DeGette
Delahunt
DeLauro
Deutch
Doggett
Doyle
Duncan
Edwards (MD)
Ehlers
Ellison
Engel
Eshoo
Farr
Fattah
Filner
Frank (MA)
Fudge
Garamendi
Gonzalez
Grayson
Grijalva
Hall (NY)
Hare
Harman
Hastings (FL)
Heinrich
Higgins
Himes
Hinchey
Hinojosa
Hirono
Hodes
Holt
Honda
Inslee
Jackson (IL)
Jackson Lee (TX)
Johnson (GA)
Johnson (IL)
Jones
Kagen
Kanjorski
Kaptur
Kennedy
Kildee
Kilpatrick (MI)
Kilroy
Kucinich
Larson (CT)
Lee (CA)
Lewis (GA)
Loebsack
Lofgren, Zoe
Luján
Lynch
Maffei
Maloney
Markey (MA)
Matsui
McCollum
McDermott
McGovern
Michaud
Miller (NC)
Miller, George
Moore (WI)
Moran (VA)
Murphy (CT)
Nadler (NY)
Napolitano
Neal (MA)
Oberstar
Obey
Olver
Pallone
Pascrell
Pastor (AZ)
Paul
Payne
Pelosi
Perlmutter
Perriello
Peters
Pingree (ME)
Polis (CO)
Price (NC)
Quigley
Rangel
Richardson
Rohrabacher
Rothman (NJ)
Roybal-Allard
Rush
Ryan (OH)
Sánchez, Linda T.
Sanchez, Loretta
Sarbanes
Schakowsky
Schauer
Schiff
Schrader
Scott (VA)
Serrano
Shea-Porter
Shuler
Sires
Slaughter
Smith (WA)
Speier
Stark
Stupak
Sutton
Thompson (CA)
Thompson (MS)
Tierney
Tonko
Towns
Tsongas
Van Hollen
Velázquez
Visclosky
Walz
Wasserman Schultz
Waters
Watson
Watt
Waxman
Weiner
Wilson (OH)
Yarmuth

NOES—260

Ackerman
Aderholt
Adler (NJ)
Akin
Alexander
Altmire
Andrews
Arcuri
Austria
Bachmann
Bachus
Baird
Barrett (SC)
Barrow
Bartlett
Barton (TX)
Bean
Berman
Biggert
Bilbray
Bilirakis
Bishop (GA)
Bishop (UT)
Blackburn
Blunt
Boccieri
Boehner
Bonner
Bono Mack
Boozman
Boren
Boucher
Boustany
Boyd
Brady (TX)
Bright
Broun (GA)
Brown (SC)
Buchanan
Burgess
Burton (IN)
Butterfield
Buyer
Calvert
Camp
Campbell
Cantor
Cao
Carney
Carson (IN)
Carter
Cassidy
Castle
Chandler
Childers
Clyburn
Coffman (CO)
Cole
Conaway
Cooper
Costa
Crenshaw
Critz
Cuellar
Culberson
Davis (AL)
Davis (CA)
Davis (KY)
Davis (TN)
Dent
Diaz-Balart, L.
Diaz-Balart, M.
Dicks
Dingell
Djou
Donnelly (IN)
Dreier
Driehaus
Edwards (TX)
Ellsworth
Emerson
Etheridge
Fallin
Flake
Fleming
Forbes
Fortenberry
Foster
Foxx
Franks (AZ)
Frelinghuysen
Gallegly
Garrett (NJ)
Gerlach
Giffords
Gingrey (GA)
Gohmert
Goodlatte
Gordon (TN)
Granger
Graves (GA)
Graves (MO)
Green, Al
Green, Gene
Guthrie
Hall (TX)
Halvorson
Harper
Hastings (WA)
Heller
Hensarling
Herger
Herseth Sandlin
Hill
Holden
Hoyer
Hunter
Inglis
Israel
Issa
Jenkins
Johnson, E. B.
Jordan (OH)
Kind
King (IA)
King (NY)
Kingston
Kirk
Kirkpatrick (AZ)
Kissell
Klein (FL)
Kline (MN)
Kosmas
Kratovil
Lamborn
Lance
Langevin
Larsen (WA)
Latham
LaTourette
Latta
Lee (NY)
Levin
Lewis (CA)
Linder
Lipinski
LoBiondo
Lowey
Lucas
Luetkemeyer
Lummis
Lungren, Daniel E.
Mack
Manzullo
Marchant
Markey (CO)
Marshall
Matheson
McCarthy (CA)
McCarthy (NY)
McCaul
McClintock
McCotter
McHenry
McIntyre
McKeon
McMahon
McMorris Rodgers
McNerney
Meek (FL)
Meeks (NY)
Melancon
Mica
Miller (FL)
Miller (MI)
Miller, Gary
Minnick
Mitchell
Mollohan
Moore (KS)
Moran (KS)
Murphy (NY)
Murphy, Patrick
Murphy, Tim
Myrick
Neugebauer
Nunes
Nye
Olson
Ortiz
Owens
Paulsen
Pence
Peterson
Petri
Pitts
Platts
Poe (TX)
Pomeroy
Posey
Price (GA)
Putnam
Rahall
Rehberg
Reichert
Reyes
Roe (TN)
Rogers (AL)
Rogers (KY)
Rogers (MI)
Rooney
Ros-Lehtinen
Roskam
Ross
Royce
Ruppersberger
Ryan (WI)
Salazar
Scalise
Schmidt
Schock
Schwartz
Scott (GA)
Sensenbrenner
Sessions
Sestak
Shadegg
Sherman
Shimkus
Shuster
Simpson
Skelton
Smith (NE)
Smith (NJ)
Smith (TX)
Snyder
Space
Spratt
Stearns
Sullivan
Tanner
Taylor
Teague
Terry
Thompson (PA)
Thornberry
Tiahrt
Tiberi
Titus
Turner
Upton
Walden
Welch
Westmoreland
Whitfield
Wilson (SC)
Wittman
Wolf
Wu
Young (FL)

NOT VOTING—11

Capito
Conyers
Griffith
Gutierrez
Hoekstra
Johnson, Sam
Radanovich
Rodriguez
Wamp
Woolsey
Young (AK)

□ 2254

So the fifth portion of the divided question was not adopted.

The result of the vote was announced as above recorded.

A motion to reconsider was laid on the table.

PERMISSION FOR MEMBER TO BE CONSIDERED AS FIRST SPONSOR OF H.R. 709

Ms. HIRONO. Mr. Speaker, I ask unanimous consent that I may hereafter be considered to be the first sponsor of H.R. 709, a bill originally introduced by Representative Abercrombie of Hawaii, for the purposes of adding cosponsors and requesting reprintings pursuant to clause 7 of rule XII.

The SPEAKER pro tempore (Mr. PERRIELLO). Is there objection to the request of the gentlewoman from Hawaii?

There was no objection.

COMMUNICATION FROM CHAIR OF COMMITTEE ON TRANSPORTATION AND INFRASTRUCTURE

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

HOUSE OF REPRESENTATIVES, COMMITTEE ON TRANSPORTATION AND INFRASTRUCTURE,
Washington, DC, July 1, 2010.

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

DEAR MADAM SPEAKER: On July 1, 2010, the Committee on Transportation and Infrastructure met in open session to consider 15 resolutions to authorize appropriations for the General Services Administration's (GSA) FY 2010 Capital Investment and Leasing Program. The leases authorize $225.9 million for various agencies. The Committee adopted the resolutions by voice vote with a quorum present.

Enclosed are copies of the resolutions adopted by the Committee on Transportation and Infrastructure on July 1, 2010.

Sincerely,

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

Enclosures.

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

James L. Oberstar
Chairman

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

John L. Mica
Ranking Republican Member

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

LEASE
NATIONAL AERONAUTICS AND SPACE ADMINISTRATION
WASHINGTON, D.C.
PDC-12-WA10

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that, pursuant to 40 U.S.C. § 3307, appropriations are authorized for a replacement lease of up to 605,000 rentable square feet for the National Aeronautics and Space Administration (NASA), currently located in the 2 Independence Square Building at 300 E Street, SW, in Washington, D.C., at a proposed total annual cost of $29,645,000 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.

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

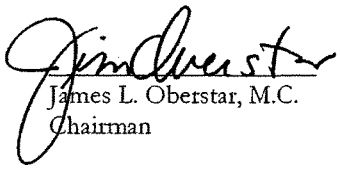
Provided, that, to the maximum extent practicable, the Administrator of General Services shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.

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

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

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

Adopted: **July 1, 2010**



James L. Oberstar, M.C.
Chairman

PROSPECTUS – LEASE
NATIONAL AERONAUTICS AND SPACE ADMINISTRATION
WASHINGTON, DC

Prospectus Number: PDC-12-WA10

Project Summary

The General Services Administration (GSA) proposes a replacement lease of up to 605,000 rentable square feet (rsf) for the National Aeronautics and Space Administration (NASA), currently located in the 2 Independence Square Building at 300 E Street, SW in Washington, DC. The current lease expires on July 19, 2012.

Acquisition Strategy

GSA may satisfy this requirement through a single award solicitation or as part of a multiple award solicitation.

Description

Occupants:	NASA
Delineated Area:	Washington, D.C. Central Employment Area
Lease Type:	Replacement
Justification:	Expiring Lease (7/19/2012)
Expansion Space:	None
Number of Parking Spaces:	25 spaces for official Government vehicles
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	605,000
Current Total Annual Cost:	$22,789,643
Proposed Total Annual Cost:[1]	$29,645,000
Maximum Proposed Rental Rate:[2]	$49.00

Summary of Energy Compliance

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

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

[2] This estimate is for fiscal year 2012 and may be escalated by 1.8 percent annually to the effective date of the lease to account for inflation.

GSA PBS

PROSPECTUS – LEASE
NATIONAL AERONAUTICS AND SPACE ADMINISTRATION
WASHINGTON, DC

Prospectus Number: PDC-12-WA10

Authorization

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

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

Certification of Need

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

Submitted at Washington, DC, on September 11, 2009

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

March 2009

Housing Plan
National Aeronautics and Space Administration

Washington, DC
PDC-12-WA10

Locations	Current						Proposed					
	Personnel		Usable Square Feet (USF)				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
2 Independence Square	2312	2312	374,396		117,657	492,053						
Replacement Lease	-	-	-		-	-	1,890	1,890	374,396	-	117,657	492,053
Total	2,312	2,312	374,396		117,657	492,053	1,890	1,890	374,396	-	117,657	492,053

Utilization Rate	Current	Proposed
	126	155

Current UR excludes 82,367 USF of Office for support space
Proposed UR excludes 82,367 USF of office for support space

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

Special Space	USF
Auditorium	5,502
Credit Union/Gift Shop/Post Office	3,447
Fitness Center	6,067
Health Clinic	5,215
Library/Archives	11,296
Printing/Graphics/Copy	10,045
Server Room	4,582
Television Studio	6,848
Daycare Center	8,844
Building Support	15,569
SCIF (G-Concourse)	2,305
Training/Classroom	37,937
Total	117,657

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

James L. Oberstar
Chairman

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

John L. Mica
Ranking Republican Member

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

LEASE
DEPARTMENT OF TREASURY
WASHINGTON, D.C.
PDC-16-WA10

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 new lease of up to 70,000 rentable square feet for the Department of Treasury, currently located in the Treasury Annex, 501 Madison Place, NW, in Washington, D.C., at a proposed total annual cost of $3,430,000 for a lease term of up to 10 years, a prospectus for which is attached to and included in this resolution.

