Room	600
Restroom	536
Loading / Receiving Dock	502
Mail Screening	460
Weapons Vault	335
Health Unit	260
Visitor Screening Facility	220
<b>Total</b>	<b>28,950</b>



## COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF JUSTICE, FEDERAL BUREAU OF INVESTIGATION, CHICAGO, IL

*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 of up to 439,522 rentable square feet of space, including 835 official parking spaces, for the Department of Justice—Federal Bureau of Investigation currently located at 2111 West Roosevelt Road in Chicago, IL at a proposed total annual cost of \$22,591,431 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

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

*Provided that*, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 367 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, 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 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 367 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 General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*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*, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that

such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
CHICAGO, IL**

Prospectus Number: PIL-01-CH19  
Congressional District: 07

**Executive Summary**

The General Services Administration (GSA) proposes a lease for approximately 439,522 rentable square feet (RSF) for the Department of Justice, Federal Bureau of Investigation (FBI). FBI is currently housed at 2111 West Roosevelt Road in Chicago, IL, under a lease that expires on March 31, 2020. GSA is proposing to continue leasing space for FBI at the current location pending the results of a cost-benefit analysis, including relocation and duplication costs of real and personal property needed for FBI to accomplish its mission.

The lease will provide continued housing for FBI, and will slightly improve the office and overall utilization rates from 184 and 385 to 176 and 367 usable square feet (USF) per person, respectively.

**Description**

Occupant:	FBI
Current Rentable Square Feet	429,728 (Current RSF/USF = 1.12)
Estimated/Proposed Maximum RSF:	439,522 (Proposed RSF/USF = 1.14)
Expansion RSF:	9,794 (due to R/U factor leveling)
Current USF/Person:	385
Estimated/Proposed USF/Person:	367
Expiration Dates of Current Lease(s):	03/31/2020
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	North: North Avenue, East: Lake Michigan, South: 22nd Street/Cermak Road, West: Damen Avenue
Number of Official Parking Spaces <sup>1</sup> :	835
Scoring:	Operating
Current Total Annual Cost:	\$20,218,000 (lease effective 04/01/2006)
Estimated Rental Rate <sup>2</sup> :	\$51.40/ RSF
Estimated Total Annual Cost <sup>3</sup> :	\$22,591,431

<sup>1</sup> Security requirements may necessitate control of parking at the leased location in addition to the official parking spaces identified in the prospectus. If the additional parking resulting from security requirements is included in the leasehold interest in the building, the proposed total annual cost and maximum proposed rental rate may exceed the amounts indicated above.

<sup>2</sup> This estimate is for fiscal year 2020 and may be escalated by 2 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. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

**GSA****PBS**

**PROSPECTUS – LEASE  
DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
CHICAGO, IL**

Prospectus Number: PIL-01-CH19  
Congressional District: 07

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**Background**

The mission of FBI is to protect and defend the United States against terrorist and foreign intelligence threats; to uphold and enforce the criminal laws of the United States; to provide leadership and criminal justice services to Federal, State, municipal, and international agencies and partners; and to perform these responsibilities in a manner that is responsive to the needs of the public and is faithful to the Constitution of the United States.

FBI has 56 field offices located in metropolitan areas throughout the United States. The field office locations carry out investigations, assess regional crime threats, and work with partners on cases and operations. The FBI Chicago field office was constructed in 2006 as a build-to-suit lease. The facility sits on a 10.94-acre site and comprises a 10-story office building with underground parking, a 1-story annex, and a 2-story parking structure. There are 805 structured parking spaces and 30 surface parking spaces.

**Justification**

FBI is currently housed in a leased building located at 2111 West Roosevelt Road in Chicago, Illinois, and has been in this location since 2006. The current lease expires on March 31, 2020, and FBI anticipates a continued need beyond the proposed term of this lease (20 years). The current lease includes two 10-year renewal options that require congressional authorization to exercise.

The unique nature of operations requires levels of security not easily acquired on the open market. GSA will consider whether the continued housing needs should be satisfied in the existing location based on an analysis of other potential locations within the delineated area. If other potential locations are identified, GSA will conduct a cost-benefit analysis to determine whether the Government can expect to recover the relocation and duplication costs of real and personal property needed for the FBI to accomplish its mission.

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<sup>3</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSAPBS

**PROSPECTUS – LEASE  
DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
CHICAGO, IL**

Prospectus Number: PIL-01-CH19  
Congressional District: 07

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**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 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 extension. 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.

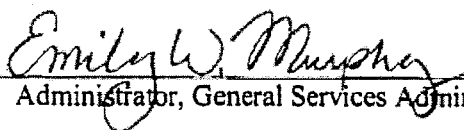
Submitted at Washington, DC, on September 21, 2018.

Recommended: \_\_\_\_\_



Commissioner, Public Buildings Service

Approved: \_\_\_\_\_



Administrator, General Services Administration

Leased Locations	CURRENT				ESTIMATED/PROPOSED			
	Personnel		Usable Square Feet (USF) <sup>1</sup>		Personnel		Usable Square Feet (USF)	
	Office	Total	Office	Storage	Office	Total	Storage <sup>5</sup>	Special <sup>6</sup>
Chicago FBI Field Office, 2111 W. Roosevelt	916	916	216,578	33,480				
Estimated/Proposed					962	962	33,480	134,470
<b>Total</b>	<b>916</b>	<b>916</b>	<b>216,578</b>	<b>33,480</b>	<b>962</b>	<b>962</b>	<b>33,480</b>	<b>134,470</b>
								<b>384,487</b>

Office Utilization Rate (UR) <sup>2</sup>		
Rate	Current	Proposed
	184	176

UR = average amount of office space per person  
 Current UR excludes 47,647 usf of office support space  
 Proposed UR excludes 47,638 usf of office support space

Overall UR <sup>3</sup>		
Rate	Current	Proposed
	385	367

R/U Factor <sup>4</sup>			
	Total USF	RSF/USF	Max RSF
Current	384,528	1.12	429,728
Estimated/Proposed	384,487	1.14	439,522

## NOTES:

<sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.

<sup>2</sup> Calculation excludes Judiciary, Congress and agencies with less than 10 people

<sup>3</sup> USF/Person = housing plan total USF divided by total personnel.

<sup>4</sup> R/U Factor (R/U) = Max RSF divided by total USF

<sup>5</sup> Storage excludes warehouse, which is part of Special Space.

<sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (R/LP) is issued to meet specific agency requirements.

Special Space <sup>6</sup>		USF
ADP/IT Special Electrical Space		5,992
Conference/Auditorium		17,648
Food Service/Breakroom		4,547
Fitness Center/Locker Room		6,350
Health Unit		1,356
Mailroom		520
Private Restrooms		1,200
Evidence Processing		38,214
Weapons Vault		1,356
Loading/Receiving Dock (INS)		1,147
Visitor Screening		360
Automotive Bays (INS)		31,561
Workrooms		21,405
Interview Rooms		1,488
File/Copy		874
Secure Corridor		452
<b>Total</b>		<b>134,470</b>

## COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF JUSTICE, FEDERAL BUREAU OF INVESTIGATION, LAS VEGAS, NV

*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 of up to 106,955 rentable square feet of space, including 393 official parking spaces, for the Department of Justice Federal Bureau of Investigation currently located at 1787 West Lake Mead Boulevard in Las Vegas, NV at a proposed total annual cost of \$3,903,858 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

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

*Provided that*, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 285 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, 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 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 285 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 General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*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*, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that

such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
LAS VEGAS, NV**

Prospectus Number: PNV-01-LV19  
Congressional District: NV-4

**Executive Summary**

The General Services Administration (GSA) proposes a lease for approximately 106,955 rentable square feet (RSF) for the Department of Justice, Federal Bureau of Investigation (FBI). FBI is currently housed at 1787 West Lake Mead Boulevard in Las Vegas, NV, under a lease that expires on October 16, 2021. GSA is proposing to continue leasing space for FBI at the current location pending the results of a cost-benefit analysis, including relocation and duplication costs of real and personal property needed for FBI to accomplish its mission.

The lease will provide continued housing for FBI, and will slightly improve the office and overall utilization rates from 120 and 299 to 115 and 285 usable square feet (USF) per person, respectively.

**Description**

Occupant:	FBI
Current Rentable Square Feet	106,955 (Current RSF/USF = 1.13)
Estimated/Proposed Maximum RSF:	106,955 (Proposed RSF/USF = 1.13)
Expansion/Reduction RSF:	None
Current USF/Person:	299
Estimated/Proposed USF/Person:	285
Expiration Dates of Current Lease(s):	10/16/2021
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	City of Las Vegas boundaries
Number of Official Parking Spaces <sup>1</sup> :	393
Scoring:	Operating
Current Total Annual Cost:	\$3,512,315.38 (lease effective 10/17/2006)
Estimated Rental Rate <sup>2</sup> :	\$36.50 / RSF
Estimated Total Annual Cost <sup>3</sup> :	\$3,903,857.50

<sup>1</sup> Security requirements may necessitate control of parking at the leased location in addition to the official parking spaces identified in the prospectus. If the additional parking resulting from security requirements is included in the leasehold interest in the building, the proposed total annual cost and maximum proposed rental rate may exceed the amounts indicated above.

<sup>2</sup> This estimate is for fiscal year 2022 and may be escalated by 2 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. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

<sup>3</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSAPBS

**PROSPECTUS – LEASE  
DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
LAS VEGAS, NV**

Prospectus Number: PNV-01-LV19  
Congressional District: NV-4

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**Background**

The mission of FBI is to protect and defend the United States against terrorist and foreign intelligence threats, to uphold and enforce the criminal laws of the United States; to provide leadership and criminal justice services to Federal, State, municipal, and international agencies and partners; and to perform these responsibilities in a manner that is responsive to the needs of the public and is faithful to the Constitution of the United States.

FBI has 56 field offices located in metropolitan areas throughout the United States. The field office locations carry out investigations, assess regional crime threats, and work with partners on cases and operations. The FBI field office in Las Vegas, Nevada, covers three resident agent offices as well as the counties of Clark, Esmeralda, Lincoln, and Nye, in Nevada. The current location at 1787 West Lake Mead Boulevard was a build-to-suit lease completed in 2006 for FBI as the sole tenant.

**Justification**

FBI is currently housed in a leased building located at 1787 West Lake Mead Boulevard in Las Vegas, Nevada, and has been in this location since 2006. The current lease expires on October 16, 2021, and FBI anticipates a continued need beyond the proposed term of this lease (20 years).

The unique nature of operations requires levels of security not easily acquired on the open market. GSA will consider whether the continued housing needs should be satisfied in the existing location based on an analysis of other potential locations within the delineated area. If other potential locations are identified, GSA will conduct a cost-benefit analysis to determine whether the Government can expect to recover the relocation and duplication costs of real and personal property needed for FBI to accomplish its mission.

**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 exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.



GSAPBS

**PROSPECTUS – LEASE  
DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
LAS VEGAS, NV**

Prospectus Number: PNV-01-LV19  
Congressional District: NV-4

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**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 extension. 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.

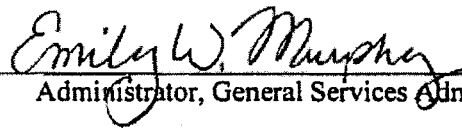
Submitted at Washington, DC, on September 21, 2018.

Recommended: \_\_\_\_\_



Commissioner, Public Buildings Service

Approved: \_\_\_\_\_



Administrator, General Services Administration

**Housing Plan  
Federal Bureau of Investigation**

PNV-01-L.V.19  
Las Vegas, NV

May 9, 2019

Leased Locations	CURRENT			ESTIMATED/PROPOSED		
	Personnel		Usable Square Feet (USF) <sup>1</sup>	Usable Square Feet (USF) <sup>1</sup>		Total
4787 West Lake Meade Blvd - Las Vegas, NV 89106	Office	Total		Office	Storage <sup>5</sup>	Special
Estimated/Proposed Lease	289	289	22,718	44,490	22,718	27,451
Total	289	289	22,718	44,490	22,718	27,451

Office Utilization Rate (UR) <sup>2</sup>	
Rate	Proposed
UR - average amount of office space per person	115

Current UR excludes 9,788 usf of office support space

Proposed UR excludes 9,788 usf of office support space

Overall UR <sup>3</sup>	
Rate	Proposed
Current	289

CAF <sup>4</sup>			
Total USF		RSF/USF	Max RSF
Current	94,660	1.13	106,955
Estimated/Proposed	94,660	1.13	106,955

Special Space		USF
ADP/IT/Special Electrical Space		3,780
Conference/Auditorium		2,654
Food Service/Break Room		850
Fitness Center/Locker Room		1,200
Health Unit		260
Mail Receiving		425
Private Toilet		600
Evidence Processing (LAB)		2,200
Weapons Vault (STC)		550
Loading/Receiving Dock (INS)		575
Visitor Screening Facility		299
Automotive Bays (INS)		8,200
Technical/Operations Room		3,300
Interview Rooms		475
File/Copy		1,600
Secure Corridor		84
Special Storage		399
Total		27,451

## NOTES:

<sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.

<sup>2</sup> Calculation excludes Judiciary, Congress and agencies with less than 10 people

<sup>3</sup> USF/Person = housing plan total USF divided by total personnel.

<sup>4</sup> Common Area Factor (CAF) = Max RSF divided by total USF

<sup>5</sup> Storage excludes warehouse, which is part of Special Space

## COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF JUSTICE, FEDERAL BUREAU OF INVESTIGATION, DALLAS, TX

*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 of up to 227,047 rentable square feet of space, including 676 official parking spaces, for the Department of Justice Federal Bureau of Investigation currently located at One Justice Way in Dallas, TX at a proposed total annual cost of \$7,524,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

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

*Provided that*, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 374 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, 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 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 374 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 General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*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*, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or

under this lease or any part thereof and that such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
DALLAS, TX**

Prospectus Number: PTX-01-DA19  
Congressional Districts: 24, 26, 30

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 228,000 rentable square feet (RSF) for the Department of Justice, Federal Bureau of Investigation (FBI), currently located at One Justice Way in Dallas, TX. FBI has occupied space in the building since it was constructed for FBI in October 2002 under a lease that expires on October 10, 2022. GSA is proposing to continue leasing space for FBI at the current location pending the results of a cost-benefit analysis, including relocation and duplication costs of real and personal property needed for FBI to accomplish its mission.

The lease will provide continued housing for FBI, and will improve the office and overall space utilization rates from 150 to 142 and 393 to 374 usable square feet (USF) per person, respectively.