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

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

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

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

Adopted: July 1, 2010

James L. Oberstar, M.C.
Chairman

PROSPECTUS – LEASE
DEPARTMENT OF THE TREASURY
WASHINGTON, DC

Prospectus Number: PDC-16-WA10

Project Summary

The General Services Administration (GSA) proposes a new lease of up to 70,000 rentable square feet (rsf) for the Department of the Treasury (Treasury), currently located in the Treasury Annex, 501 Madison Place, NW, Washington, DC.

Treasury will vacate the Treasury Annex while it is completely modernized in a single phase. The modernization will address major functional and code deficiencies to align the historic structure with modern federal office use, while preserving significant interior and exterior features. Treasury, which will fund the Annex renovation, will relocate 279 employees to space in Main Treasury. The remaining 300 Treasury employees will require leased swing space during renovations. Only a small U.S. Secret Service office will remain operational in the Treasury Annex building during construction. Occupancy of the new leased swing space is anticipated to occur in fiscal year 2010.

Acquisition Strategy

GSA may satisfy this requirement through a single award solicitation or as part of a multiple award solicitation.

Description:

Occupants:	Department of the Treasury
Delineated Area:	Washington, DC Central Employment Area, North of Massachusetts Avenue, and Southwest Waterfront
Lease Type:	New
Justification:	Renovation/modernization of the Treasury Annex
Expansion Space:	None
Number of Parking Spaces:	None
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	10 years (cancellation rights after 5 years)
Maximum Rentable Square Feet:	70,000
Current Total Annual Cost:	$1,328,000

PROSPECTUS – LEASE
DEPARTMENT OF THE TREASURY
WASHINGTON, DC

Prospectus Number: PDC-16-WA10

Proposed Total Annual Cost:[1]	$3,430,000
Maximum Proposed Rental Rate:[2]	$49.00

Summary of Energy Compliance

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

Authorization

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

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

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

[2] This estimate is for fiscal year 2010 and may be escalated by 1.8 percent annually to the effective date of the lease to account for inflation.

GSA PBS

PROSPECTUS – LEASE
DEPARTMENT OF THE TREASURY
WASHINGTON, DC

Prospectus Number: PDC-16-WA10

Certification of Need

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

Submitted at Washington, DC, on September 11, 2009

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

April 2009

Housing Plan
Department of the Treasury

Washington, DC
PDC-16-WA10

Locations	Current						Proposed					
	Personnel		Usable Square Feet (USF)				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
Tresury Annex												
Department of the Treasury	579	579	56,832	1,122	29,065	**87,019**	-	-	-	-	-	-
U.S. Secret Service	5	5	1,117	-	-	**1,117**	5	5	1,117	-	-	1,117
Subtotal	**584**	**584**	**57,949**	**1,122**	**29,065**	**88,136**	**5**	**5**	**1,117**	**-**	**-**	**1,117**
Proposed Lease												
Department of the Treasury*	-	-	-	-	-	-	300	300	55,834	600	1,900	58,334
Total	**584**	**584**	**57,949**	**1,122**	**29,065**	**88,136**	**305**	**305**	**56,951**	**600**	**1,900**	**59,451**

	Current	Proposed
Utilization		
Rate	77	145

Current UR excludes 12,503 USF of office support space.
Proposed UR excludes 12,283 USF of office support space.

Special Space	USF
Conference	800
Break room	250
Mail room	200
Reception	450
Copy room	200
Total	**1,900**

* 279 Treasury employees will be relocated to space in Main Treasury during the Annex renovation.

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

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

James L. Oberstar
Chairman

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

John L. Mica
Ranking Republican Member

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

LEASE
NATIONAL INSTITUTES OF HEALTH
NATIONAL INSTITUTE OF ALLERGY AND INFECTIOUS DISEASES
SUBURBAN MARYLAND
PMD-01-WA10

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 consolidation of up to 491,000 rentable square feet for the National Institutes of Health, National Institute of Allergy and Infectious Diseases, currently located in multiple buildings in the Rock Springs Office Park in Bethesda, MD, at a proposed total annual cost of $16,694,000 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.

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

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

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

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

Adopted: July 1, 2010

James L. Oberstar, M.C.
Chairman

GSA PBS

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

Prospectus Number: PMD-01-WA10
Congressional District: 8

Project Summary

The General Services Administration (GSA) proposes a lease consolidation of up to 491,000 rentable square feet (rsf) for the National Institutes of Health (NIH), National Institute of Allergy and Infectious Diseases (NIAID) currently located in multiple buildings in the Rock Springs Office Park in Bethesda, MD.

NIAID's Rock Springs location includes 159,731 rsf at 6700 Rockledge Boulevard under a lease which expires May 31, 2010. GSA obtained authority in PMD-01-WA09 to extend the lease at 6700 Rockledge Boulevard on a short-term basis to align with lease expirations in neighboring buildings in preparation for a consolidation. NIAID occupies an additional 200,269 rsf at 6610 Rockledge Drive and 10401 Fernwood Road. These locations were acquired by NIH under special leasing authority to meet emergency staff increases following the September 11, 2001 tragedy and subsequent anthrax attacks. At the time, Congress designated NIAID the lead agency to formulate a biodefense strategic research plan to address federally funded research involving highly infectious pathogens which threaten public health world-wide. Subsequent to completion of the biodefense strategic plan, NIAID was designated to lead the federal agenda for implementation and also expand oversight to include biomedical research programs addressing chemical, radioactive and chemical toxin public health threats. NIH acquired both Rockledge Drive and Fernwood Road as a temporary measure until consolidation was possible to address these expanding program needs. NIAID has a mission critical need for a lease consolidation.

NIAID has experienced more than a 30 percent increase in personnel since 2003 and expects continued growth until the anticipated delivery of their consolidated leased location in 2012. Their projected number of personnel is expected to reach 1,925 in 2009 and grow to 2,021 in 2012. NIAID personnel consist of federal staff, contractors, fellowship appointments, guest researchers, summer students, and volunteers.

NIAID's new consolidated location needs to be proximate to the NIH campus in Montgomery County, Maryland; NIH off-campus clusters; I-270, NW Beltway Spur; and the Metro along the Red Line as employees rely on the NIH shuttle service and public transit to make frequent trips to the NIH campus. Additionally, NIAID frequently hosts conferences/training sessions attended by representatives from other government agencies, health organizations/companies, and foreign dignitaries. Locating outside of the specified delineated area, in a location inaccessible by public transit, I-270, the Northwest Beltway Spur and away from other federal agencies, could negatively impact these functions.

GSA PBS

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

Prospectus Number: PMD-01-WA10
Congressional District: 8

Acquisition Strategy

GSA may satisfy this requirement through a single award solicitation or as part of a multiple award solicitation.

Description

Occupants:	NIAID
Delineated Area:	-To the north: Muddy Branch Road to I-270 to I-370 - To the east: Crabbs Branch Way to E. Gude Drive to Norbeck Rd. to Viers Mill Rd. to Connecticut Ave - To the south: Western Ave. following the border of Southern Maryland up to the Clara Barton Pkwy. - To the west: Seven Locks Rd. to Wooten Pkwy. to Darnestown Rd. to Great Seneca Hwy. to Muddy Branch Rd.
Lease Type:	Consolidation
Justification:	Expiring Leases - 10410 Fernwood Rd. - 9/30/2011 6610 Rockledge Blvd. – 3/31/2012 6700 Rockledge Dr. – TBD to align with projected consolidation date in 2012
Expansion Space:	58,108 usable square feet
Number of Parking Spaces:	7 inside

GSA PBS

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

Prospectus Number: PMD-01-WA10
Congressional District: 8

Scoring:	Operating lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	491,000
Current Total Annual Cost:	$11,677,100
Proposed Total Annual Cost:[1]	$ 16,694,000
Maximum Proposed Rental Rate:[2]	$ 34.00 per rsf

Summary of Energy Performance

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

Authorization

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

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

[1] Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.
[2] This estimate is for fiscal year 2012 and may be escalated by 1.8 percent annually to the effective date of the lease to account for inflation.

GSA PBS

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

Prospectus Number: PMD-01-WA10
Congressional District: 8

Certification of Need

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

Submitted at Washington, DC, on September 11, 2009

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

March 2009

Housing Plan
National Institutes of Health
National Institute of Health and Infectious Disease

Suburban MD
PMD-01-WA10

Locations	Current						Proposed					
	Personnel		*Usable Square Feet (USF)*				*Personnel*		*Usable Square Feet (USF)*			
	Office	**Total**	**Office**	**Storage**	**Special**	**Total**	**Office**	**Total**	**Office**	**Storage**	**Special**	**Total**
6700 B Rockledge Drive	602	602	126,200		2,000	128,200						
6700 A Rockledge Drive	50	50	6,000			6,000						
6610 Rockledge Drive	722	722	132,000			132,000						
10401 Fernwood Drive	311	311	42,400		3,000	45,400						
Visiting Federal Staff	23	23				0						
Contract staff currently in private lease proposed for inclusion, in support of NIAID	217	217	42,200			42,200						
Proposed Lease Consolidation							2,021	2,021	387,038		24,870	411,908
Total:	**1,925**	**1,925**	**348,800**	**-**	**5,000**	**353,800**	**2,021**	**2,021**	**387,038**		**24,870**	**411,908**

	Current	Proposed
	Utilization	
Rate	141	149

Current UR excludes 14,885 USF of office support space
Proposed UR excludes 15,827 USF of office support space

Special Space	
Data Center	5,000
Vending Machine	600
Dining/Conference Center	12,500
Concession Stand	900
Lactation Room	160
COOP Center	400
Health Center	150
Fitness Center	5,000
Lobby/Guards	120
ATM	40
Total:	**24,870**

USF means the portion of the building available for use by tenants' personnel and furnishings, and space available jointly to the occupants of the building.

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

James L. Oberstar
Chairman

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

John L. Mica
Ranking Republican Member

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

LEASE
NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION
SUBURBAN MARYLAND
PMD-02-WA10

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that, pursuant to 40 U.S.C. § 3307, appropriations are authorized for a replacement lease of up to 986,000 rentable square feet for the National Oceanic and Atmospheric Administration (NOAA), currently located in Silver Spring Metro Center at 1315 East West Hwy, 1325 East West Hwy, and 1305 East West Hwy, Silver Spring, MD, at a proposed total annual cost of $33,524,000 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 interim leases for all tenants, if necessary, prior to the execution of the new lease.

Provided, that the General Services Administration shall extend current leases as necessary to ensure full competition, including proposals for new lease-construction, for the replacement lease.