**Description**

Occupant:	FBI
Current Rentable Square Feet	227,047 (Current RSF/USF = 1.07)
Estimated/Proposed Maximum RSF:	227,047 (Proposed RSF/USF = 1.07)
Expansion/Reduction RSF:	None
Current USF/Person:	393
Estimated/Proposed USF/Person:	374
Expiration Dates of Current Lease(s):	10/10/2022
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	NORTH - I-635; EAST - Dallas North Tollway to McKinnon St to North Pearl St to TX Hwy 366 to I-345; SOUTH - I-30 to North Riverfront Blvd to Irving Blvd (TX Hwy 356); WEST - MacArthur Blvd
Number of Official Parking Spaces <sup>1</sup> :	676
Scoring:	Operating
Current Total Annual Cost:	\$6,289,513 (lease effective 10/11/2002)
Estimated Rental Rate <sup>2</sup> :	\$33.00 / RSF

<sup>1</sup> Security requirements may necessitate control of parking at the leased location in addition to the official parking spaces identified in the prospectus. If the additional parking resulting from security requirements is included in the leasehold interest in the building, the proposed total annual cost and maximum proposed rental rate may exceed the amounts indicated above.

<sup>2</sup> This estimate is for fiscal year 2023 and may be escalated by 2 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. GSA will conduct the procurement using prevailing market rental rates as a

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
DALLAS, TX**

Prospectus Number: PTX-01-DA19  
Congressional Districts: 24, 26, 30

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Estimated Total Annual Cost<sup>3</sup>: \$7,524,000

**Background**

The mission of FBI is to protect and defend the United States against terrorist and foreign intelligence threats; to uphold and enforce the criminal laws of the United States; to provide leadership and criminal justice services to Federal, State, municipal, and international agencies and partners; and to perform these responsibilities in a manner that is responsive to the needs of the public and is faithful to the Constitution of the United States.

FBI has 56 field offices located in metropolitan areas throughout the United States. The field office locations carry out investigations, assess regional crime threats, and work with partners on cases and operations. The FBI field office in Dallas, Texas, covers 12 resident agent offices as well as the counties of Dallas, Ellis, and Kaufman, Texas. The current location on One Justice Way was a build-to-suit lease completed in 2002 for FBI as the sole tenant.

**Justification**

FBI is currently housed in a leased building located at One Justice Way in Dallas, Texas, and has been in this location since 2002. The current lease expires on October 10, 2022. FBI requires continued housing to carry out its mission. FBI anticipates a continued need beyond the proposed term of this lease (20 years).

The unique nature of operations requires levels of security not easily acquired on the open market. GSA will consider whether the continued housing needs should be satisfied in the existing location based on an analysis of other potential locations within the delineated area. If other potential locations are identified, GSA will conduct a cost-benefit analysis to determine whether the Government can expect to recover the relocation and duplication costs of real and personal property needed for the FBI to accomplish its mission.

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benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

<sup>3</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

PBS

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**PROSPECTUS – LEASE  
DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
DALLAS, TX**

Prospectus Number: PTX-01-DA19  
Congressional Districts: 24, 26, 30

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**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 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 JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
DALLAS, TX**

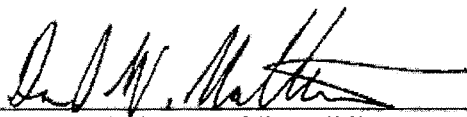
Prospectus Number: PTX-01-DA19  
Congressional Districts: 24, 26, 30

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**Certification of Need**

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

Submitted at Washington, DC, on September 21, 2018.

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration

April 2018

Housing Plan  
Federal Bureau of Investigation

PTX-01-DA19  
Dallas, TX

May 9, 2019

CONGRESSIONAL RECORD — HOUSE

H3583

Leased Locations	CURRENT			ESTIMATED/PROPOSED		
	Personnel		Usable Square Feet (USF) <sup>1</sup>	Personnel		Usable Square Feet (USF)
	Office	Total		Office	Total	
One Justice Way, Dallas, TX 75220-5220	518	518	-	-	-	-
Estimated/Proposed Lease	-	-	63,385	544	544	63,385
<b>Total</b>	<b>518</b>	<b>518</b>	<b>63,385</b>	<b>544</b>	<b>544</b>	<b>63,385</b>

Office Utilization Rate (UR) <sup>2</sup>		
Rate	Current	Proposed
	150	142

UR = average amount of office space per person  
Current UR excludes 21,847 usf of office support space  
Proposed UR excludes 21,847 usf of office support space

Overall UR <sup>3</sup>		
Rate	Current	Proposed
	393	374

R/U Factor <sup>4</sup>			
	Total USF	RSF/USF	Max RSF
Current	211,283	1.07	227,047
Estimated/Proposed	211,283	1.07	227,047

NOTES:

<sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.

<sup>2</sup> Calculation excludes Judiciary, Congress and agencies with less than 10 people

<sup>3</sup> USF/Person = housing plan total USF divided by total personnel.

<sup>4</sup> R/U Factor (R/U) = Max RSF divided by total USF

<sup>5</sup> Storage excludes warehouse, which is part of Special Space.

<sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (R/LP) is issued to meet specific agency requirements.

Special Space <sup>6</sup>		USF
ADP		9,200
Automotive Bay		7,764
Conference / Training		16,248
Evidence Processing		4,925
File / Copy		3,266
Fitness Center / Locker Room		4,172
Food Service / Breakroom		2,736
Health Unit		424
Interview Room		1,204
Loading / Receiving Dock		821
Mail Screening		752
Restroom		875
Special Storage		684
Technical / Operations Room		8,823
Visitor Screening Facility		944
Weapons Vault		547
<b>Total</b>		<b>63,385</b>



## COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF JUSTICE, FEDERAL BUREAU OF INVESTIGATION, SAN ANTONIO, TX

*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 of up to 148,355 rentable square feet of space, including 364 official parking spaces, for the Department of Justice—Federal Bureau of Investigation currently located at 5740 University Heights Boulevard in San Antonio, TX at a proposed total annual cost of \$4,754,688 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

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

*Provided that*, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 361 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, 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 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 361 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 General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*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*, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that

such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
SAN ANTONIO, TX**

Prospectus Number: PTX-01-SA19  
Congressional District: 20, 21, 23, 28, 35

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 149,000 rentable square feet (RSF) of space for the Department of Justice, Federal Bureau of Investigation (FBI), currently located in leased space at 5740 University Heights Boulevard in San Antonio, TX. The lease expires on September 6, 2021. GSA is proposing to continue leasing space for FBI at the current location pending the results of a cost-benefit analysis, including relocation and duplication costs of real and personal property needed for FBI to accomplish its mission.

The proposed lease will provide continued housing for FBI, and will improve the office and overall space utilization rates from 145 to 138 usable square feet (USF) per person, and 380 to 361 USF per person, respectively.

**Description**

Occupant:	FBI
Current Rentable Square Feet	148,355 (Current RSF/USF = 1.13)
Estimated/Proposed Maximum RSF:	148,355(Proposed RSF/USF = 1.13)
Expansion/Reduction RSF:	None
Current USF/Person:	380
Estimated/Proposed USF/Person:	361
Expiration Dates of Current Lease(s):	09/06/2021
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	North: Wurzbach Pkwy/North Loop 1604; East: Coliseum Rd/IH-35/IH-10; South: U.S. 90; West: Zarzamora St/Fredricksburg Rd/Babcock St including portions of the San Antonio CBD
Number of Official Parking Spaces <sup>1</sup> :	364
Scoring:	Operating
Current Total Annual Cost:	\$4,984,000 (lease effective 09/07/2007)
Estimated Rental Rate <sup>2</sup> :	\$32.00 / RSF
Estimated Total Annual Cost <sup>3</sup> :	\$4,754,688

<sup>1</sup> Security requirements may necessitate control of parking at the leased location in addition to the official parking spaces identified in the prospectus. If the additional parking resulting from security requirements is included in the leasehold interest in the building, the proposed total annual cost and maximum proposed rental rate may exceed the amounts indicated above.

<sup>2</sup> This estimate is for fiscal year 2021 and may be escalated by 2 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. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
SAN ANTONIO, TX**

Prospectus Number: PTX-01-SA19  
Congressional District: 20, 21, 23, 28, 35

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**Background**

The mission of FBI is to protect and defend the United States against terrorist and foreign intelligence threats; to uphold and enforce the criminal laws of the United States; to provide leadership and criminal justice services to Federal, State, municipal, and international agencies and partners; and to perform these responsibilities in a manner that is responsive to the needs of the public and is faithful to the Constitution of the United States.

FBI has 56 field offices located in metropolitan areas throughout the United States. The field office locations carry out investigations, assess regional crime threats, and work with partners on cases and operations. The FBI field office in San Antonio, Texas, covers six resident agent offices as well as the counties of Atascosa, Bandera, Bexar, Comal, Frio, Gillespie, Gonzalez, Guadalupe, Kames, Kendall, Kerr, Kimble, Mason, Medina, Real, Uvalde, and Wilson, in Texas. The current location at 5740 University Heights Boulevard was a build-to-suit lease completed in 2007 for FBI as a sole tenant.

**Justification**

FBI is currently housed in a leased building located at 5740 University Heights Boulevard in San Antonio, Texas, and has been in this location since 2007. The current lease expires on September 6, 2021, and FBI anticipates a continued need beyond the proposed term of this lease (20 years).

The unique nature of operations requires levels of security not easily acquired on the open market. GSA will consider whether the continued housing needs should be satisfied in the existing location based on an analysis of other potential locations within the delineated area. If other potential locations are identified, GSA will conduct a cost-benefit analysis to determine whether the Government can expect to recover the relocation and duplication costs of real and personal property needed for FBI to accomplish its mission.

**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 exceed minimum requirements set

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<sup>1</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
SAN ANTONIO, TX**

Prospectus Number: PTX-01-SA19  
Congressional District: 20, 21, 23, 28, 35

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.

**Certification of Need**

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

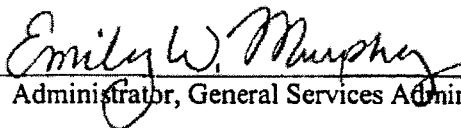
Submitted at Washington, DC, on September 21, 2018.

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration

**Housing Plan  
Federal Bureau of Investigation**

PTX-01-SA19  
San Antonio, TX

H3588

May 9, 2019

Leased Locations	CURRENT				ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF) <sup>1</sup>		Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Office	Total	Office	Storage <sup>5</sup>	Special <sup>6</sup>	Total
5740 University Heights Blvd - TX2641ZZ	333	333	61,706	30,196	-	131,288	-	-	-	-
Estimated/Proposed Lease	-	-	-	-	350	350	61,706	30,196	39,386	131,288
<b>total</b>	<b>333</b>	<b>333</b>	<b>61,706</b>	<b>30,196</b>	<b>350</b>	<b>131,288</b>	<b>61,706</b>	<b>30,196</b>	<b>39,386</b>	<b>131,288</b>

Office Utilization Rate (UR) <sup>2</sup>		
Rate	Current	Proposed
	145	138

UR = average amount of office space per person

Current UR excludes 13,575 sq ft of office support space

Proposed UR excludes 13,575 sq ft of office support space

Overall UR <sup>3</sup>		
Rate	Current	Proposed
	380	361

R/U Factor <sup>4</sup>			
	Total USF	RSF/USF	Max RSF
Current	131,288	1.13	148,355
Estimated/Proposed	131,288	1.13	148,355

Special Space <sup>6</sup>		USF
ADP		5,717
Automotive Bay		4,824
Conference/Training		10,096
Evidence Processing		3,060
File/copy		2,030
Fitness Center/Locker Room		2,593
Food Service/Breakroom		1,700
Health Unit		264
Interview Room		748
Loading/Receiving Dock		510
Mail Screening		468
Toilet		544
Special Storage		425
Technical/Operations Room		5,483
Visitor Screening Facility		502
Weapons Vault		422
<b>Total</b>		<b>39,386</b>

## NOTES:

<sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.<sup>2</sup> Calculation excludes Judiciary, Congress and agencies with less than 10 people<sup>3</sup> USF/Person = housing plan total USF divided by total personnel<sup>4</sup> R/U Factor (R/U) = Max RSF divided by total USF<sup>5</sup> Storage excludes warehouse, which is part of Special Space.<sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (RLP) is issued to meet specific agency requirements.

## COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF THE INTERIOR,  
NATIONAL PARK SERVICE, LAKEWOOD, CO

*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 of up to 166,745 rentable square feet of space, including 12 official parking spaces, for the Department of the Interior—National Park Service currently located at 12795 Alameda Parkway in Lakewood, CO at a proposed total annual cost of \$4,335,370 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 agency(ies) agree to apply an overall utilization rate of 252 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, 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 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 252 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 General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*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*, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that

such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE  
LAKEWOOD, CO**

Prospectus Number : PCO-01-LA19

Congressional District: 7

**Executive Summary**

The General Services Administration (GSA) proposes a lease extension for 166,745 rentable square feet for the Department of the Interior - National Park Service (NPS), currently located at 12795 Alameda Parkway in Lakewood, CO.

The proposed extension will enable NPS to provide continued housing for its personnel while maintaining the office and overall utilization rates at 142 and 252 usable square feet (USF) per person, respectively.

**Description**

Occupant:	National Park Service
Current Rentable Square Feet (RSF)	166,745 (Current RSF/USF = 1.09)
Estimated Maximum RSF:	166,745 (Proposed RSF/USF = 1.09)
Expansion/Reduction RSF:	None
Current USF/Person:	252
Estimated USF/Person:	252
Expiration Dates of Current Lease(s):	09/30/2019
Proposed Maximum Leasing Authority:	5 years
Delineated Area:	City of Lakewood, CO
Number of Official Parking Spaces:	12
Scoring:	Operating
Current Total Annual Cost:	\$4,204,620 (leases effective 10/01/2009)
Estimated Rental Rate <sup>1</sup> :	\$26.00 / RSF
Estimated Total Annual Cost <sup>2</sup> :	\$4,335,370

**Background**

The NPS mission is to preserve unimpaired the natural and cultural resources and values of the National Park System for the enjoyment, education and inspiration of this and future generations. NPS cooperates with partners to extend the benefits of natural and cultural resource conservation and outdoor recreation throughout this country and the world.

<sup>1</sup> This estimate is for fiscal year 2020 and may be escalated by 1.9 percent per year 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. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

<sup>2</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSAPBS

**PROSPECTUS – LEASE  
DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE  
LAKEWOOD, CO**

Prospectus Number : PCO-01-LA19

Congressional District: 7

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**Justification**

NPS requires continued housing in Lakewood, CO, to carry out its mission. The lease will house three primary divisions:

Intermountain Region (IMR): IMR oversees documentation of structures and sites recorded in Arizona, Colorado, Montana, New Mexico, Oklahoma, Texas, Utah, and Wyoming.

Washington Support Office: The NPS national headquarters and support centers are collectively called the Washington Support Office (WASO). Employees at WASO provide services to the regional office, park units, program areas, and NPS partners, as well as coordinate with other agencies and bureaus in the Department of the Interior. WASO supports the NPS mission at the national level by providing leadership and advocacy, policy and regulatory formulation and direction, program guidance, budget formulation, legislative support, and accountability for programs and activities managed by the field and key program offices. It manages service-wide programs that can most effectively be carried out from a central location.

Denver Service Center (DSC): DSC is the central planning, design and construction management project office for NPS. DSC provides park and community planning, design and construction project management, transportation planning, contracting services, and technical information management for the parks and regions in the national park system.

The current lease expires on September 30, 2019, and NPS requires continued housing at this location to carry out its mission until it can implement its national reorganization strategy. A 5-year lease extension will provide NPS with sufficient time to formulate its relocation plan and budget for move costs accordingly.

**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.



GSAPBS

**PROSPECTUS - LEASE  
DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE  
LAKEWOOD, CO**

Prospectus Number : PCO-01-LA19

Congressional District: 7

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**Interim Leasing**

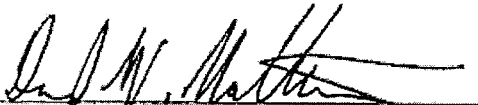
GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the extension. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

**Certification of Need**

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

Submitted at Washington, DC, on September 26, 2018.

Recommended: \_\_\_\_\_

  
Commissioner, Public Buildings Service

Approved: \_\_\_\_\_

  
Administrator, General Services Administration

Leased Locations	CURRENT <sup>1</sup>				ESTIMATED/PROPOSED			
	Personnel		Usable Square Feet (USF) <sup>1</sup>		Personnel		Usable Square Feet (USF) <sup>1</sup>	
	Office	Total	Office	Special <sup>2</sup>	Office	Total	Office	Special <sup>2</sup>
12795 Alameda Parkway, Lakewood, CO	608	608	110,373	43,141	608	608	110,373	43,141
Estimated/Proposed Lease								
<b>Total</b>	<b>608</b>	<b>608</b>	<b>110,373</b>	<b>43,141</b>	<b>608</b>	<b>608</b>	<b>110,373</b>	<b>43,141</b>
								<b>153,514</b>
								<b>153,514</b>

Office Utilization Rate (UR) <sup>2</sup>		
Rate	Current	Proposed
	142	142

UR = average amount of office space per person

Current UR excludes 24,282 sqf of office support space

Proposed UR excludes 24,282 sqf of office support space

Overall UR <sup>3</sup>		
Rate	Current	Proposed
	252	252

R/U Factor <sup>4</sup>			
	Total USF	RSF/USF	Max RSF
Current	153,514	1.09	166,745
Estimated/Proposed	153,514	1.09	166,745

Special Space <sup>5</sup>	USF
ADP	1,948
Conference/Training Rooms	15,813
Loading Dock/Recycling	4,858
Copy Room	359
Storage	8,775
Library	4,164
Fitness/Locker Room	392
Kitchen/Break Room	1,805
Vault	452
Wellness Rooms	297
Lab	4,278
<b>Total</b>	<b>43,141</b>

## NOTES:

<sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.<sup>2</sup> Calculation excludes Judiciary, Congress, and agencies with fewer than 10 people<sup>3</sup> USF/Person = housing plan total USF divided by total personnel.<sup>4</sup> R/U Factor = Max RSF divided by total USF<sup>5</sup> Storage excludes warehouse, which is part of Special Space<sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (R/LP) is issued to meet specific agency requirements.

## COMMITTEE RESOLUTION

LEASE—EXECUTIVE OFFICE OF IMMIGRATION REVIEW AND IMMIGRATION AND CUSTOMS ENFORCEMENT, MIAMI, FL

*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 of up to 123,000 rentable square feet of space, including 41 official parking spaces, for the Executive Office of Immigration Review and Immigration and Customs Enforcement currently located at 333 South Miami Avenue in Miami, FL at a proposed total annual cost of \$5,904,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

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

*Provided that*, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 421 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, 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 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 421 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 General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*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*, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that

such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSAPBS

**PROSPECTUS – LEASE  
EXECUTIVE OFFICE FOR IMMIGRATION REVIEW  
AND IMMIGRATION & CUSTOMS ENFORCEMENT  
MIAMI, FL**

Prospectus Number: PFL-01-MI19  
Congressional District: 24

**Executive Summary**

The General Services Administration (GSA) proposes a lease for approximately 123,000 rentable square feet (RSF) for the Department of Justice–Executive Office for Immigration Review (EOIR) and the Department of Homeland Security–Immigration and Customs Enforcement’s Office of the Principal Legal Advisor (OPLA), currently located at 333 South Miami Avenue in Miami, FL. The Government has occupied space in this building since 2004.

The proposed lease will enable EOIR and OPLA to provide continued housing for their missions in Miami, FL. EOIR and OPLA are uniquely responsible for adjudicating immigration cases by fairly, expeditiously, and uniformly interpreting and administering the Nation’s immigration laws. The proposed lease will provide continued housing for the delivery of both agencies’ missions. Office utilization will reduce from 425 square feet per person to 162 usable square feet (USF) per person. Overall utilization rates will also decrease, from 546 to 421 USF per person.

**Description**

Occupant:	EOIR and OPLA
Current Rentable Square Feet (RSF)	127,212 (Current RU Factor = 1.10)
Estimated Maximum RSF <sup>1</sup> :	123,000 (Proposed RU Factor = 1.15)
Reduction RSF:	4,212
Current Usable Square Feet/Person:	546
Estimated Usable Square Feet/Person:	421
Expiration Dates of Current Lease(s):	12/31/2018
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	North: NW 11th St from I-95 to NW 1st Ave; NW 1st Ave north to NE 15th St; NE 15th St east to Biscayne Bay; East: Biscayne Bay; South: Miami River; NW 3rd St to I-95; I-95 north to NW 11th St including the Miami, FL CBD (as defined by the Miami Downtown Development Authority)
Number of Official Parking Spaces:	41
Scoring:	Operating
Current Total Annual Cost:	\$3,833,312 (lease effective 01/01/2004)

<sup>1</sup> The RSF/USF at the current location is approximately 1.10; however, to maximize competition, a RSF/USF ratio of 1.15 is used for the estimated proposed maximum RSF as indicated in the housing plan.

GSAPBS

**PROSPECTUS – LEASE  
EXECUTIVE OFFICE FOR IMMIGRATION REVIEW  
AND IMMIGRATION & CUSTOMS ENFORCEMENT  
MIAMI, FL**

Prospectus Number: PFL-01-MI19  
Congressional District: 24

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Estimated Rental Rate <sup>2</sup> :	\$48.00 / RSF
Estimated Total Annual Cost <sup>3</sup> :	\$5,904,000

**Background**

EOIR and OPLA are currently co-located at 333 South Miami Avenue in Miami, FL. This location acts as one of the 59 EOIR courts around the country. The judges and staff serve the public interest through the application of immigration law in formal court proceedings, appellate reviews, and administrative hearings. OPLA is composed of attorneys and staff, and is the legal representative and litigator for the Federal Government in exclusion, deportation, and removal proceedings heard before EOIR.

**Justification**

EOIR and OPLA have been housed in downtown Miami since 2004. The lease at 333 South Miami Avenue expires on December 31, 2018, and both EOIR and OPLA have a continuing need for housing to ensure continuity in meeting their mission requirements.

The judicial nature of operations requires increased levels of security. GSA will consider whether EOIR and OPLA's continued housing needs should be satisfied in the existing location based on an analysis of other potential locations within the delineated area. If other potential locations are identified, a cost-benefit analysis will be conducted to determine whether the Government can expect to recover the relocation and duplication costs of real and personal property needed for EOIR and OPLA to accomplish their missions.

**Special Space Requirements**

In FY 2016 the Miami EOIR Court completed 10,319 court matters. To maintain this level of efficiency, special space requirements that support the courtrooms, secure corridors, file storage, and associated space are needed to provide safe and secure immigration, deportation, and removal proceedings.

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<sup>2</sup> This estimate is for fiscal year 2019 and may be escalated by 2.0 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. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

<sup>3</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSAPBS

**PROSPECTUS – LEASE  
EXECUTIVE OFFICE FOR IMMIGRATION REVIEW  
AND IMMIGRATION & CUSTOMS ENFORCEMENT  
MIAMI, FL**

Prospectus Number: PFL-01-MI19  
Congressional District: 24

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The courtrooms are constructed to facilitate assembly functions and to comply with current accessibility standards, including ramps and handrails for access to the judge's dais as required by the Architectural Barriers Act Accessibility Standards (ABAAS). Each courtroom has a raised desk for the judge, clerk, and interpreter, and a litigation area for the prosecution, defense, and witness along with public seating for court visitors. The Government developed the current courtroom standard of approximately 850 square feet to meet the needs of the court and comply with applicable accessibility standards. The courtrooms are used on a daily basis and are designed to handle approximately 35 people.

In addition to courtrooms, EOIR also has a need for storage to maintain the Records of Proceedings (ROP). ROPs are critical to the function of the Immigration Courts and are used by immigration judges, attorneys, and EOIR Board Members if a court decision is appealed. The Federal Records Act requires the storage of records in paper form, although EOIR has begun the transition to electronic filing and digital recordings of court proceedings. At this time, these initiatives affect only a small portion of the ROP Paper files remain critical for continuity between agencies accessing documentation during the time a case remains active.

#### **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 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 extension. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

GSAPBS

**PROSPECTUS – LEASE  
EXECUTIVE OFFICE FOR IMMIGRATION REVIEW  
AND IMMIGRATION & CUSTOMS ENFORCEMENT  
MIAMI, FL**

Prospectus Number: PFL-01-MI19  
Congressional District: 24


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**Certification of Need**

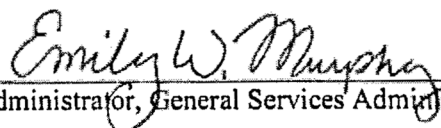
The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on September 26, 2018.

Recommended: \_\_\_\_\_

  
Commissioner, Public Buildings Service

Approved: \_\_\_\_\_

  
Administrator, General Services Administration

Leased Locations	CURRENT			ESTIMATED/PROPOSED		
	Personnel		Usable Square Feet (USF) <sup>1</sup>	Personnel		Usable Square Feet (USF)
	Office	Total		Office	Total	
One Riverview Square - 333 South Miami Ave						
DOJ - Executive Office for Immigration Review	125	125	77,997	-	-	-
DOJ - Immigration and Customs Enforcement	87	87	37,650	-	-	-
Estimated/Proposed Lease						
DOJ - Executive Office for Immigration Review	-	-	-	140	140	29,874
DOJ - Immigration and Customs Enforcement	-	-	-	114	114	22,994
<b>Total</b>	<b>212</b>	<b>212</b>	<b>115,647</b>	<b>254</b>	<b>254</b>	<b>52,868</b>

Office Utilization Rate (UR)<sup>2</sup>

Rate	Current	Proposed
	425	162

UR = average amount of office space per person

Current UR excludes 25,442 sqft of office support space

Proposed UR excludes 54,007 sqft of office support space

Overall UR<sup>3</sup>

Rate	Current	Proposed
	546	421

CAF<sup>4</sup>

	Total USF	RSP/USF	Max RSP
Current	115,647	1.10	127,212
Estimated/Proposed	166,875	1.15	123,000

## NOTES:

<sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.<sup>2</sup> Calculation excludes Judiciary, Congress and agencies with less than 10 people<sup>3</sup> USF/person = housing plan total USF divided by total personnel<sup>4</sup> Common Area Factor (CAF) = Max RSP divided by total USF<sup>5</sup> Storage excludes warehouses, which is part of Special<sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (RFLP) is issued to meet specific agency requirements.

Special Space <sup>6</sup>	USF
Courtroom	24,882
File Room / Records of Proceedings	10,588
Judges Secure Corridor	5,915
Conference/Training Room	4,404
Secure Files / Bulk Storage	1,704
Printer/Copy/Mail Room	1,460
Break Room	1,380
Princess	1,200
ADP	924
Sully Port	860
Holding Cell	400
Weapons Room	150
Secure Reception Area	100
Library	100
<b>Total</b>	<b>54,007</b>



## COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF THE TREASURY,  
INTERNAL REVENUE SERVICE, FRESNO, CA

*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 of up to 170,000 rentable square feet of space, including 868 official parking spaces, for the Department of the Treasury—Internal Revenue Service currently located at 855 M Street, 5045 E. Butler Street, 4976 E. Kings Canyon, and 1325 Broadway Street in Fresno, CA at a proposed total annual cost of \$6,120,000 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 agency(ies) agree to apply an overall utilization rate of 88 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, 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 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 88 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 General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*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*, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that

such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF THE TREASURY  
INTERNAL REVENUE SERVICE  
FRESNO, CA**

Prospectus Number: PCA-01-FR19  
Congressional District: CA-16

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 170,000 rentable square feet (RSF) for the Department of the Treasury, Internal Revenue Service (IRS), to house 1,592 employees. The lease will consolidate: 1,179 Accounts Management employees currently located at 855 M Street; 19 Treasury Inspector General for Tax Administration (TIGTA) employees housed at 5045 E. Butler Street, 66 Integrity & Verification Operations/Return Integrity and Compliance Services (IVO/RICS) personnel currently located at 4976 E. Kings Canyon and 136 Taxpayer Relations employees currently housed at 1325 Broadway Street all in Fresno, California, as well as 192 Accounts Management new hires currently in training. IRS has occupied 122,000 RSF at 855 M Street since October 4, 2003, under a lease that expires on October 3, 2018. Other supporting leases expire on November 30, 2018 and November 30, 2021.

This proposed lease will provide continued housing for IRS that is in line with its recent re-alignment and organizational needs, will accommodate IRS' firm future hiring plans in FY 2019 and FY 2020, and is consistent with the master IRS Fresno Campus space strategy collaboratively developed by IRS and GSA. The office space utilization rate (UR) will remain at 56 square feet per person, and the overall space UR will be 88 square feet per person at award.