Provided further, that, in the event that "best value" procedures are employed in the replacement lease procurement, and the source selection plan is structured such that technical factors in aggregate are more important than price, that the Administrator provide a detailed justification for this procurement structure to the Committee on Transportation and Infrastructure of the House of Representatives, prior to the inception of the procurement.

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

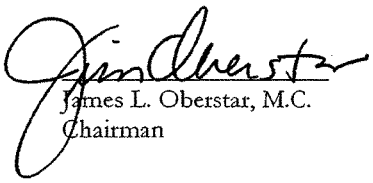
Provided further, that within two years of the adoption of this resolution, the Administrator shall provide the Committee on Transportation and Infrastructure of the House of Representatives, with a final housing plan approved by the Office of Management and Budget that provides for Federal Government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

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, *except that*, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on

Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

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

Adopted: July 1, 2010



James L. Oberstar, M.C.
Chairman

PROSPECTUS – LEASE
NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION
SUBURBAN MARYLAND

Prospectus Number: PMD-02-WA10
Congressional District: 8

Project Summary

The General Services Administration (GSA) proposes a replacement lease of up to 986,000 rentable square feet for National Oceanic and Atmospheric Administration (NOAA) currently located in Silver Spring Metro Center (SSMC) at 1315 East West Hwy, 1325 East West Hwy, and 1305 East West Hwy, Silver Spring, MD.

Silver Spring Metro Center consists of one federally-owned location and three leased locations. NOAA's headquarters campus in Silver Spring has increased by four other leased locations, all within walking distance of the Silver Spring Metro Center buildings.

Acquisition Strategy

GSA intends to conduct a procurement that addresses the expiring leases as one requirement. Since the leases housing NOAA are not conterminous, short-term extensions will be needed. GSA may satisfy this requirement through a single award solicitation or as part of a multiple award solicitation.

Description

Occupants:	NOAA
Delineated Area:	Suburban Maryland, Metro Proximate
Lease Type:	Replacement
Justification:	Expiring Leases 3/31/2010, 5/5/2013, and 6/26/2013
Expansion Space:	None
Number of Parking Spaces:	13
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	986,000
Current Total Annual Cost:	$24,366,096
Proposed Total Annual Cost:[1]	$33,524,000
Maximum Proposed Rental Rate:[2]	$34.00

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

[2] This estimate is for fiscal year 2013 and may be escalated by 1.8 percent annually to the effective date of the lease to account for inflation.

GSA PBS

PROSPECTUS – LEASE
NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION
SUBURBAN MARYLAND

Prospectus Number: PMD-02-WA10
Congressional District: 8

Summary of Energy Compliance

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

Authorization

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

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

Certification of Need

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

Submitted at Washington, DC, on September 11, 2009

Recommended: Robert A. Peck
Commissioner, Public Buildings Service

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

March 2009

Housing Plan
NOAA

PMD-02-WA10
Suburban, MD

Locations	Current						Proposed					
	Personnel		Usable Square Feet (USF)				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
1325 East West Highway	1,158	1,158	190,445		56,003	246,448						
1315 East West Highway	1,810	1,810	298,836	1,070	117,971	417,877						
1305 East West Highway	785	785	121,413	1,409	34,047	156,869						
Proposed Lease		-				-	3,753	3,753	610,694	2,479	208,021	821,194
Total	3,753	3,753	610,694	2,479	208,021	821,194	3,753	3,753	610,694	2,479	208,021	821,194

	Current	Proposed
Utilization Rate	127	127

Current UR excludes 134,353 USF of Office for support space
Proposed UR excludes 134,353 USF of office for support space

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

Special Space	USF
ADP	41,887
Auditorium	56,725
Conference	76,359
Food Service	16,071
Health Unit	2,170
Laboratory	4,489
Fitness Center	6,538
Child Care	3,782
Total	**208,021**

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

James L. Oberstar
Chairman

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

John L. Mica
Ranking Republican Member

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

LEASE
DEPARTMENT OF DEFENSE
MEDICAL COMMAND HEADQUARTERS
NORTHERN VIRGINIA
PVA-04-WA10

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 new lease of up to 751,000 rentable square feet for the Department of Defense Medical Command Headquarters, currently located at multiple leased and government owned locations throughout the Washington Metropolitan region, at a proposed total annual cost of $30,040,000 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 interim leases for all tenants, if necessary, prior to the execution of the new lease.

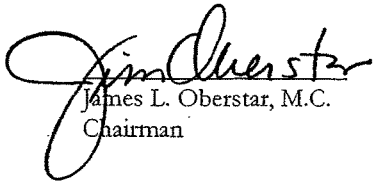
Provided, that, to the maximum extent practicable, the Administrator of General Services shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.

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

Provided further, that the Administrator is authorized to apply only the security standards promulgated by the Interagency Security Committee (ISC) to this lease procurement, given that the space will not be housed on a military installation, unless the Administrator determines that to comply only with the ISC criteria would jeopardize compliance with the Base Realignment and Closure requirement that the medical command headquarters be relocated by September 15, 2011.

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

Adopted: **July 1, 2010**



James L. Oberstar, M.C.
Chairman

PROSPECTUS – LEASE
DEPARTMENT OF DEFENSE
MEDICAL COMMAND HEADQUARTERS
NORTHERN VIRGINIA

Prospectus Number: PVA-04-WA10
Congressional Districts: 8,10,11

Project Summary

The General Services Administration (GSA) proposes a new lease of up to 751,000 rentable square feet (rsf) and four parking spaces to house the components of the Department of Defense (DOD) Medical Command Headquarters in one or more buildings on a single, contiguous site. These components are currently located at multiple leased and government owned locations throughout the Washington Metropolitan region. Compliance with the DOD Uniform Facility Code Anti-Terrorism Standards requires DOD control of the site.

The 2005 Base Realignment and Closure (BRAC) recommendations directed DOD to

> "Realign the Potomac Annex, DC. Realign Bolling Air Force Base, DC. Realign Skyline, leased space in Falls Church, VA. Collocate the Navy Bureau of Medicine, Office of the Surgeon General of the Air Force, the Air Force Medical Operating Activity, and the Air Force Medical Support Activity, Office of the Secretary of Defense (Health Affairs), Tricare Management Activity, Office of the Army Surgeon General and US Army Medical Command to a single, contiguous site that meets the current Department of Defense AntiTerrorism Force Protection standards for new construction at either the National Naval Medical Center, Bethesda, MD, Bolling Air Force Base, DC, or federally owned or leased space in the National Capital Region and consolidate common support activity."

DOD must close and realign all installations in accordance with the BRAC Commission's recommendations, as transmitted to Congress by the President in a September 15, 2005 report. The implementation process must begin within two years of the transmission of the report and be completed within six years of that transmission. Thus, in accordance with BRAC Act of 1990 (P.L. 101-510, as amended), DOD is legally obligated to relocate all functions by September 15, 2011.

The majority of the Medical Command Headquarters components currently occupy leased space in multiple buildings in Northern Virginia, all with differing lease expirations. The current leased locations do not comply with DOD Minimum Anti-Terrorism Standards for Buildings effective for all leases that expire in FY 2009 and beyond. The new leased location must comply with these standards. Most current leases expire before September 15, 2011 and will require short-term extensions. GSA will negotiate for lease terms that provide flexibility to align with the consolidation date and minimize vacancy risk. The components of the Medical Command Headquarters will also relocate from government owned facilities at Bolling Air Force Base and the Potomac Annex as part of this BRAC action. The space at Bolling AFB will be backfilled

PROSPECTUS – LEASE
DEPARTMENT OF DEFENSE
MEDICAL COMMAND HEADQUARTERS
NORTHERN VIRGINIA

Prospectus Number: PVA-04-WA10
Congressional Districts: 8,10,11

with another DOD occupant as part of the 2005 BRAC realignment and the Potomac Annex will be realigned by the Department of the Navy.

The components of the Medical Command Headquarters will collocate six non-BRAC organizations to the proposed lease site. These organizations are part of the components' headquarters and perform medical headquarters functions in support of the overall mission that are best operated if located together. Most of these entities will relocate from small blocks of government owned space throughout the country. The spaces occupied by four of the six organizations are parts of larger federally owned installations and will be backfilled with other DOD tenants. Two organizations are currently in leased space and will terminate their financial obligations when they relocate to the new facility.

Justification

In 2006, DOD conducted an analysis of 17 alternative site options and identified five for further investigation. Three options included new construction at National Naval Medical Center Bethesda, Bolling Air Force Base, and Washington Navy Yard /Anacostia. A fourth option entailed renovation of the National Geospatial Intelligence Agency's (NGA) Sumner complex while the fifth option proposed consideration of leasing an appropriate facility at a site within the National Capital Region.

After review of the three construction sites, DOD concluded none was viable, because each site presented significant challenges associated with site constraints, transportation, and traffic management.

Following an extensive, independent analysis of the NGA Sumner Complex, DOD determined that its renovation was not viable. The analysis showed that approximately 400,000 square feet of the primary buildings could not be effectively renovated to achieve compliance with Anti-Terrorism/Force-Protection standards, which is a specific legal obligation of this BRAC recommendation. Additionally, the Sumner Complex is currently occupied and cannot be renovated until NGA moves to its new facility at Fort Belvoir, currently planned for mid/late 2011. Even if renovations of the Sumner Complex were practicable, DOD could not effect such renovations in time to meet the BRAC deadline.

After concluding that construction of new facilities or renovation of the Sumner Complex was not viable, the decision to lease was made at the highest acquisition levels of the Department. The Infrastructure Steering Group, which serves as the principal oversight body for BRAC implementation, and the Office of General Counsel forwarded their recommendation to the

PROSPECTUS – LEASE
DEPARTMENT OF DEFENSE
MEDICAL COMMAND HEADQUARTERS
NORTHERN VIRGINIA

Prospectus Number: PVA-04-WA10
Congressional Districts: 8,10,11

Deputy Secretary of Defense. In March 2008, the Under Secretary of Defense for Acquisition, Technology, and Logistics directed pursuit of leased space to accommodate the Medical Command Headquarters. However, because ownership is in the long-term best interest of the Government, GSA will seek to include purchase options in any lease agreement entered into under the authority of this prospectus. Exercise of any purchase option will require additional congressional authorization and will be based on the future availability of funds.

Description

Occupants:	Department of Defense Medical Command Headquarters
Delineated Area:	Northern Virginia
Lease Type:	Consolidation
Justification:	BRAC Recommendations and DOD Anti-Terrorism Standards Compliance
Expansion Space:	94,688 usable square feet
Number of Parking Spaces[1]:	4 (Official Government vehicles)
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	751,000
Current Total Annual Cost:	$7,147,728 (Does not include cost to operate federally owned locations
Proposed Total Annual Cost[2]:	$30,040,000
Maximum Proposed Rental Rate[3]:	$40.00

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Solicitation for Offers and other documents related to the procurement of space for which this prospectus seeks authorization.

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

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

[3] This estimate is for fiscal year 2012 and may be escalated by 1.8 percent annually to the effective date of the lease to account for inflation.

GSA PBS

PROSPECTUS – LEASE
DEPARTMENT OF DEFENSE
MEDICAL COMMAND HEADQUARTERS
NORTHERN VIRGINIA

Prospectus Number: PVA-04-WA10
Congressional Districts: 8,10,11

GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement.

Authorization

Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in one or more buildings on a single, contiguous site that will yield the required rentable area.

Approval of this prospectus will also constitute authority to enter into interim leases prior to occupancy of the space provided under the new lease.

Certification of Need

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

Submitted at Washington, DC, on September 11, 2009

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

March 20.. | Housi.. .an | Northe.. .rginia

Department of Defense

Medical Command Headquarters

PVA-04-WA10

Locations	Current						Proposed					
	Personnel		Usable Square Feet (USF)				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
Leased Buildings												
*Hoffman Complex	10	10	1,010		192	**1,201**	7	7	1,191			
*Rosslyn	90	90	11,440		2,171	**13,611**	84	84	13,499			
Skyline I	255	255	32,647		6,195	**38,842**	251	251	38,523			
Skyline III	239	239	28,251		5,361	**33,612**	233	233	33,336			
Skyline IV	415	415	52,991		10,056	**63,047**	401	401	62,529			
Skyline V	475	475	72,864		13,827	**86,691**	458	458	85,979			
Skyline VI	842	842	95,606		18,143	**113,749**	833	833	112,815			
**DoD/VA IT Integration Office							40	40	8,557			
Government Owned Buildings									-			
Bolling AFB	239	239	39,352		7,468	**46,820**	232	232	46,436			
*Fort Detrick, MD	12	12	1,849		351	**2,200**	12	12	2,182			
*San Antonio, TX	69	69	10,842		2,058	**12,900**	66	66	12,794			
*Fort Gordon, GA	14	14	2,101		399	**2,500**	14	14	2,479			
*Great Lakes, IL	96	96	16,390		3,110	**19,500**	90	90	19,340			
Potomac Annex	513	513	80,939		15,360	**96,298**	499	499	95,507			
Total	**3,269**	**3,269**	**446,281**	-	**84,690**	**530,971**	**3,220**	**3,220**	**535,169**		**90,490**	**625,659**

	Current	Proposed
Utilization Rate	106	130

Current UR excludes 98,182 USF of Office for support space

Proposed UR excludes 117,737 USF of office for support space

Special Space	USF
Conf. Room	26,600
Reception	1,840
Food Service	5,000
Break Areas	2,400
Teaming Areas	5,000
Records/Storage	17,700
Server/Lan/Ops	16,950
Mail Room	2,000
Copier Room	500
Medical Library/History	8,500
SCIF	1,000
Fitness/Locker	3,000
Total	**90,490**

***Non-BRAC - conjunctively funded and part of collocation**

****New mission requirement with approved FTE's - not housed at this time**

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

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

James L. Oberstar
Chairman

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

John L. Mica
Ranking Republican Member

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

LEASE
DEPARTMENT OF DEFENSE
SKYLINE PLACE
NORTHERN VIRGINIA
PVA-03-WA10

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 short-term lease extensions of up to 402,822 rentable square feet for the Department of Defense currently located at the Skyline Place, 5275 Leesburg Pike, Falls Church, VA, at a proposed total annual cost of $15,307,236 for a lease term of up to two years, a prospectus for which is attached to and included in this resolution.

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

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

Adopted: **July 1, 2010**

Jim Oberstar

James L. Oberstar, M.C.
Chairman

PROSPECTUS – LEASE
DEPARTMENT OF DEFENSE
SKYLINE PLACE
NORTHERN VIRGINIA

Prospectus Number: PVA-03-WA10
Congressional District: 8

Project Summary

The General Services Administration (GSA) proposes short term lease extensions for up to 402,822 rentable square feet (rsf) for the Department of Defense (DOD) located at the Skyline Place, 5275 Leesburg Pike, Falls Church, VA.

The 2005 Base Realignment and Closure Act (BRAC) requires that DOD tenants in leased space relocate to DOD owned space by September 2011. The current leases expire September 16 and October 3, 2011 and may need to be extended in the event that DOD is unable to move by September 2011. Since this is a short-term requirement, GSA has determined that it is not practical to consider relocating DOD prior to their BRAC relocation date.

Description

Occupants:	DOD
Delineated Area:	5275 Leesburg Pike Falls Church, VA
Lease Type:	Extension
Justification:	Expiring leases (9/16/11 & 10/03/11)
Expansion Space:	None
Number of Parking Spaces[1]:	50 Official Government Vehicles
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	2 years
Maximum Rentable Square Feet:	402,822 rsf
Current Total Annual Cost:	$10,265,843
Proposed Total Annual Cost[2]:	$15,307,236
Maximum Proposed Rental Rate[3]:	$ 38.00 per rsf

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

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

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

GSA PBS

PROSPECTUS – LEASE
DEPARTMENT OF DEFENSE
SKYLINE PLACE
NORTHERN VIRGINIA

Prospectus Number: PVA-03-WA10
Congressional District: 8

Authorization

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

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

Certification of Need

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

Submitted at Washington, DC, on September 11, 2009

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

March 2009

Housing Plan
Department of Defense
Skyline Place

Northern Virginia
PVA-03-WA10

Locations	Current						Proposed					
	Personnel		Usable Square Feet (USF)				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
Skyline Place	2,045	2,045	194,183		168,900	363,083	2045	2,045	194,183		168,900	363,083
						-			-			-
Total	2,045	2,045	194,183	-	168,900	363,083	2,045	2,045	194,183	-	168,900	363,083

	Current	Proposed
Utilization		
Rate	74	74

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

Special Space	USF
Loading Dock	6,900
Mail Room	1,840
ADP	35,910
Network Operations	2,741
Conference/Training	13,373
Fitness Center	1,380
Nonstandard Mechanical/Electrical Rooms	53,616
SCIF	53,140
Total	168,900

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

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

James L. Oberstar
Chairman

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

John L. Mica
Ranking Republican Member

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

LEASE
DEPARTMENT OF STATE
ARCHITECTS BUILDING
NORTHERN VIRGINIA
PVA-07-WA10

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that, pursuant to 40 U.S.C. § 3307, appropriations are authorized for a replacement lease of up to 118,000 rentable square feet for the Department of State currently located in the Architects Building at 1400 Wilson Boulevard in Arlington, VA, at a proposed total annual cost of $4,484,000 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.

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

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

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

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

Adopted: July 1, 2010

James L. Oberstar, M.C.
Chairman

GSA PBS

PROSPECTUS – LEASE
DEPARTMENT OF STATE
ARCHITECTS BUILDING
NORTHERN VIRGINIA

Prospectus Number: PVA-07-WA10
Congressional District: 8

Project Summary

The General Services Administration (GSA) proposes a replacement lease of up to 118,000 rentable square feet (rsf) for the Department of State (DOS) currently located in the Architects Building at 1400 Wilson Boulevard in Arlington, VA.

Acquisition Strategy

In order to maximize flexibility in acquiring space for State Department elements currently housed in the Architects Building and Pomponio Plaza East (Prospectus Number: PVA-06-WA10), GSA may issue a single, multiple award lease solicitation that will allow offerors to provide blocs of space able to meet these requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus in the description that follows.

Description

Occupants:	Department of State
Delineated Area:	Rosslyn, Virginia
Lease Type:	Replacement
Justification:	Expiring Lease (04/17/10)
Expansion Space:	None
Number of Parking Spaces[1]:	251 Inside
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	118,000
Current Total Annual Cost:	$2,747,971
Proposed Total Annual Cost:[2]	$4,484,000
Maximum Proposed Rental Rate[3]:	$38.00

[1] DOS security requirements may necessitate control of parking at the location leased. This may be accomplished as a lessor furnished service, under an operating agreement with the lessor, or as part of the Government's leasehold interest in the building(s). Any parking included in the Government's leasehold interest may result in a total proposed annual cost in excess of the amounts indicated above.

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

[3] This estimate is for fiscal year 2010 and may be escalated by 1.8 percent annually to the effective date of the lease to account for inflation.

GSA PBS

PROSPECTUS – LEASE
DEPARTMENT OF STATE
ARCHITECTS BUILDING
NORTHERN VIRGINIA

Prospectus Number: PVA-07-WA10
Congressional District: 8

Energy Performance

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

Authorization

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

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

Certification of Need

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

Submitted at Washington, DC, on September 11, 2009

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

April 2009

Housing Plan
Department of State
Architects Building

Northern Virginia
PVA-07-WA10

Locations	Current						Proposed					
	Personnel		Usable Square Feet (USF)				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
1400 Wilson Blvd	410	410	87,779	3,928	5,892	97,599	410	410	87,779	3,928	5,892	97,599
Total	**410**	**410**	**87,779**	**3,928**	**5,892**	**97,599**	**410**	**410**	**87,779**	**3,928**	**5,892**	**97,599**

	Current	Proposed
Utilization		
Rate	167	167

Current UR excludes 19,311 USF of Office for support space
Proposed UR excludes 19,311 USF of office for support space

Special Space	USF
Forensics Lab	5,092
Conference Room	800
Total	**5,892**

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

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

James L. Oberstar
Chairman

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

John L. Mica
Ranking Republican Member

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

LEASE
DEPARTMENT OF STATE
POMPONIO PLAZA EAST
NORTHERN VIRGINIA
PVA-06-WA10

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that, pursuant to 40 U.S.C. § 3307, appropriations are authorized for a replacement/expansion lease of up to 243,000 rentable square feet for the Department of State Office of the Coordinator for Reconstruction and Stabilization Division and Bureau of Diplomatic Security currently located in the Pomponio Plaza East building at 1800 North Kent Street, Arlington, VA, at a proposed total annual cost of $9,234,000 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.

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

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

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

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

Adopted: **July 1, 2010**

James L. Oberstar, M.C.
Chairman

GSA PBS

PROSPECTUS – LEASE
DEPARTMENT OF STATE
POMPONIO PLAZA EAST
NORTHERN VIRGINIA

Prospectus Number: PVA-06-WA10
Congressional District: 8

Project Summary

The General Services Administration (GSA) proposes a replacement/expansion lease of up to 243,000 rentable square feet of space (rsf) of space for the Department of State's (DOS) Office of the Coordinator for Reconstruction and Stabilization (CRS) Division and Bureau of Diplomatic Security (DS). The CRS Division is currently located in the Pomponio Plaza East building at 1800 North Kent Street, Arlington, VA.

The proposed lease will include up to 74,689 rsf of expansion space, which will allow DOS to house approximately 125 new CRS employees and approximately 250 new DS employees in the Rosslyn, VA area.

Acquisition Strategy

In order to maximize flexibility in acquiring space for State Department elements currently housed in Pomponio Plaza East and the Architects Building (Prospectus Number: PVA-07-WA10), GSA may issue a single, multiple award lease solicitation that will allow offerors to provide blocs of space able to meet these requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus in the description that follows.