**Description**

Occupant:	Internal Revenue Service
Current Rentable Square Feet (RSF):	153,038 (Current RSF/USF = 1.10)
Estimated Maximum RSF <sup>1</sup> :	170,000 (Proposed RSF/USF = 1.20)
Expansion RSF:	16,962
Current Usable Square Feet/Person:	87
Estimated/Proposed USF/Person:	88
Expiration Dates of Current Lease(s):	10/03/2018, 11/30/2018 and 11/30/2021 (2 leases)
Proposed Maximum Lease Term:	15 years
Delineated Area:	City of Fresno CBA – North: Divisadero Street South: Highway CA-41 East: R Street

<sup>1</sup> The RSF/USF at the current location is approximately 1.10; however, to maximize competition a RSF/USF ratio of 1.20 is used for the estimated proposed maximum RSF as indicated in the housing plan.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF THE TREASURY  
INTERNAL REVENUE SERVICE  
FRESNO, CA**

Prospectus Number: PCA-01-FR19  
Congressional District: CA-16

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	West: H Street to Stanislaus Street to Highway CA-99
Number of Official Parking Spaces <sup>2</sup> :	868
Scoring:	Operating
Current Total Annual Cost:	\$5,187,988
Estimated Rental Rate <sup>3</sup> :	\$36.00 / RSF
Estimated Total Annual Cost <sup>4</sup> :	\$6,120,000

### **Background**

The IRS mission is to provide America's taxpayers quality service by helping them understand and meet their tax responsibilities, and by applying the tax law with integrity and fairness to all.

### **Justification**

The mission of the Accounts Management (AM) organization is to provide assistance to all taxpayers with inquiries related to tax law and accounts via telephone, correspondence and web applications. The AM organization balances the delivery of telephone and paper adjustment programs to ensure that all taxpayers receive a correct and complete response in a timely manner.

It is critical to the operation to house the function of the AM organization into a single location to ensure quality service delivery to taxpayers. The current lease at 855 M Street, Fresno, California, expires on October 3, 2018. IRS requires continued housing to carry out its mission and requires additional space to consolidate new and existing employees related to the Department of Treasury mission in the Fresno, CA, area.

### **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

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<sup>2</sup> The parking requirement includes 867 privately owned vehicle parking spaces for IRS employees due to shift work at this location.

<sup>3</sup> This estimate is for fiscal year 2019 and may be escalated by 1.95 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including standard operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

<sup>4</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF THE TREASURY  
INTERNAL REVENUE SERVICE  
FRESNO, CA**

Prospectus Number: PCA-01-FR19  
Congressional District: CA-16

approved prospectus. GSA encourages offerors 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.

**Certification of Need**

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

Submitted at Washington, DC, on \_\_\_\_\_

Recommended: \_\_\_\_\_  
Commissioner, Public Buildings Service

Approved: \_\_\_\_\_  
Administrator, General Services Administration

**Housing Plan  
Department of the Treasury  
Internal Revenue Service**

PCA-01-FR19  
Fresno, CA**H3604**

Leased Locations	CURRENT					ESTIMATED/PROPOSED				
	Personnel		Usable Square Feet (USF) <sup>1</sup>			Personnel		Usable Square Feet (USF)		
	Office	Total	Office	Storage	Special	Office	Total	Office	Storage <sup>5</sup>	Special <sup>6</sup>
855 M Street, Fresno, CA	1,179	1,179	94,886	778	15,246		110,910			
1325 Broadway Street, Fresno, CA - Taxpayer Relations <sup>7</sup>	136	136	7,099	-	886		7,985			
5045 E. Butler Street, Fresno, CA - Accounts Management	192	192	-	-	4,907		4,907			
5045 E. Butler Street, Fresno, CA - TIGTA	19	19	2,517	188	892		3,597			
4876 E. Kings Canyon - IVO/RUCS	73	73	9,652	85	1,590		11,327			
Estimated/Proposed Lease	-	-	-	-	-		-			
<b>Total</b>	<b>1,599</b>	<b>1,599</b>	<b>114,154</b>	<b>1,051</b>	<b>23,521</b>		<b>138,726</b>	<b>115,290</b>	<b>1,414</b>	<b>24,145</b>

Office Utilization Rate (UR) <sup>2</sup>		
Rate	Current	Proposed
	56	56

UR - average amount of office space per person

Current UR excludes 25,114 sq ft of office support space

Proposed UR excludes 25,364 sq ft of office support space

Overall UR <sup>3</sup>		
Rate	Current	Proposed
	87	88

R/U Factor <sup>4</sup>			
	Total USF	RSF/USF	Max RSF
Current	138,726	1.10	153,038
Estimated/Proposed	140,849	1.20	170,000

Special Space <sup>6</sup>		USF
Conference/Training		10,253
Health Unit		1,015
ADP		5,075
Copy Ctr/Mail Room		490
Break Room		6,990
Evidence Storage		161
Tech/Firearms Room		161
<b>Total</b>		<b>24,145</b>

**NOTES:**<sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.<sup>2</sup> Calculation excludes Judiciary, Congress and agencies with less than 10 people<sup>3</sup> USF/Person - housing plan total USF divided by total personnel<sup>4</sup> R/U Factor (R/U) = Max RSF divided by total USF<sup>5</sup> Storage excludes warehouse, which is part of Special Space.<sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (RLP) is issued to meet specific agency requirements.<sup>7</sup> Taxpayer Relations component (8,417 RSF) moving / consolidating from 1325 Broadway Street (180,481 RSF total).<sup>8</sup> New Accounts Management Employees in off-site training at 5045 E. Butler St. (moving from training rooms to typical office setup)

## COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF HOMELAND SECURITY, CUSTOMS AND BORDER PROTECTION, LONG BEACH, CA

*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 of up to 121,000 rentable square feet of space, including 80 official parking spaces, for the Department of Homeland Security—Customs and Border Protection currently located at 301 E. Ocean Boulevard in Long Beach, CA at a proposed total annual cost of \$5,203,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

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

*Provided that*, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 213 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, 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 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 213 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 General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*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*, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that

such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF HOMELAND SECURITY  
CUSTOMS AND BORDER PROTECTION  
LONG BEACH, CA**

Prospectus Number: PCA-01-LB19  
Congressional District: CA-47

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 121,000 rentable square feet for the Department of Homeland Security–Customs and Border Protection (CBP), currently located at 301 E. Ocean Boulevard in Long Beach, CA.

The lease will provide continued housing for CBP, and will improve the office space utilization from 145 to 92 and overall space utilization from 288 to 213 usable square feet (USF) per person, respectively.

**Description**

Occupant:	Customs and Border Protection
Current Rentable Square Feet (RSF)	143,732 (Current RSF/USF= 1.16)
Estimated/Proposed Maximum RSF <sup>1</sup> :	121,000 (Proposed RSF/USF = 1.20)
Reduction RSF:	22,732
Current Usable Square Feet/Person:	288
Estimated/Proposed USF/Person:	213
Expiration Dates of Current Lease(s):	10/09/2021
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	Downtown Long Beach Central Business Area (N: 7th Street; S: Pacific Ocean; E: Alamitos Avenue; W: West Shoreline Drive)
Number of Official Parking Spaces:	80
Scoring:	Operating
Current Total Annual Cost:	\$5,488,108 (lease effective 10/10/2001)
Estimated Rental Rate <sup>2</sup> :	\$43.00 / RSF
Estimated Total Annual Cost <sup>3</sup> :	\$5,203,000

<sup>1</sup> The RSF/USF at the current location is approximately 1.16; however, to maximize competition a RSF/USF ratio of 1.20 is used for the estimated proposed maximum RSF as indicated in the housing plan.

<sup>2</sup> This estimate is for fiscal year 2022 and may be escalated by 2 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. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

<sup>3</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF HOMELAND SECURITY  
CUSTOMS AND BORDER PROTECTION  
LONG BEACH, CA**

Prospectus Number: PCA-01-LB19  
Congressional District: CA-47

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**Background**

CBP's mission is to secure the Nation's borders while facilitating lawful travel and trade.

The Long Beach lease houses CBP's Container Security Initiative (CSI). CSI addresses the threat to border security and global trade posed by the potential for terrorist use of a maritime container to deliver a weapon.

**Justification**

CBP operations located adjacent to the Los Angeles/Long Beach Seaport provide critical support to maritime import/export functions integral to the economic infrastructure of the United States. The companion ports are the largest container port operations in the United States. The ports receive approximately 40 percent of maritime cargo with a value of \$278 billion and require substantial oversight. CBP's ability to manage the seaport's multimillion-dollar Non-Intrusive Inspection technology portfolio, examine high-risk cargo, conduct enforcement operations, and facilitate the flow of legitimate trade and travel depends on its proximity to the port.

CBP's law enforcement mission involves close partnerships, regular meetings, and communications with other government agencies that are located at the port. CBP also must be available and accessible to trade partners and stakeholders operating at the terminals. Proximity to the port has the benefits of shortening response times, mitigating disruptions, identifying security breaches, and expediting special operations.

Consequently, the delineated area requested provides the most strategic and direct route to the various cargo and passenger terminals in Los Angeles and Long Beach, and provides critical ease of access for the significant CBP employee population required to perform mission-critical operations. GSA will consider whether CBP's continued housing needs should be satisfied in the existing location based on an analysis of other potential locations within the delineated area. If other potential locations are identified, a cost-benefit analysis will be conducted to determine whether the Government can expect to recover the relocation and duplication costs of real and personal property needed for CBP to accomplish its mission.

The current lease at 301 E. Ocean Boulevard in Long Beach, California, expires October 9, 2021. CBP requires continued housing to carry out its mission.



GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF HOMELAND SECURITY  
CUSTOMS AND BORDER PROTECTION  
LONG BEACH, CA**

Prospectus Number: PCA-01-LB19  
Congressional District: CA-47

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**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 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  
CUSTOMS AND BORDER PROTECTION  
LONG BEACH, CA**

Prospectus Number: PCA-01-LB19  
Congressional District: CA-47

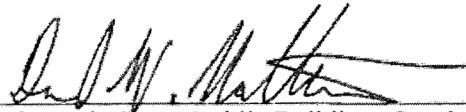
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**Certification of Need**

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

Submitted at Washington, DC, on September 27, 2018.

Recommended: \_\_\_\_\_



Commissioner, Public Buildings Service

Approved: \_\_\_\_\_



Administrator, General Services Administration

**Housing Plan  
Department of Homeland Security  
Customs and Border Protection**

**PCA-01-LB19  
Long Beach, CA**

Leased Locations	CURRENT			ESTIMATED/PROPOSED		
	Personnel		Usable Square Feet (USF) <sup>1</sup>	Personnel		Usable Square Feet (USF)
	Office	Total		Office	Total	
301 E Ocean Blvd., Long Beach, CA	429	429		-	-	
Estimated/Proposed Lease	-	-	8,255	-	-	-
<b>Total</b>	<b>429</b>	<b>429</b>	<b>8,255</b>	<b>473</b>	<b>473</b>	<b>36,937</b>

Office Utilization Rate (UR) <sup>2</sup>		
	Current	Proposed
Rate	145	92

UR = average amount of office space per person

Current UR excludes 17,522 usf of office support space

Proposed UR excludes 12,327 usf of office support space

Overall UR <sup>3</sup>		
	Current	Proposed
Rate	288	213

R/U Factor <sup>4</sup>			
	Total USF	RSF/USF	Max RSF
Current	123,720	1.16	143,732
Estimated/Proposed	100,583	1.2	121,000

Special Space <sup>6</sup>		USF
Command Center		2,604
Conference Space		6,960
Firearms Simulator Training		1,395
LAN/ADP		744
Locker Room		1,116
Public Counter		2,604
Secure File Room		5,022
Secure Storage		10,354
Vault		744
Weapons Storage		5,394
<b>Total</b>		<b>36,937</b>

**NOTES:**

<sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.

<sup>2</sup> Calculation excludes Judiciary, Congress and agencies with less than 10 people

<sup>3</sup> USF/Person = housing plan total USF divided by total personnel.

<sup>4</sup> Rentable Usable Factor (R/U Factor) = Max RSF divided by total USF

<sup>5</sup> Storage excludes warehouse, which is part of Special Space

<sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (RLP) is issued to meet specific agency requirements.

## COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF HOMELAND SECURITY, IMMIGRATION AND CUSTOMS ENFORCEMENT, NEW YORK, NY

*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 of up to 181,647 rentable square feet of space for the Department of Homeland Security—Immigration and Customs Enforcement currently located at 601 West 26th Street, New York, NY at a proposed total annual cost of \$14,168,466 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 agency(ies) agree to apply an overall utilization rate of 237 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, 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 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 237 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 General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*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*, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that

such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; *Provided further*, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF HOMELAND SECURITY  
IMMIGRATION AND CUSTOMS ENFORCEMENT  
NEW YORK, NY**

Prospectus Number: PNY-04-NY19  
Congressional District: 10

**Executive Summary**

The General Services Administration (GSA) proposes a lease extension of up to 5 years for approximately 181,647 rentable square feet for the Department of Homeland Security - Immigration and Customs Enforcement (ICE), currently located at 601 West 26th Street, New York, NY. ICE has occupied space in the building since November 4, 2002, under a lease that expires on December 31, 2018.

Extension of the current leases will enable ICE to provide continued housing for current personnel and meet its current mission requirements. ICE will maintain the office and overall utilization at 140 and 237 usable square (USF) feet per person, respectively, based on the housing of additional personnel at this location.

**Description**

Occupant:	Immigration and Customs Enforcement
Lease Type:	Renewal Option
Current Rentable Square Feet (RSF)	181,647 (Current RSF/USF = 1.39)
Estimated/Proposed Maximum RSF:	181,647 (Proposed RSF/USF = 1.39)
Expansion/Reduction RSF:	None
Current USF/Person:	237
Estimated/Proposed USF/Person:	237
Expiration Dates of Current Lease(s):	12/31/2018
Proposed Maximum Leasing Authority:	5 years
Delineated Area:	North: 34th Street East: 6th Ave South: 14th Street West: 12th Avenue
Number of Official Parking Spaces:	0
Scoring:	Operating
Current Total Annual Cost:	\$12,787,269 (lease effective 11/04/2002; includes lease contract and electricity)
Estimated Rental Rate <sup>1</sup> :	\$78.00/RSF
Estimated Total Annual Cost <sup>2</sup> :	\$14,168,466(lease contract plus electricity)

<sup>1</sup> This estimate is for fiscal year 2019 and may be escalated by 1.9 percent per year 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. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

<sup>2</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

**GSA****PBS**

**PROSPECTUS – LEASE  
DEPARTMENT OF HOMELAND SECURITY  
IMMIGRATION AND CUSTOMS ENFORCEMENT  
NEW YORK, NY**

Prospectus Number: PNY-04-NY19  
Congressional District: 10

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**Background**

ICE's mission is to enforce Federal laws governing border control, customs, trade and immigration to promote homeland security and public safety.

The current lease became effective on November 4, 2002. GSA pays approximately \$12,400,000 in annual rent.

**Justification**

The current lease at 601 W. 26th Street in NY, NY, expires on December 31, 2018, and ICE requires continued housing at this location to carry out its mission prior to relocating to federally owned space in New York. A 5-year renewal option will provide GSA and ICE with sufficient time to formulate ICE's relocation plan and to budget for move costs accordingly.