Description

Occupants:	Department of State
Delineated Area:	Rosslyn, VA
Lease Type:	Replacement/Expansion
Justification:	Expiring Lease (04/30/10)
Expansion Space:	74,689

PROSPECTUS – LEASE
DEPARTMENT OF STATE
POMPONIO PLAZA EAST
NORTHERN VIRGINIA

Prospectus Number: PVA-06-WA10
Congressional District: 8

Number of Parking Spaces[1]:	14 inside
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	243,000
Current Total Annual Cost:	$4,786,190
Proposed Total Annual Cost[2]:	$9,234,000
Maximum Proposed Rental Rate[3]:	$38.00

Energy Performance

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

Authorization

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

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

[1] DOS security requirements may necessitate control of parking at the location leased. This may be accomplished as a lessor furnished service, under an operating agreement with the lessor, or as part of the Government's leasehold interest in the building(s). Any parking included in the Government's leasehold interest may result in a total proposed annual cost in excess of the amounts indicated above.

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

[3] This estimate is for fiscal year 2010 and may be escalated by 1.8 percent annually to the effective date of the lease to account for inflation.

GSA PBS

PROSPECTUS – LEASE
DEPARTMENT OF STATE
POMPONIO PLAZA EAST
NORTHERN VIRGINIA

Prospectus Number: PVA-06-WA10
Congressional District: 8

Certification of Need

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

Submitted at Washington, DC, on September 11, 2009

Recommended _____
for Commissioner, Public Buildings Service

Approved _____
Acting Administrator, General Services Administration

May 2009

Housing Plan
Department of State
Pomponio Plaza East

Northern Virginia
PVA-06-WA10

Locations	Current						Proposed					
	Personnel		Usable Square Feet (USF)				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
1800 North Kent Street	820	820	151,154	6,400	9,600	167,154	1,195	1,195	195,825	8,703	13,055	217,583
Total	**820**	**820**	**151,154**	**6,400**	**9,600**	**167,154**	**1,195**	**1,195**	**195,825**	**8,703**	**13,055**	**217,583**

	Current	Proposed
Utilization		
Rate	144	128

Current UR excludes 33,254 USF of Office for support space
Proposed UR excludes 43,082 USF of office for support space

Special Space	USF
Library	2,611
Conference Center	5,222
Server Room	5,222
Total	**13,055**

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

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

James L. Oberstar
Chairman

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

John L. Mica
Ranking Republican Member

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

LEASE
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
ATLANTA, GEORGIA
PGA-01-AT10

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 new lease of up to 165,000 rentable square feet for the Department of Housing and Urban Development currently located at Five Points Plaza, 40 Marietta Street, and the Richard B. Russell Federal Building, 75 Spring Street, in Atlanta, GA, at a proposed total annual cost of $5,445,000 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.

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

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

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

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

Adopted: **July 1, 2010**

James L. Oberstar, M.C.
Chairman

GSA PBS

PROSPECTUS - LEASE
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
ATLANTA, GA

Prospectus Number: PGA-01-AT10
Congressional District: 05

Project Summary

The General Services Administration (GSA) proposes a new lease of up to 165,000 rentable square feet (rsf) with 24 inside secured parking spaces for the Department of Housing and Urban Development (HUD), currently located at Five Points Plaza, 40 Marietta Street, and the Richard B. Russell Federal Building, 75 Spring Street, in Atlanta, GA.

With the Atlanta HUD offices currently split between two locations, absorption of an anticipated staffing increase of 65 positions is problematic. The existing HUD facilities are incapable of providing the increased square footage necessary to support new functions and do not currently meet HUD's requirement for sufficient meeting and training space. In addition, the current leased location suffers from heating and cooling extremes, offers poor configuration, and does not provide a loading dock, service elevator, or ADA-compliant handicapped parking.

The lease at 40 Marietta Street expires on March 19, 2019 with an early termination date of March 20, 2011. The Russell Federal Building will be backfilled with expiring leases, serve as swing space, or will be used to meet further federal tenant space expansion requests.

Summary of Energy Compliance

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

GSA PBS

PROSPECTUS - LEASE
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
ATLANTA, GA

Prospectus Number: PGA-01-AT10
Congressional District: 05

Description

Occupants:	HUD
Delineated Area:	North: 10th Street; East: Boulevard; South: I-20/Abernathy; West Northside Dr.
Lease Type:	New
Justification:	Consolidation, Expanded Mission
Number of Parking Spaces:	24 inside parking spaces
Expansion Space:	11,118 rsf
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	165,000
Current Total Annual Cost:	$2,446,849
Proposed Total Annual Cost[1]:	$5,445,000
Maximum Proposed Rental Rate[2]:	$33.00 per rentable square foot

Authorizations

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

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

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

GSA PBS

PROSPECTUS - LEASE
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
ATLANTA, GA

Prospectus Number: PGA-01-AT10
Congressional District: 05

Certification of Need

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

Submitted at Washington, DC, on September 11, 2009

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

June 2009

Department of Housing and Urban Development
Housing Plan

Atlanta, GA
PGA-01-AT10

Locations	Current						Proposed					
	Personnel		*Usable Square Feet (USF)*				*Personnel*		*Usable Square Feet (USF)*			
	Office	**Total**	**Office**	**Storage**	**Special**	**Total**	**Office**	**Total**	**Office**	**Storage**	**Special**	**Total**
FIVE POINTS PLAZA												
40 Marietta Street	344	344	104,816	0	0	104,816	0	0	0	0	0	0
RICHARD B. RUSSELL												
75 Spring Street	76	76	21,373	1,133	913	23,419	0	0	0	0	0	0
New Lease							485	485	105,488	7,219	24,065	136,772
Total:	**420**	**420**	**126,189**	**1,133**	**913**	**128,235**	**485**	**485**	**105,488**	**7,219**	**24,065**	**136,772**

	Current	Proposed
	Utilization	
Rate	234	170

Current UR excludes 27,762 USF of office support space
Proposed UR excludes 23,207 USF of office support space

Special Space	
Clinic	233
Conf/Trng/Interview Room	15,526
Library	776
ADP	3,105
Food Service	311
Mail Rooms	3,881
Secured Room	233
Total:	**24,065**

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

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

James L. Oberstar
Chairman

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

John L. Mica
Ranking Republican Member

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

LEASE
INTERNAL REVENUE SERVICE
BROOKLYN, NY
PNY-03-NY10

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that, pursuant to 40 U.S.C. § 3307, appropriations are authorized for a replacement lease of up to 120,000 rentable square feet for the Internal Revenue Service, currently located at 10 MetroTech Center, Brooklyn, NY, at a proposed total annual cost of $6,600,000 for a lease term of up to 10 years, a prospectus for which is attached to and included in this resolution.

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

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

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

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

Adopted: July 1, 2010

James L. Oberstar, M.C.
Chairman

PROSPECTUS - LEASE
INTERNAL REVENUE SERVICE
BROOKLYN, NY

Prospectus Number:	PNY-03-NY10
Congressional District:	10

Project Summary

The General Services Administration (GSA) proposes a replacement lease of up to 120,000 rentable square feet (rsf) of space for the Internal Revenue Service, currently located at 10 MetroTech Center, Brooklyn, NY.

IRS originally occupied 294,084 rsf at this location. As a result of the agency's transition from paper processing to electronic filing, IRS returned space to GSA over the past several years. IRS will be relocated under the authority of this prospectus and the remaining Federal tenants in the building will be relocated through separate, below-prospectus lease procurements.

GSA was able to backfill portions of the space with Federal tenants, but there is still 55,209 rsf of vacant space in the building under the current lease. There are no renewal options in the existing lease and a succeeding lease is not a viable option as the Lessor does not want to re-negotiate the square footage of the original lease.

Description

Occupants:	IRS
Delineated Area:	Downtown Brooklyn, NY
Lease Type:	Replacement
Justification:	Expiring lease (02/11/2012)
Number of Parking Spaces:	43 outside, structured parking spaces
Expansion Space:	None
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	10 years
Maximum Rentable Square Feet:	120,000
Current Total Annual Cost:	$10,153,096
Proposed Total Annual Cost[1]:	$6,600,000
Maximum Proposed Rental Rate[2]:	$55.00 per rsf

[1]Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.
[2]This estimate is for fiscal year 2012 and may be escalated by 1.8 percent annually to the effective date of the lease to account for inflation.

GSA PBS

PROSPECTUS - LEASE
INTERNAL REVENUE SERVICE
BROOKLYN, NY

Prospectus Number: PNY-03-NY10
Congressional District: 10

Summary of Energy Compliance

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

Authorizations

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

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

Certification of Need

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

Submitted at Washington, DC, on September 11, 2009

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

June 2009

Housing Plan
IRS

Brooklyn, NY
PNY-03-NY10

Locations	Current						Proposed					
	*Personnel		Usable Square Feet (USF)				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
10 METROTECH CENTER												
Treasury - IRS National Office	470	470	126,855	0	0	126,855						
Proposed lease							397	397	92,921	0	6,650	99,571
Total:	**470**	**470**	**126,855**	**0**	**0**	**126,855**	**397**	**397**	**92,921**	**0**	**6,650**	**99,571**

	Current	Proposed
Utilization		
Rate	211	183

Current UR excludes 27,908 USF of office support
Current UR excludes 20,443 USF of office support

Special Space	
Clinic	900
Conference	1,500
ADP	1,000
File Storage	2,000
Mail Rooms	500
Break Rooms	750
Total:	**6,650**

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

James L. Oberstar
Chairman

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

John L. Mica
Ranking Republican Member

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

LEASE
INTERNAL REVENUE SERVICE
GUAYABO, PR
PPR-01-GU10

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 to exercise a renewal option of up to 111,541 rentable square feet for the Internal Revenue Service, currently located in the San Patricio Office Building, 7 Tabonuco Street, Guaynabo, PR, at a proposed total annual cost of $4,433,754 for a lease term of up to five years, a prospectus for which is attached to and included in this resolution.

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

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

Adopted: July 1, 2010

James L. Oberstar, M.C.
Chairman

PROSPECTUS – LEASE
INTERNAL REVENUE SERVICE
GUAYNABO, PR

Prospectus Number:	PPR-01-GU10
Congressional District:	01

Project Summary

The General Services Administration (GSA) is seeking authority to exercise a renewal option of up to five years for the Internal Revenue Service (IRS), currently located in the San Patricio Office Building, 7 Tabonuco Street, Guaynabo, PR. IRS needs additional time to develop their long-term requirements.

Justification

It is in the Government's best interest to exercise the five-year renewal option to extend IRS's occupancy at the existing location. This location provides special data and security installations that supports IRS' current mission. The renewal rate is below current market rates and is considered fair and reasonable for this market.