**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 extension. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

GSAPBS

**PROSPECTUS – LEASE  
DEPARTMENT OF HOMELAND SECURITY  
IMMIGRATION AND CUSTOMS ENFORCEMENT  
NEW YORK, NY**

Prospectus Number: PNY-04-NY19  
Congressional District: 10

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**Certification of Need**

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

Submitted at Washington, DC, on September 27, 2018.

Recommended: \_\_\_\_\_



Commissioner, Public Buildings Service

Approved: \_\_\_\_\_



Administrator, General Services Administration

**Housing Plan  
Department of Homeland Security  
Immigration and Customs Enforcement**

PNY-04-NY19  
New York, NY

May 9, 2019

Leased Locations	CURRENT			ESTIMATED/PROPOSED				
	Personnel		Usable Square Feet (USF) <sup>1</sup>		Usable Square Feet (USF)			
	Office	Total	Office	Special	Storage	Office	Storage <sup>5</sup>	Special <sup>6</sup>
601 West 26th Street	553	553	99,133	19,025	12,730	99,133	12,730	19,025
Estimated/Proposed Lease	-	-	-	-	-	-	-	-
<b>Total</b>	<b>553</b>	<b>553</b>	<b>99,133</b>	<b>19,025</b>	<b>12,730</b>	<b>99,133</b>	<b>12,730</b>	<b>19,025</b>

**Office Utilization Rate (UR)<sup>2</sup>**

Rate	Current	Proposed
	140	140

UR = average amount of office space per person

Current UR excludes 21,809 usf of office support space

Proposed UR excludes 21,809 usf of office support space

**Overall UR<sup>3</sup>**

Rate	Current	Proposed
	237	237

**R/U Factor<sup>4</sup>**

	Total USF	RSF/USF	Max RSF
Current	130,888	1.39	181,647
Estimated/Proposed	130,888	1.39	181,647

## NOTES:

<sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.<sup>2</sup> Calculation excludes Judiciary, Congress and agencies with less than 10 people<sup>3</sup> USF/Person = housing plan total USF divided by total personnel.<sup>4</sup> R/U Factor (R/U) = Max RSF divided by total USF<sup>5</sup> Storage excludes warehouse, which is part of Special Space.<sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (RLP) is issued to meet specific agency requirements.

Special Space <sup>6</sup>	USF
Wire Room	1,070
Pen Register Room	200
Computer Forensics Lab	4,015
Money Counting Room	150
HSDN Room	250
SCIF	1,000
Grand Jury File Rooms	2,000
Seized Assets Storage	300
Evidence Storage Rooms	6,800
Firearm Training Room	400
Ammunition Storage	225
Firearms Storage	300
Defensive Tactics Room	625
Tactical Equipment Storage	500
Interview & Observation Rms.	480
Processing and Holding Rooms	710
<b>Total</b>	<b>19,025</b>



## COMMITTEE RESOLUTION

LEASE—INTERNAL REVENUE SERVICE, U.S. TREASURY INSPECTOR GENERAL FOR TAX ADMINISTRATION, KANSAS CITY, MO

*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 of up to 1,140,000 rentable square feet of space, including 4,900 official parking spaces, for the Internal Revenue Service and the U.S. Treasury Inspector General for Tax Administration currently located at 333 West Pershing Road in Kansas City, MO at a proposed total annual cost of \$34,872,600 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

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

*Provided that*, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 156 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, 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 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 156 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 General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*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*, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease,

to directly participate in, or benefit from or under this lease or any part thereof and that such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

PBS

**PROSPECTUS – LEASE  
INTERNAL REVENUE SERVICE  
U.S. TREASURY INSPECTOR GENERAL FOR TAX ADMINISTRATION  
KANSAS CITY, MO**

Prospectus Number: PMO-01-KC19  
Congressional District: 05

**Executive Summary**

The General Services Administration (GSA) proposes a lease for approximately 1,140,000 rentable square feet (RSF) for the Department of the Treasury's Internal Revenue Service (IRS) and U.S. Treasury Inspector General for Tax Administration (TIGTA). IRS and TIGTA are currently housed at 333 West Pershing Road in Kansas City, MO, under a lease that expires on November 30, 2021.

The lease will provide continued housing for IRS and TIGTA and will improve the office and overall space utilization rates from 118 to 95 and 193 to 156 usable square feet (USF) per person, respectively.

**Description**

Occupant:	IRS and TIGTA
Current RSF	1,140,000 (Current RSF/USF = 1.13)
Estimated/Proposed Maximum RSF:	1,140,000 (Proposed RSF/USF = 1.13)
Expansion/Reduction RSF:	None
Current USF/Person:	193
Estimated/Proposed USF/Person:	156
Expiration Dates of Current Lease(s):	11/30/2021
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	North: I-70/I-35 South: 31st Street East: Campbell Street and I-70 West: I-35 and Summit Street
Number of Official Parking Spaces:	4,900
Scoring:	Operating
Current Total Annual Cost:	\$37,825,200 (leases effective 12/1/2006)
Estimated Rental Rate <sup>1</sup> :	\$30.59 / RSF
Estimated Total Annual Cost <sup>2</sup> :	\$34,872,600

<sup>1</sup> This estimate is for fiscal year 2022 and may be escalated by 2 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including standard operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

<sup>2</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSAPBS

**PROSPECTUS – LEASE  
INTERNAL REVENUE SERVICE  
U.S. TREASURY INSPECTOR GENERAL FOR TAX ADMINISTRATION  
KANSAS CITY, MO**

Prospectus Number: PMO-01-KC19  
Congressional District: 05

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**Background**

The building at 333 West Pershing Road comprises 1,140,000 RSF and was constructed in 2006 to consolidate numerous IRS locations in the Metropolitan Kansas City, Missouri, area into a Federal income tax submissions center for IRS. The lease included the adaptive reuse of the historic Kansas City Main Postal facility as part of the building.

GSA will consider whether IRS and TIGTA'S continuing housing needs should be satisfied in the existing location based on an analysis of other potential locations within the delineated area. If other potential locations are identified, GSA will conduct a cost-benefit analysis to determine whether the Government can expect to recover the relocation and duplication costs of real and personal property needed for IRS and TIGTA to accomplish their missions.

**Justification**

IRS's mission is to provide top-quality service to America's taxpayers by helping them understand and meet their tax responsibilities, and by applying the tax law with integrity and fairness to all. TIGTA provides audits, investigations, inspections, and evaluations to protect fair administration of the Federal tax system and ensure collection of tax revenue.

The existing building functions as an individual-tax-return paper processing and depository collection center, and is expected to retain this function even as taxpayers adopt the transition to electronic filing to an increasing degree. To reduce redundancy of processing operations, IRS is planning phased consolidation of its business-tax-return paper processing operations from Covington, Kentucky, and Fresno, California, into the Kansas City operations. Later in 2024, the paper business-tax-return processing operations in Austin, Texas, will also be moved to this location.

The current lease at 333 West Pershing Road in Kansas City, Missouri, expires on November 30, 2021. IRS and TIGTA require continued housing to carry out their missions.

GSAPBS

**PROSPECTUS – LEASE  
INTERNAL REVENUE SERVICE  
U.S. TREASURY INSPECTOR GENERAL FOR TAX ADMINISTRATION  
KANSAS CITY, MO**

Prospectus Number: PMO-01-KC19  
Congressional District: 05

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**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 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 extension. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

GSAPBS

**PROSPECTUS – LEASE  
INTERNAL REVENUE SERVICE  
U.S. TREASURY INSPECTOR GENERAL FOR TAX ADMINISTRATION  
KANSAS CITY, MO**

Prospectus Number: PMO-01-KC19  
Congressional District: 05

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**Certification of Need**

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

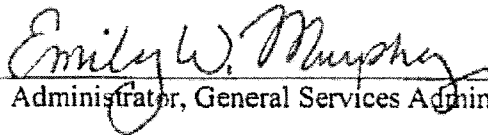
Submitted at Washington, DC, on October 12, 2018

Recommended: \_\_\_\_\_



Commissioner, Public Buildings Service

Approved: \_\_\_\_\_



Administrator, General Services Administration

**Housing Plan  
Internal Revenue Service  
U.S. Treasury Inspector General for Tax Administration**

PMO-01-KC19  
Kansas City, MO

May 9, 2019

CONGRESSIONAL RECORD — HOUSE

H3621

Leased Locations	CURRENT			ESTIMATED/PROPOSED		
	Personnel	Usable Square Feet (USF)		Personnel	Usable Square Feet (USF)	
	Office	Storage	Special	Office	Storage	Special
333 W Pershing Rd., Kansas City, MO						
IRS	4,862	736,098	259,598			
TOTAL	21	4,404	4,504			
Estimated/Proposed Lease						
IRS				6,060	736,098	259,598
TOTAL	4,883	5,217	4,978	6,081	740,502	259,598
<b>Total</b>						

Office Utilization Rate (UR) <sup>2</sup>		
Rate	Current	Proposed
	118	95

UR - average amount of office space per person  
Current UR excludes 162,910 sq ft of office support space  
Proposed UR excludes 162,910 sq ft of office support space

Overall UR <sup>3</sup>		
Rate	193	156

R/U Factor <sup>4</sup>			
Current	Total USF	USF/USF	Max RSF
	1,005,078	1.13	1,140,000
Estimated/Proposed	1,005,078	1.13	1,140,000

## NOTES:

<sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.

<sup>2</sup> Calculation excludes Judiciary, Congress, with less than 10 people.

<sup>3</sup> USF/Person - housing plan total USF divided by total personnel.

<sup>4</sup> R/U Factor - Max RSF divided by total USF.

<sup>5</sup> Storage excludes warehouse, which is part of Special Space.

<sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (R/LP) is issued to meet specific agency requirements.

Special Space <sup>5</sup>		RSF
Conference		61,383
Automated Data Processing		14,388
Food Service - cafeteria		12,179
Breakroom/Kitchenette		11,178
Tax Return Receiving (Workroom)		57,485
High Density Files		8,549
Security Screening		1,413
File		16,622
Restroom		1,975
Mail		5,907
Health Unit		980
Warehouse		61,771
Fitness Center		5,767
<b>Total</b>		<b>259,598</b>

## COMMITTEE RESOLUTION

LEASE—CENTERS FOR DISEASE CONTROL,  
ATLANTA, GA

*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 of up to 309,000 rentable square feet of space, including 35 official parking spaces, for the Centers for Disease Control currently housed under several leases within metro Atlanta, GA at a proposed total annual cost of \$11,207,430 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 agency(ies) agree to apply an overall utilization rate of 152 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, 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 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 152 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 General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*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*, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or

under this lease or any part thereof and that such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

PBS

**PROSPECTUS – LEASE  
CENTERS FOR DISEASE CONTROL  
ATLANTA, GA**

Prospectus Number: PGA-04-AT19  
Congressional Districts: 4, 5, 6

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 309,000 rentable square feet for the Department of Health and Human Services, Centers for Disease Control (CDC). CDC is currently housed under several leases within metro Atlanta, GA.

This lease will provide continued housing for CDC under one lease and provide for an overall space utilization rate of 152 usable square feet (USF) per person, which is below CDC's national standard utilization rate of 170 USF per person.

**Description**

Occupant:	Centers for Disease Control
Current Rentable Square Feet (RSF)	343,146 (Current RSF/USF = 1.10)
Estimated/Proposed Maximum RSF <sup>1</sup> :	309,000 (Proposed RSF/USF = 1.15)
Expansion/Reduction RSF:	34,146 RSF (Reduction)
Current USF/Person:	176
Estimated/Proposed USF/Person:	152
Expiration Dates of Current Lease(s):	7/31/2020; 9/30/2021; 1/1/2021; 12/31/2024
Proposed Maximum Leasing Authority:	15 years
Delineated Area:	See Below
Number of Official Parking Spaces:	35
Scoring:	Operating
Current Total Annual Cost:	\$8,404,241
Estimated Rental Rate <sup>2</sup> :	\$36.27 / RSF
Estimated Total Annual Cost <sup>3</sup> :	\$11,207,430

<sup>1</sup> The RSF/USF at the current locations are approximately 1.10; however, to maximize competition a RSF/USF ratio of 1.15 is used for the estimated proposed maximum RSF as indicated in the housing plan.

<sup>2</sup> This estimate is for fiscal year 2020 and may be escalated by 1.95 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including standard operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

<sup>3</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.



GSA

PBS

**PROSPECTUS – LEASE  
CENTERS FOR DISEASE CONTROL  
ATLANTA, GA**

Prospectus Number: PGA-04-AT19  
Congressional Districts: 4, 5, 6

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**Delineated Area**

POINT OF BEGINNING: I-285 and Peachtree Boulevard (Hwy 141); Southeast on I-285 to Stone Mountain Freeway (US Hwy 78); Southwest on Stone Mountain Freeway (US Hwy 78) to Scott Blvd. (name change) to Ponce de Leon Avenue NE (name change) to Juniper Street NE; South on Juniper Street NE 1 block to North Avenue NE; West on North Avenue NE to I-85; North on I-85 to Piedmont Road NE; Northeast on Piedmont Road NE to Peachtree Road NE (Hwy 141); Northeast on Peachtree NE (Hwy. 141) to I-285 POINT OF BEGINNING

**Acquisition Strategy**

To maximize the flexibility and competition in acquiring space for CDC, 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. All offers must provide space consistent with the delineated area defined by this prospectus and in one or more geographically proximate buildings.

**Background**

CDC increases the health security of our Nation. As the Nation's health protection agency, CDC saves lives and protects people from health threats. To accomplish its mission, CDC conducts critical science and provides health information that protects our Nation against expensive and dangerous health threats, and responds when these arise.

CDC works to protect America from health, safety, and security threats, both foreign and domestic. Whether diseases start at home or abroad, are chronic or acute, curable or preventable, or result from human error or deliberate attack, CDC fights disease and supports communities and citizens that do the same.

Below is a list of the CDC components proposed for housing under this prospectus and their individual missions:

**National Center for HIV/AIDS, Viral Hepatitis, STD, and TB Prevention  
(NCHHSTP), Mission Statement**

The National Center for HIV/AIDS, Viral Hepatitis, STD, and TB Prevention maximizes public health and safety nationally and internationally through the elimination, prevention, and control of disease, disability, and death caused by Human Immunodeficiency Virus Infection/Acquired Immunodeficiency

GSA

PBS

**PROSPECTUS – LEASE  
CENTERS FOR DISEASE CONTROL  
ATLANTA, GA**

Prospectus Number: PGA-04-AT19  
Congressional Districts: 4, 5, 6

Syndrome, non-HIV retroviruses, viral hepatitis, other sexually transmitted diseases, and tuberculosis.