Description

Occupants:	Treasury - IRS
Delineated Area:	7 Tabonuco Street Guaynabo, PR
Lease Type:	Renewal Option
Justification:	Expiring Lease (November 5, 2010)
Number of Parking Spaces:	218
Expansion Space:	None
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	5 years
Maximum Rentable Square Feet:	111,541
Current Total Annual Cost:	$4,329,930
Proposed Total Annual Cost[1]:	$4,433,754
Maximum Proposed Rental Rate[2]:	$40.00 per rentable square foot

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

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

GSA PBS

PROSPECTUS – LEASE
INTERNAL REVENUE SERVICE
GUAYNABO, PR

Prospectus Number: PPR-01-GU10
Congressional District: 01

Authorizations

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

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

Certification of Need

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

Submitted at Washington, DC, on September 11, 2009

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

June 2009

Housing Plan
IRS

Guaynabo, PR
PPR-01-GU10

Locations	Current						Proposed					
	Personnel		*Usable Square Feet (USF)*				*Personnel*		*Usable Square Feet (USF)*			
	Office	**Total**	**Office**	**Storage**	**Special**	**Total**	**Office**	**Total**	**Office**	**Storage**	**Special**	**Total**
SAN PATRICIO OFFICE BLDG												
IRS	493	493	79,387	2,515	8,864	90,766	493	493	79,387	2,515	8,864	90,766
Total:	**493**	**493**	**79,387**	**2,515**	**8,864**	**90,766**	**493**	**493**	**79,387**	**2,515**	**8,864**	**90,766**

	Current	Proposed
Utilization		
Rate	126	126

Current UR excludes 17,465 USF of office support space
Proposed UR excludes 17,465 USF of office support space

Special Space	
Private toilets	124
Clinic/Health	591
Conference	5,828
ADP	1,736
Hearing Room	585
Total:	**8,864**

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

James L. Oberstar
Chairman

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

John L. Mica
Ranking Republican Member

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

LEASE
DEPARTMENT OF HOMELAND SECURITY
OMNIBUS REQUIREMENTS
NATIONAL CAPITAL REGION
PDC-23-WA10

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 new leases of up to a total of 1,136,000 rentable square feet for the Department of Homeland Security "Mission Support" elements, currently located in Washington, D.C., at a proposed total annual cost of $55,664,000 in Washington, D.C.; in Crystal City/Pentagon City, VA, at a proposed total annual cost of $43,168,000; or in Southern Prince Georges County, MD, at a proposed total annual cost of $38,624,000; for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

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 replacement leases of up to a total of 225,000 rentable square feet, for elements of the Customs and Border Protection of the Department of Homeland Security as identified in the prospectus request, currently located in Washington, D.C., until these elements can relocate to the Ronald Reagan Office Building, at a proposed total annual cost of $11,025,000 for a lease term of up to ten years, a prospectus for which is attached to and included in this resolution.

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 to extend current leases of up to a total of 364,000 rentable square feet for the United States Coast Guard of the Department of Homeland Security, currently located at 1900 Half Street, SW, Washington, D.C., for lease durations as necessary until the U.S. Coast Guard relocates to the St. Elizabeths Campus, at a proposed total annual cost of $14,560,000, for a lease term of up to five years, a prospectus for which is attached to and included in this resolution.

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

Provided, that the Administrator of General Services shall conduct the lease procurement for the Mission Support elements to enable full and fair consideration of lease construction proposals and proposals to lease existing buildings, and structure the lease procurement in terms of milestones and

deliverable due dates, including site plan approval, design, construction permitting, and construction delivery, in a manner consistent with General Services Administration conventions employed in lease-construct procurements.

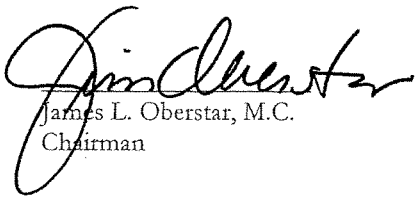
Provided further, that, to the maximum extent practicable, the Administrator of General Services shall include in the lease contract(s) a purchase option than can be exercised at the conclusion of the firm term of the lease.

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

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

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

Adopted: **July 1, 2010**



James L. Oberstar, M.C.
Chairman

GSA PBS

PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
OMNIBUS REQUIREMENTS
NATIONAL CAPITAL REGION

Prospectus Number: PDC-23-WA10
Congressional Districts: DC00/VA08/MD04

Overall Project Summary

This prospectus contains three distinct parts that address different tactical housing needs of the Department of Homeland Security (DHS) within the overall context of the strategic DHS migration plan. These parts are: 1) Mission Support elements that are dispersed in several different locations; 2) Customs & Border Protection (CBP) interim requirements; and 3) the United States Coast Guard (USCG) requirement for extensions of existing leases. Separate housing plans for each of these three parts are also included with this prospectus.

The General Services Administration (GSA) proposes leasing up to 1,725,000 rentable square feet (rsf) of office and related space in the National Capital Region (NCR) for several components of DHS as outlined below. These DHS components are currently located at several leased and federally owned locations in Washington, DC.

The proposed leasing actions for CBP and USCG are intended to be interim tactical actions required to align lease expirations with the overall DHS strategic migration plan that will consolidate the department's mission execution and mission support functions from more than 40 locations in the NCR to fewer than 10.

GSA PBS

PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
OMNIBUS REQUIREMENTS
NATIONAL CAPITAL REGION

Prospectus Number: PDC-23-WA10
Congressional Districts: DC00/VA08/MD04

Project Summary for Mission Support

The proposed acquisition for Mission Support elements will provide approximately 670,000 rsf for U.S. Citizenship and Immigration Services (CIS), 176,000 rsf for Science and Technology (S&T), and 290,000 rsf for the Undersecretary for Management (USM) for a total of 1,136,000 rsf.

Mission Support elements occupy space in 131 M Street, NE; 20 Massachusetts Avenue, NW; 111 Massachusetts Avenue, NW; 1200 First Street, NE; 1120 Vermont Avenue, NW; 1201-25 New York Avenue, NW; 650 Massachusetts Avenue, NW; Judiciary Square at 633 Third Street, NW; the GSA Regional Office Building at Seventh & D Streets, SW; and the Nebraska Avenue Complex at 3801 Nebraska Avenue, NW.

At the end of FY 2007, DHS headquarters' functions were located in approximately 70 buildings throughout Washington, DC and Northern Virginia. The St. Elizabeths Campus has been master planned to accommodate those DHS components directly involved in mission execution programmatic functions but the remaining DHS mission support elements will have a continuing need to be housed in a combination of federally owned and leased space.

Acquisition Strategy

In order to maximize flexibility in acquiring space to house mission support elements, GSA plans to issue a single, multiple award solicitation that will allow offerors to provide blocs of space able to meet these requirements in whole or in part. Although the delineated area for the procurement includes portions of all three NCR jurisdictions—Washington, DC; Suburban Maryland; and Northern Virginia, each individual DHS element (CIS, USM, S&T) must be housed in one or more geographically proximate buildings in a single political jurisdiction. However, the three DHS elements do not have to be collocated in the same political jurisdiction.

GSA PBS

PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
OMNIBUS REQUIREMENTS
NATIONAL CAPITAL REGION

Prospectus Number: PDC-23-WA10
Congressional Districts: DC00/VA08/MD04

Description

Occupants:	DHS – CIS / S&T / USM
Delineated Area[1]:	Washington, DC Central Employment Area/North of Massachusetts Avenue (NoMa)/Waterfront Southern Prince Georges County Maryland (Metro-Proximate South of Route 4) Crystal City/Pentagon City, Virginia (Metro-Proximate)
Lease Type:	New
Justification:	Expiring Leases (2010 – 2014)
Expansion Space:	None
Number of Parking Spaces[2]:	50 official spaces
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	20 years
Maximum Rentable Square Feet:	1,136,000 rsf
Current Total Annual Cost:	$35,051,394
Proposed Total Annual Cost for DC[3]:	$55,664,000
Maximum Proposed Rental Rate[4]:	$49.00 per rsf
Proposed Total Annual Cost for MD:	$38,624,000
Maximum Proposed Rental Rate:	$34.00 per rsf
Proposed Total Annual Cost for VA:	$43,168,000
Maximum Proposed Rental Rate:	$38.00 per rsf

[1] Subject to proximity requirements discussed under "Acquisition Strategy" on page 2.

[2] DHS security requirements may necessitate control of parking at the location leased. This may be accomplished as a lessor-furnished service, under an operating agreement with the lessor, or as part of the Government's leasehold interest in the building(s). Any parking included in the Government's leasehold interest may result in a total proposed annual cost in excess of the amounts indicated above.

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

[4] The estimates for DC, MD, and VA are for fiscal year 2012 and may be escalated by 1.8 percent annually to the effective date of the lease to account for inflation.

GSA PBS

PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
OMNIBUS REQUIREMENTS
NATIONAL CAPITAL REGION

Prospectus Number: PDC-23-WA10
Congressional Districts: DC00/VA08/MD04

Project Summary for CBP

GSA proposes to lease up to 225,000 rsf for CBP components that will ultimately be housed in Government-owned space.

Up to 129,000 rentable square feet (rsf) is required for CBP's Office of Finance (OF), which is currently located at 1331 Pennsylvania Avenue, NW, in Washington, DC, under multiple leases with expiration dates over the next several years. A replacement lease will provide continued housing for OF until it can move into the Ronald Reagan Office Building (RROB), backfilling space vacated by CBP headquarters elements going to the St. Elizabeths Campus in 2016.

An additional lease of up to approximately 96,000 rsf is required to accommodate the Office of Trade (OT) and related space currently located at 799 Ninth Street, NW, which is controlled by the US Mint. The Inter-Agency Agreement between CBP and the Mint expires in 2011, and the Mint has indicated that CBP will have to vacate the space it occupies in the building. This will create an interim move for OT until it can also backfill vacant space at the RROB when headquarters elements move to St. Elizabeths.

PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
OMNIBUS REQUIREMENTS
NATIONAL CAPITAL REGION

Prospectus Number: PDC-23-WA10
Congressional Districts: DC00/VA08/MD04

Description

Occupants:	DHS – CBP
Delineated Area:	Washington, DC Central Employment Area/North of Massachusetts Avenue (NoMa)/Waterfront
Lease Type:	Replacement
Justification:	Expiring Leases / Housing Strategy / August 2009 to September 2012 in National Place plus October 2011 at the US Mint Annex
Expansion Space:	none
Number of Parking Spaces[5]:	20
Scoring:	Operating leases
Proposed Maximum Leasing Authority:	10 years
Maximum Rentable Square Feet:	225,000
Current Total Annual Cost:	$5,614,804
Proposed Total Annual Cost for DC[6]:	$11,025,000
Maximum Proposed Rental Rate[7]:	$49.00

[5] DHS security requirements may necessitate control of parking at the location leased. This may be accomplished as a lessor-furnished service, under an operating agreement with the lessor, or as part of the Government's leasehold interest in the building(s). Any parking included in the Government's leasehold interest may result in a total proposed annual cost in excess of the amounts indicated above.

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

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

GSA PBS

PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
OMNIBUS REQUIREMENTS
NATIONAL CAPITAL REGION

Prospectus Number: PDC-23-WA10
Congressional Districts: DC00/VA08/MD04

Project Summary for USCG

GSA proposes extending leases for approximately 364,000 rsf for the USCG, currently located at 1900 Half Street, SW, Washington, DC. GSA proposes to extend the current leases to coincide with the occupancy of USCG's new headquarters space at the St. Elizabeths Campus in 2013. The four leases will be extended to a coterminous date that will permit flexibility in moving to St. Elizabeths. Design funding for a consolidated USCG facility at St. Elizabeths was appropriated in fiscal year 2006 through P.L. 109-155. Construction funding has been appropriated in fiscal year 2009 through P.L. 111-8 to commence construction of the new USCG headquarters. Additional funding to complete Phase 1 of the project has been appropriated to GSA through P.L. 111-5 and the site will be ready for occupancy by the USCG in 2013. GSA will either negotiate extensions or termination rights with the current landlord to provide the flexibility needed to move the USCG to St. Elizabeths.

PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
OMNIBUS REQUIREMENTS
NATIONAL CAPITAL REGION

Prospectus Number: PDC-23-WA10
Congressional Districts: DC00/VA08/MD04

Description

Occupants:	USCG
Delineated Area:	1900 Half Street, SW, Washington, DC
Lease Type:	Extension
Justification:	Extend expiring leases (2010 - 2013)
Expansion Space:	none
Parking: [8]	6 official vehicles - inside
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	5 years
Maximum Rentable Square Feet:	364,000
Current Total Annual Cost:	$10,127,581
Proposed Total Annual Cost: [9]	$14,560,000
Maximum Proposed Rental Rate: [10]	$40.00 per rentable square foot

[8] DHS security requirements may necessitate control of parking at the location leased. This may be accomplished as a lessor-furnished service, under an operating agreement with the lessor, or as part of the Government's leasehold interest in the building(s). Any parking included in the Government's leasehold interest may result in a total proposed annual cost in excess of the amounts indicated above.

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

[10] This estimate is for fiscal year 2010 and may be escalated by 1.8 percent annually to the effective date of the lease to account for inflation.

GSA PBS

PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
OMNIBUS REQUIREMENTS
NATIONAL CAPITAL REGION

Prospectus Number: PDC-23-WA10
Congressional Districts: DC00/VA08/MD04

Summary of Energy Compliance

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

Authorization

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

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

Certification of Need

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

Submitted at Washington, DC, on October 16, 2009

Recommended: _____
Commissioner, Public Buildings Service

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

July 2009

Department of Homeland Security
Omnibus
Housing Plan

Washington, DC
PDC-23-WA10

Components and Locations	Current						Proposed					
	Personnel		*Usable Square Feet (USF)*				*Personnel*		*Usable Square Feet (USF)*			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
Citizenship and Immigration Services (7004)												
One NoMa Station - 131 M St, NE	264	264	49,646			49,646						
Judiciary Square - 633 Third St, NW	250	250	51,010			51,010						
Pulaski Bldg - 20 Massachusetts Ave, NW	700	700	158,559			158,559						
Union Labor Life - 111 Massachusetts Ave, NW	801	801	226,130			226,130						
Capitol Plaza I - 1200 First St, NE	139	139	29,997			29,997						
Procurement in process			42,462			42,462						
Subtotal	**2,154**	**2,154**	**557,804**			**557,804**						
Science and Technology (7031)												
1120 Vermont Ave, NW	629	629	146,542			146,542						
Subtotal	**629**	**629**	**146,542**			**146,542**						
Under Secretary for Management (7010)												
Regional Office Bldg - 7th & D Sts, SW	1,155	1,155	81,424			81,424						
Nebraska Avenue Complex	578	578	37,089			37,089						
1201-1225 New York Avenue, NW	248	248	44,558			44,558						
650 Massachusetts Ave, NW	139	139	39,918			39,918						
One NoMa Station - 131 M Street, NE	180	180	25,149			25,149						
1120 Vermont Ave, NW	57	57	13,127			13,127						
Subtotal	**2,357**	**2,357**	**241,265**			**241,265**						
New Lease(s)												
DHS Headquarters - Mission Support Functions												
Citizenship and Immigration Services (7004)							2,154	2,154	418,353	41,835	97,616	557,804
Science and Technology							629	629	109,907	10,991	25,645	146,542
Undersecretary for Management (7010)							2,357	2,357	180,949	18,095	42,221	241,265
GRAND TOTALS:	**5,140**	**5,140**	**945,611**			**945,611**	**5,140**	**5,140**	**709,208**	**70,921**	**165,482**	**945,611**

Utilization	Current	Proposed
Rate	143	108

Current UR excludes 202,947 usf of office support
Proposed UR excludes 156,026 usf of office support

Special Space	USF
ADP	30,515
Auditorium	2,962
Child Care	7,844
Clinic / Health Units	414
Conference	42,794
Fitness Ctr	7,844
Food Service	5,759
Library	31,408
Loading Dock	1,638
Mail	5,064
Print Shop	827
Hoteling	1,241
Intel ADP / Ops Ctr	927
Intel Support	563
Public Space	9,995
Open Secret	9,002
SCIF	2,879
Audio / Visual	1,522
Utility Area	1,870
Pvt Toilets	414
Total:	**165,482**

July 2005

Department of Homeland Security
Omnibus
Housing Plan

Washington, DC
PDC-23-WA10

Components and Locations	Current						Proposed					
	Personnel		*Usable Square Feet (USF)*				*Personnel*		*Usable Square Feet (USF)*			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
Customs & Border Protection (7051)												
National Place - 1331 Pennsylvania Ave, NW	584	584	97,369	1,929	12,290	111,588						
US Mint at 799 Ninth St, NW	341	341	80,000			80,000						
Subtotal	**925**	**925**	**177,369**			**191,588**						
New Lease(s)												
DHS Headquarters - Mission Support Functions												
Customs & Border Protection (7051)							925	925	143,691	14,369	33,528	191,588
GRAND TOTALS:	**925**	**925**	**177,369**			**191,588**	**925**	**925**	**143,691**	**14,369**	**33,528**	**191,588**

Utilization		
	Current	**Proposed**
Rate	150	121

Current UR excludes 39,021 usf of office support
Proposed UR excludes 31,612 usf of office support

Special Space	USF
ADP	6,183
Auditorium	600
Child Care	1,589
Clinic / Health Units	84
Conference	8,670
Fitness Ctr	1,589
Food Service	1,167
Library	6,364
Loading Dock	332
Mail	1,026
Print Shop	168
Hoteling	251
Intel ADP / Ops Ctr	188
Intel Support	114
Public Space	2,025
Open Secret	1,824
SCIF	583
Audio / Visual	308
Utility Area	379
Pvt Toilets	84
Total:	**33,528**

July 2009

Department of Homeland Security
Omnibus
Housing Plan

Washington, DC
PDC-23-WA10

Components and Locations	Current						Proposed					
	Personnel		*Usable Square Feet (USF)*				*Personnel*		*Usable Square Feet (USF)*			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
United States Coast Guard (7002)												
Jemal Riverside - 1900 Half Street, SW	1,540	1,540	320,201			320,201						
Subtotal	**1,540**	**1,540**	**320,201**			**320,201**						
New Lease(s)												
DHS Headquarters - Mission Support Functions												
United States Coast Guard (7002)							1,540	1,540	240,151	24,015	56,035	320,201
GRAND TOTALS:	**1,540**	**1,540**	**320,201**			**320,201**	**1,540**	**1,540**	**240,151**	**24,015**	**56,035**	**320,201**

Utilization	Current	Proposed
Rate	162	122

Current UR excludes 70,444 usf of office support
Proposed UR excludes 52,833 usf of office support

Special Space	USF
ADP	10,333
Auditorium	1,003
Child Care	2,656
Clinic / Health Units	140
Conference	14,491
Fitness Ctr	2,656
Food Service	1,950
Library	10,635
Loading Dock	555
Mail	1,715
Print Shop	280
Hoteling	420
Intel ADP / Ops Ctr	314
Intel Support	191
Public Space	3,385
Open Secret	3,048
SCIF	975
Audio / Visual	516
Utility Area	633
Pvt Toilets	140
Total:	**56,035**

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

James L. Oberstar
Chairman

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

John L. Mica
Ranking Republican Member

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

LEASE
DEPARTMENT OF EDUCATION
WASHINGTON, D.C.
PDC-11-WA10

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that, pursuant to 40 U.S.C. § 3307, appropriations are authorized for a replacement lease of up to 252,000 rentable square feet for the Department of Education, currently located in the Union Center Plaza building at 830 First Street, NE, in Washington, D.C., at a proposed total annual cost of $12,348,000 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.

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

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

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

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

Adopted: **July 1, 2010**

James L. Oberstar, M.C.
Chairman

PROSPECTUS – LEASE
DEPARTMENT OF EDUCATION
WASHINGTON, DC

Prospectus Number: PDC-11-WA10

Project Summary

The General Services Administration (GSA) proposes a replacement lease of up to 252,000 rentable square feet (rsf) of space for the Department of Education (DoEd) currently located in the Union Center Plaza building at 830 First Street, NE in Washington, DC.

Acquisition Strategy

GSA may satisfy this requirement through a single award solicitation or as part of a multiple award solicitation.

Description

Occupants:	DoEd
Delineated Area:	Washington, DC Central Employment Area, North of Massachusetts Avenue, and Southwest Waterfront
Lease Type:	Replacement
Justification:	Expiring Lease (July 31, 2011)
Expansion Space:	None
Number of Parking Spaces:	24 spaces
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	252,000
Current Total Annual Cost:	$7,814,193
Proposed Total Annual Cost:[1]	$12,348,000
Maximum Proposed Rental Rate:[2]	$49.00

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Solicitation for Offers and other documents related to the procurement of space for which this prospectus seeks authorization.

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

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

GSA PBS

PROSPECTUS – LEASE
DEPARTMENT OF EDUCATION
WASHINGTON, DC

Prospectus Number: PDC-11-WA10

GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement

Authorization

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

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

Certification of Need

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

Submitted at Washington, DC, on October 16, 2009

Recommended: Robert A. Peck
Commissioner, Public Buildings Service

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

March 2009

Housing Plan
Department of Education

Washington, DC
PDC-11-WA10

Locations	Current						Proposed					
	Personnel		Usable Square Feet (USF)				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
830 First Street, NE	900	900	185,187		24,182	209,369						
Proposed Lease	-	-	-		-	-	900	900	185,187	-	24,182	209,369
Total	**900**	**900**	**185,187**		**24,182**	**209,369**	**900**	**900**	**185,187**	**-**	**24,182**	**209,369**

	Current	Proposed
Utilization		
Rate	161	161

Special	USF
Conference	15,000
LAN closets	5,000
Training	4,182
Total	**24,182**

Current UR excludes 40,615 USF of Office for support space
Proposed UR excludes 40,615 USF of office for support space

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

James L. Oberstar
Chairman

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

John L. Mica
Ranking Republican Member

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

LEASE
DEPARTMENT OF JUSTICE
WASHINGTON, D.C.
PDC-13-WA10

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 replacement leases of up to a total of 468,000 rentable square feet for the Department of Justice (DOJ) Criminal Division and several other smaller components of DOJ Offices, Boards, and Divisions, currently located in three locations in Washington, D.C., at a proposed total annual cost of $22,932,000 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.