**Center for Global Health (CGH), Mission Statement**

Protect and improve health globally through science, policy, partnership, and evidence-based public health action. CDC will leverage its core strengths to advance four overarching global health goals: improving the health and well-being of people around the world, improving capabilities for preparing and responding to infectious diseases and emerging health threats, building country public health capacity, and maximizing organizational capacity.

**Office of Financial Resources (OFR) Mission Statement**

The Office of Financial Resources contributes to the achievement of positive public health outcomes at CDC by providing exemplary customer-focused leadership and fiscal stewardship in appropriations, acquisitions, assistance, and financial management with accountability and sound business practices.

**Justification**

The four leases that this prospectus requirement comprises total 343,146 RSF of space and house 1,769 employees. Consolidating these leases into one prospectus lease will provide for more efficient space by minimizing redundancies (i.e., lobbies, Federal Protective Service guards, IT/communication, lifestyle centers, breakrooms, conference/training rooms, etc.) and provide for more efficient and effective operations. The overall and office utilization rates will be improved as a result of these efficiencies from 176 to 152 USF per person and 137 to 106 USF per person, respectively.

**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 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  
CENTERS FOR DISEASE CONTROL  
ATLANTA, GA**

Prospectus Number: PGA-04-AT19  
Congressional Districts: 4, 5, 6

**Interim Leasing**

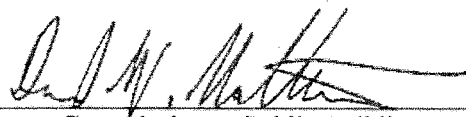
GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

**Certification of Need**

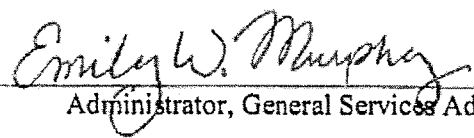
The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on October 12, 2018

Recommended: \_\_\_\_\_

  
Commissioner, Public Buildings Service

Approved: \_\_\_\_\_

  
Administrator, General Services Administration

Leased Locations	CURRENT				ESTIMATED/PROPOSED			
	Personnel		Usable Square Feet (USF)		Personnel		Usable Square Feet (USF)	
	Office	Total	Office	Special	Office	Total	Office	Special <sup>a</sup>
8 Corporate Blvd	820	820	139,789	-	-	-	-	-
1801 Corporate Blvd NE	280	280	34,140	-	-	-	-	-
2900 Woodstock Blvd.	569	569	77,101	-	-	-	-	-
2945/2939 Flowers Rd.	160	160	59,954	-	-	-	-	-
Estimated/Proposed Lease					1,769	1,769	239,388	29,500
<b>Total</b>	<b>1,769</b>	<b>1,769</b>	<b>310,984</b>	<b>-</b>	<b>1,769</b>	<b>1,769</b>	<b>239,388</b>	<b>29,500</b>

Office Utilization Rate (UR)<sup>2</sup>

Rate	Current	Proposed
	137	106

UR = average amount of office space per person

Current UR excludes 68,416 usf of office support space

Proposed UR excludes 52,665 usf of office support space

Overall UR<sup>3</sup>

Rate	Current	Proposed
	176	152

R/U Factor<sup>4</sup>

	Total USF	RSF/USF	Max RSF
Current	310,984	1.10	343,146
Estimated/Proposed	268,888	1.15	309,000

Special Space <sup>6</sup>		USF
Conference/Training		5,000
Lifestyle Center		3,000
LAN/Telecom		4,800
Mail room		400
Copy Center		4,800
Breakroom		2,400
Security		1,800
Meeting Rooms		4,800
Snack Bar		200
Lactation Room		600
Loading Dock		900
High Density File		800
<b>Total</b>	<b>29,500</b>	<b>29,500</b>

## NOTES:

<sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.<sup>2</sup> Calculation excludes Judiciary, Congress and agencies with less than 10 people<sup>3</sup> USF/Person = housing plan total USF divided by total personnel.<sup>4</sup> R/U Factor (R/U) = Max RSF divided by total USF<sup>5</sup> Storage excludes warehouse, which is part of Special Space.<sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (R/LP) is issued to meet specific agency requirements.

\*LGA33138 above reflects a superceding lease effective 1/1/2019, which reduces the current usf of 95,354 USF to 59,954 USF.

## COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF JUSTICE, FEDERAL BUREAU OF INVESTIGATION, NORTHERN VA

*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 of up to 190,038 rentable square feet of space, including 38 official parking spaces, for the Department of Justice—Federal Bureau of Investigation currently located at 801 Follin Lane in Vienna, VA at a proposed total annual cost of \$7,411,482 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

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

*Provided that*, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 275 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, 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 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 275 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 General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*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*, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or

under this lease or any part thereof and that such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
NORTHERN VA**

Prospectus Number: PVA-02-WA19  
Congressional District: 11

**Executive Summary**

The General Services Administration (GSA) proposes a lease for approximately 190,038 rentable square feet for the Department of Justice, Federal Bureau of Investigation (FBI). FBI is currently housed at 801 Follin Lane in Vienna, Virginia, under a lease that expires on January 19, 2021. GSA is proposing to continue leasing space for FBI at the current location pending the results of a cost-benefit analysis, including relocation and duplication costs of real and personal property needed for FBI to accomplish its mission.

The lease will provide continued housing for FBI, and will maintain the office and overall utilization rates at 149 and 275 usable square foot (USF) per person, respectively.

**Description**

Occupant:	FBI
Current Rentable Square Feet (RSF)	190,038 (Current RSF/USF = 1.08)
Estimated/Proposed Maximum RSF:	190,038 (Proposed RSF/USF = 1.08)
Expansion/Reduction RSF:	None
Current USF/Person:	275
Estimated/Proposed USF/Person:	275
Expiration Dates of Current Lease(s):	01/19/2021
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	Northern Virginia
Number of Official Parking Spaces <sup>1</sup> :	38
Scoring:	Operating
Current Total Annual Cost:	\$ 6,615,415 (lease effective 01/20/2011)
Estimated Rental Rate <sup>2</sup> :	\$39.00/ RSF
Estimated Total Annual Cost <sup>3</sup> :	\$7,411,482

<sup>1</sup> Security requirements may necessitate control of parking at the leased location in addition to the official parking spaces identified in the prospectus. If the additional parking resulting from security requirements is included in the leasehold interest in the building, the proposed total annual cost and maximum proposed rental rate may exceed the amounts indicated above.

<sup>2</sup> This estimate is for fiscal year 2021 and may be escalated by 2 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is partially serviced; the Government will pay select operating costs directly. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

<sup>3</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSAPBS

**PROSPECTUS – LEASE  
DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
NORTHERN VA**

Prospectus Number: PVA-02-WA19  
Congressional District: 11

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**Background**

The mission of FBI is to protect and defend the United States against terrorist and foreign intelligence threats, to uphold and enforce the criminal laws of the United States, to provide leadership and criminal justice services to Federal, State, municipal, and international agencies and partners; and to perform these responsibilities in a manner that is responsive to the needs of the public and is faithful to the Constitution of the United States.

This facility houses several high-security components, and supports Federal, State, and local law enforcement, as well as international partners.

**Justification**

This FBI office is currently housed in a leased building located at 801 Follin Lane in Vienna, Virginia. The current lease expires on January 19, 2021.

GSA will consider whether FBI's continued housing needs should be satisfied in the existing location based on an analysis of other potential locations within the delineated area. If other potential locations are identified, GSA will conduct a cost-benefit analysis to determine whether the Government can expect to recover the relocation and duplication costs of real and personal property needed for FBI to accomplish its mission.

**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 exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

GSAPBS

**PROSPECTUS – LEASE  
DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
NORTHERN VA**

Prospectus Number: PVA-02-WA19  
Congressional District: 11

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**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**

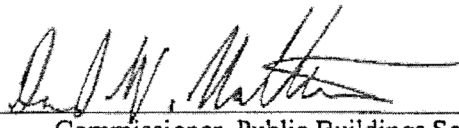
GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the extension. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

**Certification of Need**

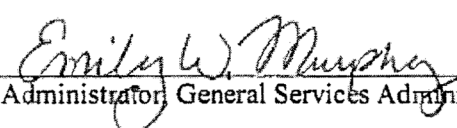
The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on October 12, 2018

Recommended: \_\_\_\_\_

  
Commissioner, Public Buildings Service

Approved: \_\_\_\_\_

  
Administrator, General Services Administration



Leased Locations	CURRENT					ESTIMATED/PROPOSED				
	Personnel		Usable Square Feet (USF) <sup>1</sup>			Personnel		Usable Square Feet (USF)		
	Office	Total	Office	Storage	Special	Office	Total	Office	Storage	Special <sup>6</sup>
801 Tullin Lane	643	643	122,781	7,639	46,126	643	643	122,781	7,639	46,126
Estimated/Proposed Lease	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>643</b>	<b>643</b>	<b>122,781</b>	<b>7,639</b>	<b>46,126</b>	<b>643</b>	<b>643</b>	<b>122,781</b>	<b>7,639</b>	<b>46,126</b>

**Office Utilization Rate (UR)<sup>2</sup>**

Rate	Current	Proposed
	1.49	1.49

UR = average amount of office space per person

Current UR excludes 27,012 sq ft of office support space

Proposed UR excludes 27,012 sq ft of office support space

Special Space <sup>3</sup>		USF
Conference/Auditorium		22,243
Training Room		910
Data Center		12,109
Additional Special SCIP Space		10,864
<b>Total</b>		<b>46,126</b>

Overall UR <sup>4</sup>		
Rate	Current	Proposed
	275	275

R/U Factor <sup>5</sup>			
Total USF		RSF/USF	Max RSF
Current	176,546	1.08	190,038
Estimated/Proposed	176,546	1.08	190,038

**NOTES:**<sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.<sup>2</sup> Calculation excludes Judiciary, Congress and agencies with less than 10 people.<sup>3</sup> USF/person = housing plan total USF divided by total personnel.<sup>4</sup> R/U Factor (R/U) = Max RSF divided by total USF<sup>5</sup> Storage excludes warehouse, which is part of Special Space.<sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (R/LP) is issued to meet specific agency requirements.

## COMMITTEE RESOLUTION

LEASE—BUREAU OF FISCAL SERVICE, U.S. DEPARTMENT OF THE TREASURY, PARKERSBURG, WV

*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 of up to 182,500 rentable square feet of space, including 26 official parking spaces, for the Bureau of Fiscal Service—U.S. Department of the Treasury currently located at 320 Avery Street in Parkersburg, WV at a proposed total annual cost of \$4,927,500 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

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

*Provided that*, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 162 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, 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 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 162 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 General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*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*, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that

such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

PBS

**PROSPECTUS – LEASE  
BUREAU OF FISCAL SERVICE  
U.S. DEPARTMENT OF THE TREASURY  
PARKERSBURG, WV**

Prospectus Number: PWV-01-PA19  
Congressional District: 01

**Executive Summary**

The General Services Administration (GSA) proposes a lease for approximately 182,500 rentable square feet for the Department of the Treasury, Bureau of the Fiscal Service (FS). FS is currently housed at 320 Avery Street in Parkersburg, WV, under a lease that expires on March 14, 2021. The lease will provide continued housing for FS, and will improve the office and overall utilization rates from 109 and 182 to 97 and 162 usable square feet (USF) per person respectively.

**Description**

Occupant:	Bureau of the Fiscal Service
Current Rentable Square Feet (RSF)	182,500 RSF (Current RSF/USF = 1.06)
Estimated/Proposed Maximum RSF:	182,500 RSF (Proposed RSF/USF = 1.06)
Expansion/Reduction RSF:	None
Current USF/Person:	182
Estimated/Proposed USF/Person:	162
Expiration Dates of Current Lease(s):	03/14/2021
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	Central Business Area of Parkersburg, WV. Begin at the intersection of 1st Street and Anne Street; northeast to 9th Street; southeast along 9th to William Court Alley; northeast along William Court Alley to 10th Street; southeast on 10th Street to Green Street; southwest along Green Street to 1st Street; northwest along 1st Street to Anne Street.
Number of Official Parking Spaces:	26
Scoring:	Operating
Current Total Annual Cost:	\$ 5,503,174 (lease effective 09/01/2004)
Estimated Rental Rate <sup>1</sup> :	\$27.00 / RSF
Estimated Total Annual Cost <sup>2</sup> :	\$4,927,500

<sup>1</sup> This estimate is for fiscal year 2021 and may be escalated by 2 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including standard operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

<sup>2</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

PBS

**PROSPECTUS – LEASE  
BUREAU OF FISCAL SERVICE  
U.S. DEPARTMENT OF THE TREASURY  
PARKERSBURG, WV**

Prospectus Number: PWV-01-PA19  
Congressional District: 01

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**Background**

The FS mission is to provide central payment services to Federal Program Agencies, operate the Federal Government's collections and deposit systems, provide Government-wide accounting and reporting services, and manage the collection of delinquent debt owed to the Government.

In addition, FS's operations in Parkersburg, WV, provide cost-effective administrative services to the Treasury and other Federal agencies. FS provides human resources, staffing, procurement, and travel services through a shared services model promoting Government efficiency.

GSA will consider whether FS's continued housing needs should be satisfied in the existing location based on an analysis of other potential locations within the delineated area. If other potential locations are identified, GSA will conduct a cost-benefit analysis to determine whether the Government can expect to recover the relocation and duplication costs of real and personal property needed for FS to accomplish its mission.

**Justification**

FS currently occupies 182,500 RSF of Class A office space at 320 Avery Street, Parkersburg, WV, under a lease that expires on March 14, 2021. The facility was constructed for FS in 2004 as a built-to-suit lease, and FS has occupied the facility since its construction. This facility is one of two facilities that FS currently occupies in the Parkersburg Central Business Area. The other building is located at 200 3rd Street in Parkersburg. FS is the sole tenant in both locations. Because these buildings are only one block apart, employees collaborate on a daily basis and are able to share resources and amenities, creating a campus-like environment. The ability to share resources increases utilization and efficiencies at both locations.

In order to carry out its mission and maintain these efficiencies, FS has a continuing need for housing of similar size proximate to its other leased location.

**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 exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

GSAPBS

PROSPECTUS – LEASE  
BUREAU OF FISCAL SERVICE  
U.S. DEPARTMENT OF THE TREASURY  
PARKERSBURG, WV

Prospectus Number: PWV-01-PA19  
Congressional District: 01

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**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, FS, prior to the effective date of the extension. 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.

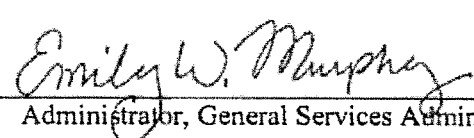
October 16, 2018

Submitted at Washington, DC, on \_\_\_\_\_

Recommended: \_\_\_\_\_

  
Commissioner, Public Buildings Service

Approved: \_\_\_\_\_

  
Administrator, General Services Administration

December 2017

**Housing Plan  
Bureau of Fiscal Service  
U.S. Department of Treasury**

**PWV-01-PA19  
Parkersburg, WV**

May 9, 2019

CONGRESSIONAL RECORD — HOUSE

H3637

Leased Locations	CURRENT			ESTIMATED/PROPOSED				
	Personnel		Usable Square Feet (USF) <sup>1</sup>		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Storage <sup>5</sup> Special <sup>6</sup> Total
320 Avery Street, Parkersburg, West Virginia	944	944	132,416	16,366	23,135	171,917		
Estimated/Proposed Lease	-	-	-	-	-	-	1,064	16,366 23,135 171,917
<b>Total</b>	<b>944</b>	<b>944</b>	<b>132,416</b>	<b>16,366</b>	<b>23,135</b>	<b>171,917</b>	<b>1,064</b>	<b>16,366 23,135 171,917</b>

Office Utilization Rate (UR) <sup>2</sup>		
Rate	Current	Proposed
	169	97

UR = average amount of office space per person  
 Current UR excludes 29,132 sq ft of office support space  
 Proposed UR excludes 29,132 sq ft of office support space

Overall UR <sup>3</sup>		
Rate	Current	Proposed
	182	162

R/U Factor <sup>4</sup>			
	Total USF	RSF/USF	Max RSF
Current	171,917	1.06	182,500
Estimated/Proposed	171,917	1.06	182,500

Special Space <sup>5</sup>		USF
Conference/Training		5,348
Radio/PA Room		140
Loading/Shipping/Staging		868
Duplication Shop		840
Graphics Shop		630
Lunch Room + Break Room		5,600
Security Control Center and Guard		5,222
Fitness Center and Health Center		2,863
Computer Work Room		1,624
<b>Total</b>		<b>23,135</b>

**NOTES:**

<sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.

<sup>2</sup> Calculation excludes Judiciary, Congress and agencies with less than 10 people.

<sup>3</sup> USF/Person = Housing plan total USF divided by total personnel.

<sup>4</sup> R/U Factor (R/U) = Max RSF divided by total USF

<sup>5</sup> Storage excludes warehouse, which is part of Special Space.

<sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (R/LP) is issued to meet specific agency requirements.

## COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF HEALTH AND HUMAN SERVICES, BETHESDA, MD

*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 of up to 121,000 rentable square feet of space, including 7 official parking spaces, for the Department of Health and Human Services, Program Support Center currently located at 7700 Wisconsin Avenue in Bethesda, MD at a proposed total annual cost of \$4,235,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

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

*Provided that*, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 161 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, 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 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 161 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 General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*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*, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that

such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF HEALTH AND HUMAN SERVICES  
BETHESDA, MD**

Prospectus Number: PMD-01-WA19  
Congressional District: 4,5,6,8

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 121,000 rentable square feet (RSF) for the Department of Health and Human Services (HHS), Program Support Center (PSC), currently located at 7700 Wisconsin Avenue in Bethesda, MD. PSC has occupied space in the building since 2010 under two leases that expire on September 29, 2020, and January 31, 2021.

The lease will provide continued housing for PSC and will maintain its efficient office and overall space utilization rates at 117 and 161 usable square feet (USF) per person, respectively.

**Description**

Occupant:	Health and Human Services
Current RSF	119,536 (Current RSF/USF = 1.19)
Estimated/Proposed Maximum RSF <sup>1</sup> :	121,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	None
Current USF/Person:	161
Estimated USF/Person:	161
Expiration Dates of Current Lease(s):	09/29/2020, 01/31/2021
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	Suburban Maryland
Number of Official Parking Spaces:	7
Scoring:	Operating
Current Total Annual Cost:	\$4,216,332 (leases effective 09/28/2010)
Estimated Rental Rate <sup>2</sup> :	\$35.00 / RSF
Estimated Total Annual Cost <sup>3</sup> :	\$4,235,000

<sup>1</sup> The RSF/USF at the current location is approximately 1.19; however, to maximize competition a RSF/USF ratio of 1.20 is used for the estimated proposed maximum RSF as indicated in the housing plan.

<sup>2</sup> This estimate is for fiscal year 2021 and may be escalated by 2 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. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

<sup>3</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.



GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF HEALTH AND HUMAN SERVICES  
BETHESDA, MD**

Prospectus Number: PMD-01-WA19  
Congressional District: 4,5,6,8

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**Background**

The mission of HHS is to enhance the health and well-being of Americans by providing for effective health and human services, and by fostering sound, sustained advances in the sciences underlying medicine, public health, and social service.

**Justification**

GSA maintains two leases located at 7700 Wisconsin Avenue in Bethesda, Maryland, for PSC. The PSC mission is a shared services organization dedicated to providing support services to HHS and other Federal agencies to achieve mission-critical results. More than 40 services and products are offered by PSC's four portfolios that include Administrative Operations, Financial Management and Procurement, Occupational Health, and Real Estate and Logistics. The current leases terminate in September 2020 and January 2021, respectively. PSC has a continuing need for office and support space to fulfill its mission. Consolidating the two existing leases will reduce costs and streamline operations.

**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 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  
BETHESDA, MD**

Prospectus Number: PMD-01-WA19  
Congressional District: 4,5,6,8

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**Certification of Need**

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

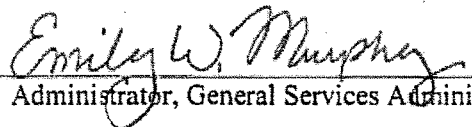
Submitted at Washington, DC, on November 2, 2018.

Recommended: \_\_\_\_\_



Commissioner, Public Buildings Service

Approved: \_\_\_\_\_



Administrator, General Services Administration

**PMD-01-WA19**  
**Bethesda, MD**

Page 1 of 1

## COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF STATE, WASHINGTON,  
DC

*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 of up to 390,670 rentable square feet of space, including 223 official parking spaces, for the Department of State currently located at the American Red Cross Building at 2025 E Street NW, Washington, DC at a proposed total annual cost of \$19,443,646 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

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

*Provided that*, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 182 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, 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 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 General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*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*, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that

such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF STATE  
WASHINGTON, DC**

Prospectus Number: PDC-05-WA19

**Executive Summary**

The General Services Administration (GSA) proposes to exercise a renewal option that exists in the current lease for 390,670 rentable square feet (RSF) for the Department of State (DOS). DOS is currently housed at the American Red Cross (ARC) Building located at 2025 E Street NW, Washington DC.

Exercising the existing renewal option will provide continued housing for DOS and will maintain the office and overall utilization rates at 119 and 182 usable square feet (USF) per person, respectively.

**Description**

Occupant:	Department of State
Current Rentable Square Feet (RSF)	390,670 (Current RSF/USF = 1.32)
Estimated Maximum RSF:	390,670 (Proposed RSF/USF = 1.32)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	182
Estimated Usable Square Feet/Person:	182
Expiration Dates of Current Lease(s):	06/30/2020
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	2025 E Street NW, Washington, DC
Number of Official Parking Spaces <sup>1</sup> :	223 (25 GOV)
Scoring:	Operating
Current Total Annual Cost:	\$18,725,752 (lease effective 07/01/2009)
Estimated Rental Rate <sup>2</sup> :	\$49.77 / RSF
Estimated Total Annual Cost <sup>3</sup> :	\$19,443,646

<sup>1</sup> DOS's Security requirements necessitate control of parking at the leased location in addition to the official parking spaces identified in the prospectus.

<sup>2</sup> This estimate is for fiscal year 2020 and may be escalated by 2 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including standard operating expenses, whether paid by the lessor or directly by the Government.

<sup>3</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSAPBS

**PROSPECTUS – LEASE  
DEPARTMENT OF STATE  
WASHINGTON, DC**

Prospectus Number: PDC-05-WA19

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**Background**

DOS's mission is to shape and sustain a peaceful, prosperous, just and democratic world, and foster conditions for stability and progress for the benefit of the American people and people everywhere.

The ARC building is on Federal land under the administration and jurisdiction of GSA. As directed by Public Law 100-637, GSA entered into a ground lease with ARC for 99 years. Through the ground lease, GSA has the right of first refusal for space not used by ARC, at a price that is reduced by the value of the land, which provides for a lower than market rent rate for GSA. Further, GSA has purchased condominium units in this building and has a right to purchase further units in the future.

The current lease for space in the building includes two 10-year renewal options. GSA is therefore requesting approval for 20-years under this prospectus. GSA intends to exercise the first renewal option in order to maintain the Government's ability to purchase additional condominium units in the future.

**Justification**

The ARC building is located on Federal land under a ground lease agreement. The building is a Class A property located in a highly desirable area near the Main State Building. GSA purchased a portion of the ARC building in January 2017 and has the option to purchase the balance of the building's space that it currently leases at a competitive market price through the end of the current lease term. The building is ideally located for DOS given its proximity to DOS.

The current lease at 2025 E Street NW, Washington, DC, expires June 30, 2020. DOS requires continued housing to carry out its mission.

**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 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

GSAPBS

PROSPECTUS - LEASE  
DEPARTMENT OF STATE  
WASHINGTON, DC

Prospectus Number: PDC-05-WA19

constitute approval to make appropriations to continue 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 extension. 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.

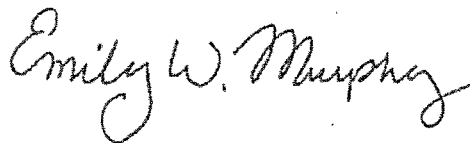
Submitted at Washington, DC, on November 5, 2018.

Recommended: \_\_\_\_\_



Commissioner, Public Buildings Service

Approved: \_\_\_\_\_



Administrator, General Services Administration

October 2017

Housing Plan  
Department of StatePDC-05-WA19  
Washington, DC

Leased Locations	CURRENT				ESTIMATED/PROPOSED			
	Personnel		Usable Square Feet (USF) <sup>1</sup>		Personnel		Usable Square Feet (USF)	
	Office	Total	Office	Total	Office	Total	Office	Total
2025 E Street NW, Washington DC	1,625	1,625	248,055	296,321	1,625	1,625	248,055	296,321
Estimated/Proposed Lease								
Total	1,625	1,625	248,055	296,321	1,625	1,625	248,055	296,321

Office Utilization Rate (UR)<sup>2</sup>

Rate	Current	Proposed
	119	119

UR = average amount of office space per person

Current UR excludes 54,572 sq ft of office support space

Proposed UR excludes 54,572 sq ft of office support space

Overall UR <sup>3</sup>		
Rate	Current	Proposed
	182	182

R/U Factor <sup>4</sup>			
	Total USF	RSF/USF	Max RSF
Current	296,321	1.32	396,670
Estimated/Proposed	296,321	1.32	396,670

Special Space <sup>5</sup>		USF
Conference/Training		22,135
Fitness		4,217
SCIF		500
Datacenter		1,500
Security		1,251
Lactation Room		278
Total		29,881

## NOTES:

<sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.<sup>2</sup> Calculation excludes Judiciary, Congress and agencies with less than 10 people<sup>3</sup> USF/Person = housing plan total USF divided by total personnel.<sup>4</sup> R/U Factor (R/U) = Max RSF divided by total USF<sup>5</sup> Storage excludes warehouses, which is part of Special Space.<sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (R/LP) is issued to meet specific agency requirements.



## COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF DEFENSE, U.S. ARMY  
CORPS OF ENGINEERS, LOS ANGELES, CA

*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 of up to 115,000 rentable square feet of space, including 32 official parking spaces, for the Department of Defense—U.S. Army Corps of Engineers currently located at 915 Wilshire Boulevard in Los Angeles, CA at a proposed total annual cost of \$5,290,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

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

*Provided that*, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 184 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, 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 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 184 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 General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*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*, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that

such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF DEFENSE  
U.S. ARMY CORPS OF ENGINEERS  
LOS ANGELES, CA**

Prospectus Number: PCA-01-LA19  
Congressional District: CA-27, 32 & 34

**Executive Summary**

The U.S. General Services Administration (GSA) proposes a lease of approximately 115,000 rentable square feet (RSF) for the Department of Defense–U.S. Army Corps of Engineers (USACE), currently located at 915 Wilshire Boulevard in Los Angeles, California. The lease will provide continued housing for USACE, and will improve the office utilization and overall utilization rates from 140 to 116 and 218 to 184 usable square feet (USF) per person, respectively.

**Description**

Occupant:	U.S. Army Corps of Engineers
Current RSF:	115,644 (Current RSF/USF = 1.12)
Estimated/Proposed Maximum RSF <sup>1</sup> :	115,000 (Proposed RSF/USF = 1.15)
Expansion/Reduction RSF:	644 (Reduction)
Current USF/Person:	218 Overall UR
Estimated/Proposed USF/Person:	184 Overall UR
Expiration Dates of Current Lease(s):	05/02/2020
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	Greater Los Angeles Area: bounded by Los Angeles CBA to Pasadena CBA to Monterey Park CBA, California (North: I-210 between I-710 and San Gabriel Blvd.; South I-10 and SR 60; East: San Gabriel Blvd. between I-210 and SR 60; West: I-710 to South Pasadena Ave. to West California to Fair Oaks Blvd. to SR 110)
Number of Official Parking Spaces:	32
Scoring:	Operating
Current Total Annual Cost:	\$3,893,496 (lease effective 05/03/2006)
Estimated Rental Rate <sup>2</sup> :	\$46.00 / RSF
Estimated Total Annual Cost <sup>3</sup> :	\$5,290,000

<sup>1</sup> The RSF/USF at the current location is approximately 1.12; however, to maximize competition a RSF/USF ratio of 1.15 is used for the estimated proposed maximum RSF as indicated in the housing plan.

<sup>2</sup> This estimate is for fiscal year 2020 and may be escalated by 2 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. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

<sup>3</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF DEFENSE  
U.S. ARMY CORPS OF ENGINEERS  
LOS ANGELES, CA**

Prospectus Number: PCA-01-LA19  
Congressional District: CA-27, 32 & 34

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**Background**

The USACE Los Angeles District provides civil works and military engineering support to southern California, southern Nevada, Arizona, and parts of Utah, encompassing 226,000 square miles and 420 miles of coastline. The area includes 14 harbors, 16 dams, and 54 miles of flood control channels. Among the 14 navigation projects and 13 miles of breakwaters maintained by the District are the Ports of Los Angeles and Long Beach, which account for a majority of trade and shipping on America's west coast. The scope of the mission in the District includes navigation and flood control projects, military construction installations, ecosystem restoration projects, and Interagency and International Support program projects. The dams and recreation areas host more than seven million visitors a year.

**Justification**

The current lease at 915 Wilshire Boulevard in Los Angeles expires on May 2, 2020. USACE requires continued housing to ensure continuity in meeting its mission requirements. The Los Angeles District, which covers much of America's Southwest, supports engineering and environmental projects, designs and manages military construction, and provides design and construction management for other Federal agencies.

**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 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  
U.S. ARMY CORPS OF ENGINEERS  
LOS ANGELES, CA

Prospectus Number: PCA-01-LA19  
Congressional District: CA-27, 32 & 34

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 20, 2018.

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration

October 2017

Housing Plan  
Department of Defense  
Army Corps of Engineers

PCA-01-LA19  
Los Angeles, CA

H3652

CONGRESSIONAL RECORD — HOUSE

May 9, 2019

Leased Locations	CURRENT			ESTIMATED/PROPOSED		
	Personnel		Usable Square Feet (USF) <sup>1</sup>	Personnel		Usable Square Feet (USF)
	Office	Total		Office	Total	
915 Wilshire Blvd., Los Angeles, CA	472	472	18,381	528	528	19,176
Estimated/Proposed Lease	-	-	-	542	542	19,176
<b>Total</b>	<b>472</b>	<b>472</b>	<b>18,381</b>	<b>102,961</b>	<b>102,961</b>	<b>99,763</b>

Office Utilization Rate (UR) <sup>2</sup>		
Rate	Current	Proposed
	140	116

UR = average amount of office space per person  
Current UR excludes 18,608 sq ft of office support space  
Proposed UR excludes 17,729 sq ft of office support space

Overall UR <sup>3</sup>		
Rate	Current	Proposed
	218	184

R/U Factor <sup>4</sup>			
	Total USF	RSF/USF	Max RSF <sup>5</sup>
Current	102,961	1.12	115,644
Estimated/Proposed	99,763	1.15	115,000

NOTES:

<sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.

<sup>2</sup> Calculation excludes Judiciary, Congress, and agencies with fewer than 10 people.

<sup>3</sup> USF/Person = housing plan total USF divided by total personnel.

<sup>4</sup> R/U Factor (R/U) = Max RSF divided by total USF

<sup>5</sup> Storage excludes warehouse, which is part of Special Space.

<sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposals (R/LP) is issued to meet specific agency requirements.

Special Space <sup>6</sup>		USF
Conference/Training		6,550
ADP		400
Food Service		1,550
Private Toilet		380
Mission Space		4,125
Emergency Operations		3,411
Wellness Center		2,760
<b>Total</b>		<b>19,176</b>

## COMMITTEE RESOLUTION

LEASE—SMALL BUSINESS ADMINISTRATION,  
WASHINGTON, DC

*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 of up to 264,807 rentable square feet of space, including 6 official parking spaces, for the Small Business Administration currently located at 409 Third Street SW in Washington, DC at a proposed total annual cost of \$13,240,350 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

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

*Provided that*, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 181 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, 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 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 181 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 General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*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*, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or

under this lease or any part thereof and that such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

PBS

**PROSPECTUS – LEASE  
SMALL BUSINESS ADMINISTRATION  
WASHINGTON, DC**

Prospectus Number: PDC-04-WA19

**Executive Summary**

The General Services Administration (GSA) proposes a lease of 264,807 rentable square feet (RSF) for the Small Business Administration (SBA), currently housed at 409 Third Street SW in Washington, DC.

The lease will provide continued housing for SBA and will reduce the office and overall space utilization rates from 98 and 185 usable square feet (USF) per person to 94 and 181 USF per person, respectively.

**Description**

Occupant:	Small Business Administration
Current RSF:	270,933 (Current RSF/USF = 1.16)
Estimated Maximum RSF:	264,807 (Proposed RSF/USF = 1.16)
Expansion/Reduction RSF:	6,126 Reduction
Current Usable Square Feet/Person:	185
Estimated Usable Square Feet/Person:	181
Expiration Dates of Current Lease(s):	11/23/2020, 8/31/2021
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	Washington, DC, Central Employment Area
Number of Official Parking Spaces:	6
Scoring:	Operating Lease
Current Total Annual Cost:	\$12,399,273 (leases effective 11/24/2010, 9/1/2016)
Estimated Rental Rate <sup>1</sup> :	\$50.00 / RSF
Estimated Total Annual Cost <sup>2</sup> :	\$13,240,350

**Background**

The mission of the Small Business Administration is to help Americans start, build, and grow businesses, throughout the United States, Puerto Rico, the U.S. Virgin Islands, and Guam, by stressing the importance of creating entrepreneurs and small businesses. SBA does so through its contracting opportunities for small, small disadvantaged (including

<sup>1</sup> This estimate is for fiscal year 2021 and may be escalated by 2 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including standard operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

<sup>2</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

PBS

**PROSPECTUS – LEASE  
SMALL BUSINESS ADMINISTRATION  
WASHINGTON, DC**

Prospectus Number: PDC-04-WA19

8(a) Business Development concerns), women-owned small, Historically Underutilized Business Zone (HUBZone), veteran-owned small, and service disabled veteran-owned small business concerns, while increasing overall competition in the Federal acquisition process.

GSA will consider whether SBA's continued housing needs should be satisfied in the existing location based on an analysis of other potential locations within the delineated area. If other potential locations are identified, GSA will conduct a cost-benefit analysis to determine whether the Government can expect to recover the relocation and duplication costs of real and personal property needed for SBA to accomplish its mission.

**Acquisition Strategy**

To maximize the flexibility and competition in acquiring space for SBA, 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. All offers must provide space consistent with the delineated area defined by this prospectus.

**Justification**

The current location, 409 Third Street SW, houses the SBA Administrator, staff, and the SBA Program Offices' Headquarters. The SBA Program Offices' Headquarters establishes policy for the agency. The SBA facilitates small business growth throughout the nation. To bring small businesses the support they need, SBA is divided into several key functional areas: Advocacy, Laws and Regulations, Contracting, Counseling and Training, Disaster Assistance, Financial Assistance, International Trade, Management, and Small Business Audiences.

The current leases expire on November 23, 2020, and August 31, 2021. SBA requires continued housing to carry out its mission.

**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 exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.



GSA

PBS

**PROSPECTUS – LEASE  
SMALL BUSINESS ADMINISTRATION  
WASHINGTON, DC**

Prospectus Number: PDC-04-WA19

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**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 December 21, 2018

Recommended: \_\_\_\_\_

  
Commissioner, Public Buildings Service

Approved: \_\_\_\_\_

  
Administrator, General Services Administration

January 2018

Housing Plan  
Small Business AdministrationPDC-04-WA19  
Washington, DC

Leased Locations	CURRENT					ESTIMATED/PROPOSED				
	Personnel		Usable Square Feet (USF)			Personnel		Usable Square Feet (USF)		
	Office	Total	Office	Storage	Special	Office	Total	Office	Storage	Special <sup>1</sup>
409 1st St SW	25	25	4,025	-	-	-	-	-	-	-
409 3rd St SW	1,235	1,235	133,664	53,412	27,138	-	229,214	-	-	-
Estimated/Proposed Lease	-	-	-	-	-	1,260	1,260	152,415	53,412	27,138
Total	1,260	1,260	157,689	53,412	27,138	1,260	1,260	152,415	53,412	27,138

Office Utilization Rate (UR) <sup>2</sup>	
Rate	Proposed
UR = average amount of office space per person	91
Current UR excludes 34,692 usf of office support space	
Proposed UR excludes 33,531 usf of office support space	

Overall UR <sup>3</sup>	
Rate	Proposed
Current	185
Estimated/Proposed	181

R/U Factor <sup>4</sup>		
Total USF	RSF/USF	Max RSF
Current	233,239	1.16
Estimated/Proposed	227,965	1.16
227,965	270,933	264,807

Special Space <sup>5</sup>	
Special Space	USF
Main Mailroom	2,520
Training/Multi-Purpose	8,680
Health Unit	1,330
Lactation Room	168
Security	3,010
LAN/IDF Closets	1,680
Server Room/Lab	1,400
AV and Graphics Studio	1,960
Private Restrooms	550
Credit Union	840
Total	22,138

## NOTES:

<sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.<sup>2</sup> Calculation excludes Judiciary, Congress, and agencies with less than 10 people<sup>3</sup> USF/Person = housing plan total USF divided by total personnel<sup>4</sup> R/U Factor (R/U) = Max RSF divided by total USF<sup>5</sup> Storage excludes warehouse, which is part of Special Space.<sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (R/LP) is issued to meet specific agency requirements.

There was no objection.

### PHARMACY DRUG PRICES

The SPEAKER pro tempore. Under the Speaker's announced policy of January 3, 2019, the gentleman from Georgia (Mr. CARTER) is recognized for 60 minutes as the designee of the minority leader.

#### GENERAL LEAVE

Mr. CARTER of Georgia. Madam Speaker, I ask unanimous consent that all Members may have 5 legislative days in which to revise and extend their remarks and include extraneous material on the subject matter of my Special Order tonight.

The SPEAKER pro tempore. Is there objection to the request of the gentleman from Georgia?

There was no objection.

Mr. CARTER of Georgia. Madam Speaker, I am grateful for the time tonight to talk about a very important subject. As many Members know, currently, I am the only pharmacist serving in Congress, and that is something I take very seriously.

Two of the things that I really wanted to concentrate on when I became a Member of Congress, among many things, but two of the main things were, first of all, prescription drug pricing—that is one of the things that we want to talk about here tonight—and the other thing that I wanted to concentrate on was the opioid epidemic. We have been very successful here in Congress in addressing that issue.

Tonight I want to talk about prescription drug pricing because I have witnessed it. I have witnessed what I would describe as truly a crisis.

After 30 years of practicing pharmacy, I have seen families struggle to pay for their medications. I have seen senior citizens at the counter across from me try to make a decision between buying medication and buying groceries. I have seen mothers literally in tears because they couldn't afford the medication for their children.

When I came up to Washington, that was one of the things I wanted to concentrate on. We are very fortunate we have a President and administration who are focused on this issue as well and have done some outstanding things. Two of those things that are being proposed by the administration right now I want to talk about tonight, but the main thing I want to talk about is the prescription drug chain.

Just earlier today, we had a hearing in the Energy and Commerce Committee, in the Health Subcommittee that I serve on, where we had representatives from the pharmaceutical manufacturers and from the PBMs, the pharmacy benefit managers, pointing fingers at each other and blaming each other for the problem.

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I have to tell you, in full disclosure, I am a big fan of the pharmaceutical

manufacturers. What I have seen over my years of pharmacy practice has been nothing short of phenomenal.

When I first started practicing pharmacy in the early 1980s, I can remember a time when, if you needed an antibiotic, you had to take 40 tetracycline. You had to take four a day for 10 days. Now you can take an antibiotic or get a shot in one day and be cured of some of the things that we were treating back there in 1980 with a 10-day supply.

I have seen illnesses such as hepatitis C—and hepatitis C, when I first started practicing pharmacy, was pretty much a death warrant. If you were diagnosed with hepatitis C, you were probably going to die.

Through the research and development of the pharmaceutical manufacturers, I have seen them come up with medication so that we can now treat hepatitis C. That is phenomenal. We can cure it with a pill, and it is because of the research and development that has been done through our pharmaceutical manufacturers and through the National Institutes of Health that we have reached this point.

However, the price of those medications, in many cases, makes it inaccessible for people. If you have to pay \$85,000 for a medication to treat hepatitis C, for many people, that is just simply not accessible. If that medication is not accessible, it does you no good whatsoever.

I have called on the pharmaceutical manufacturers to do their part as well. They are not without responsibility here, and I think they understand that.

Tonight, what I want to concentrate on are the PBMs, the pharmacy benefit managers, the middlemen, if you will. If you look at their mission statement, they will tell you their mission is to lower drug costs.

My questions to you would be: How is that working out? If that is working out, if they are achieving their mission, why are we here? Why are we here tonight talking about this, the high prescription drug costs?

I submit to you that they bring no value whatsoever to the healthcare system.

Madam Speaker, I am very blessed tonight to have a number of speakers here with us to share their expertise, and I want to hear from some of them right now.

I want to begin with the gentleman from Kansas, Representative ROGER MARSHALL, who also is a physician, was a hospital administrator, and knows and understands this system.

Madam Speaker, I yield to the gentleman from Kansas (Mr. MARSHALL).

Mr. MARSHALL. Madam Speaker, I thank my colleague for yielding.

Madam Speaker, I rise today in support of the Trump administration's rule that will modernize Medicare part D and, as a result, lower drug prices, reduce out-of-pocket expenses for America's seniors, and make critical fixes to our systems that will help our local pharmacies.

Across Kansas, there are 506 chain drugstores and 253 independent community pharmacists. These pharmacists are honest, hardworking men and women who often go above and beyond to ensure that patients know how to manage their medications.

I have heard their stories, and they all share the same frustration: direct and indirect remuneration, or DIR, fees.

In many instances in rural America, the only healthcare professionals left standing are my good friends and colleagues from the noble pharmacy profession, and these DIR fees are running them out of town.

The increase of DIR fees over the last several years has raised out-of-pocket costs for our seniors and put our pharmacies at financial risk, often operating in negative margins.

Far too regularly, pharmacy benefit managers, or PBMs, collect DIR fees from pharmacies months and months after claims. It is completely unpredictable and unfair, and the benefits all go into the pockets of the pharmacy benefit managers.

Shame on them for doing this, but not anymore. This proposed rule will guarantee predictability by helping standardize the process and end the disparity between pharmacists, patients, and PBMs.

The Centers for Medicare and Medicaid Services estimated that seniors will save up to \$9 billion—\$9 billion—over the next 10 years, and the Federal Government will save nearly \$17 billion over that same timeframe.

I appreciate President Trump and his administration for addressing this concern and providing commonsense, financially responsible solutions.

It is my hope and the hope of pharmacists across the country that this rule will be finalized quickly so that it can go into effect next year.

I would like to recognize my colleague, pharmacist BUDDY CARTER, who may know this issue better than any of us, as our only pharmacist in Congress.

I thank my colleagues Dr. PHIL ROE, MORGAN GRIFFITH, and PETER WELCH for leading on this issue and bringing it front and center for both the Doctors Caucus and the Energy and Commerce Committee members.

Mr. CARTER of Georgia. Madam Speaker, I thank the gentleman for his keen insight on this subject. It is very important, and I appreciate his expertise.

Madam Speaker, what the gentleman from Kansas was speaking about are two proposals that are before CMS right now.

One proposal would do away with DIR fees. Now, let's make sure we understand that DIR stands for direct and indirect remuneration. This is when the PBMs go back months later—in some cases, years later—and recoup, or claw back, reimbursements for what they have already sent to the pharmacies.

You can imagine what kind of impact this would have on a business. There is