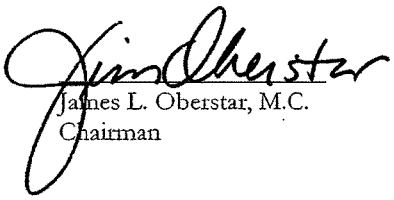
Provided, that, in the event that "best value" procedures are employed in the replacement lease procurement, and the source selection plan is structured such that technical factors in aggregate are more important than price, that the Administrator provide a detailed justification for this procurement structure to the Committee on Transportation and Infrastructure of the House of Representatives, prior to the inception of the procurement.

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

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

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

Adopted: **July 1, 2010**



James L. Oberstar, M.C.
Chairman

GSA PBS

PROSPECTUS – LEASE
DEPARTMENT OF JUSTICE
WASHINGTON, DC

Prospectus Number: PDC-13-WA10

Project Summary

The General Services Administration (GSA) proposes replacement leases in up to three locations for 468,000 rentable square feet of space for the Department of Justice (DOJ) Criminal Division and other smaller components of the DOJ Offices, Boards, and Divisions. The Criminal Division is currently located at 1301 New York Avenue, NW; 1400 New York Avenue, NW; and 1331 F Street, NW, in Washington DC.

The Senate Committee on Environment and Public Works and the House Committee on Transportation and Infrastructure approved prospectuses PDC-06-WA09 and PDC-10-WA09 on September 17 and 24, 2008, respectively, for the DOJ Criminal Division at 1301 New York Avenue and 1400 New York Avenue. These prospectuses propose interim succeeding leases for up to 5 years to remain in place until DOJ finalizes its long-term housing strategy for the Criminal Division. DOJ has subsequently decided to acquire long-term replacement leases for the Criminal Division requirement currently located at 1301 New York Avenue, 1400 New York Avenue and 1331 F Street in FY 2010 through a competitive procurement.

The leases at 1301 New York Avenue and 1400 New York Avenue expired on August 31, 2009. Negotiations are underway to extend these leases using the authority of prospectuses PDC-06-WA09 and PDC-10-WA09, while GSA acquires replacement leases for the Criminal Division's long-term housing requirement. GSA must relocate the Criminal Division from 1400 New York Avenue at the end of the negotiated lease extension period, consistent with the building owner's future development plans for the property. The two leases at 1331 F Street, NW, do not expire until August 21 and September 10, 2011.

Acquisition Strategy

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

GSA PBS

PROSPECTUS – LEASE
DEPARTMENT OF JUSTICE
WASHINGTON, DC

Prospectus Number: PDC-13-WA10

Description

Occupant:	DOJ
Lease Type:	Washington, DC Central Employment
Delineated Area:	Area, North of Massachusetts Avenue, and Southwest Waterfront
Justification:	Replacement of expiring leases
Expansion Space:	15,829 RSF
Number of Parking Spaces:[1]	274 Structured
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	468,000
Current Total Annual Cost:	$14,464,248
Proposed Total Annual Cost:[2]	$22,932,000
Maximum Proposed Rental Rate:[3]	$49.00 per rentable square foot

Energy Performance

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

[1] DOJ's security requirements may necessitate control of the parking garages at the leased locations. This may be accomplished as a lessor-furnished service as part of the Government's leasehold interest in the buildings at an additional cost above the rental rate approved in this prospectus.

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

[3] This estimate is for fiscal year 2012 and may be escalated by 1.8 percent annually to the effective date of the lease to account for inflation.

GSA **PBS**

PROSPECTUS – LEASE
DEPARTMENT OF JUSTICE
WASHINGTON, DC

Prospectus Number: PDC-13-WA10

Authorization

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

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

Certification of Need

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

Submitted at Washington, DC, on October 16, 2009

Recommended: Robert A. Peck
Commissioner, Public Buildings Service

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

August 2

Housin n
Department of Justice

Washin DC
PDC-13-WA10

Locations	Current						Proposed					
	Personnel		*Usable Square Feet (USF)*				*Personnel*		*Usable Square Feet (USF)*			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
1301 New York Ave, NW	511	511	147,184	1,787	29,694	**178,665**	511	511	147,184	1,787	29,694	**178,665**
1400 New York Ave, NW	479	479	121,388	1,474	24,490	**147,352**	479	479	121,388	1,474	24,490	**147,352**
1331 F Street, NW	176	176	41,911	509	8,455	**50,875**	204	204	52,777	641	10,648	**64,066**
		-						-				-
		-										
Total:	**1,166**	**1,166**	**310,483**	**3,770**	**62,639**	**376,892**	**1,194**	**1,194**	**321,349**	**3,902**	**64,832**	**390,083**

	Current	Proposed
	Utilization	
Rate	208	210

Current UR excludes 69,531 USF of office support space
Proposed UR excludes 69,350 USF of office support space

High UR due to a large number of senior graded employeess, private offices for attorneys, and need for file, trial preparation and other legal support areas.

Special Space	
Conference/Training	25,632
ADP	7,532
File Rooms	14,431
Break Rooms	6,437
Fitness Rooms	2,340
Toilet/Showers	3,740
SCIFS	3,470
Security	625
Copy Rooms	625
Total	**64,832**

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

James L. Oberstar
Chairman

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

John L. Mica
Ranking Republican Member

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

LEASE
U.S. DEPARTMENT OF AGRICULTURE
U.S. DEPARTMENT OF THE INTERIOR
PORTLAND, OR
POR-01-PO10

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that, pursuant to 40 U.S.C. § 3307, appropriations are authorized for a replacement lease of up to 156,000 rentable square feet for the U.S. Department of Agriculture, the U.S. Department of the Interior, and National Business Center currently located in the Robert Duncan Plaza, 333 SW First Avenue, Portland, OR, at a proposed total annual cost of $6,240,000 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.

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

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

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

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

Adopted: **July 1, 2010**

James L. Oberstar, M.C.
Chairman

PROSPECTUS - LEASE
U.S. DEPARTMENT OF AGRICULTURE
U.S. DEPARTMENT OF THE INTERIOR
PORTLAND, OR

Prospectus Number:POR-01-PO10
Congressional District:01 & 03

Project Summary

The General Services Administration (GSA) proposes a replacement lease of 156,000 rentable square feet (rsf) of space for the U.S. Department of Agriculture, Forest Service (USDA-FS), Office of General Counsel (USDA-OGC), U.S. Department of the Interior, Bureau of Land Management (DOI-BLM) and National Business Center (DOI-NBC). The USDA-FS, DOI-BLM and DOI-NBC are currently located in the Robert Duncan Plaza, 333 SW First Avenue, Portland, OR. The USDA-OGC is currently located in the Edith Green Wendell Wyatt Federal Building, 1220 SW Third Avenue, Portland, OR. These agencies are collocating under the Service First program that provides the legal authority to carry out shared or joint management activities to achieve mutually beneficial resource management goals.

Description

Occupants:	USDA-FS, USDA-OGC, DOI-BLM, DOI-NBC
Delineated Area:	Portland CBD
Lease Type:	Replacement
Justification:	Expiring lease (September 17, 2011)
Number of Parking Spaces:	52 inside
Expansion Space:	0 rsf
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	156,000
Current Total Annual Cost:	$4,316,711
Proposed Total Annual Cost[1]:	$6,240,000
Maximum Proposed Rental Rate[2]:	$40.00 per rentable square foot

Summary of Energy Compliance

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

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

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

GSA PBS

PROSPECTUS - LEASE
U.S. DEPARTMENT OF AGRICULTURE
U.S. DEPARTMENT OF THE INTERIOR
PORTLAND, OR

Prospectus Number:POR-01-PO10
Congressional District:01 & 03

Authorizations

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

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

Certification of Need

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

Submitted at Washington, DC, on October 16, 2009

Recommended: Robert A. Peck
Commissioner, Public Buildings Service

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

March 2009

U.S. Department of Agriculture
U.S. Department of the Interior
Housing Plan

POR-01-PO10
Portland, OR

Locations	Current						Proposed					
	Personnel		*Usable Square Feet (USF)*				*Personnel*		*Usable Square Feet (USF)*			
	Office	**Total**	**Office**	**Storage**	**Special**	**Total**	**Office**	**Total**	**Office**	**Storage**	**Special**	**Total**
ROBERT DUNCAN PLAZA												
Interior - Land Management	389	389	63,051	0	0	**63,051**	0	0	0	0	0	**0**
Interior - National Business Center	7	7	2,099	0	0	**2,099**	0	0	0	0	0	**0**
USDA - Forest Service	484	484	76,066	0	0	**76,066**	0	0	0	0	0	**0**
E.GREEN - W.WYATT FB												
USDA - Office of the General Counsel	15	15	5,340	0	0	**5,340**	0	0	0	0	0	**0**
TBD-Lease												
Interior - Land Management	0	0	0	0	0	**0**	357	357	45,456	906	18,379	**64,741**
Interior - National Business Center	0	0	0	0	0	**0**	10	10	1,794	282	0	**2,076**
USDA - Forest Service	0	0	0	0	0	**0**	329	329	42,062	1,125	16,991	**60,178**
USDA - Office of the General Counsel	0	0	0	0	0	**0**	16	16	3,625	0	4,404	**8,029**
Total:	**895**	**895**	**146,556**	**0**	**0**	**146,556**	**712**	**712**	**92,937**	**2,313**	**39,774**	**135,024**

	Current	Proposed
Utilization		
Rate	128	102

Current UR excludes 32,242 USF of office support space
Proposed UR excludes 20,446 USF of office support space

Special Space	
Laboratory	750
Conference	19,548
Library	7,719
ADP	9,110
Food Service	2,647
Total:	**39,774**

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

James L. Oberstar
Chairman

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John L. Mica
Ranking Republican Member

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

BUILDING PROJECT SURVEY
UNITED STATES DISTRICT COURT
McALLEN, TEXAS

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that, pursuant to Title 40 U.S.C. § 3315(b), the Administrator of General Services shall investigate the feasibility and need to construct or acquire a replacement facility to house the Federal agencies and the United States District Court for the Southern District of Texas, located in McAllen, Texas. The analysis shall include a full and complete evaluation including: (1) the identification and cost of potential sites; (2) the 30-year present value evaluations of all options, including Federal construction, purchase (including lease with an option to purchase or purchase contract), and lease; and (3) an assessment of the space requirements that provides courtroom sharing in accordance with the following requirements: one courtroom for every two magistrate judges; and one courtroom for every two senior district judges, with active district judges being counted as senior district judges if such judges become eligible for senior status within the ten year planning period, and no senior judge being counted beyond age 85. The Administrator shall submit a report to the Committee on Transportation and Infrastructure of the U.S. House of Representatives within 60 days of the adoption of this resolution.

Adopted: July 1, 2010

James L. Oberstar, M.C.
Chairman

There was no objection.

CONGRATULATING PENN STATE LADY NITTANY LIONS WOMEN'S RUGBY TEAM FOR CLINCHING THE NATIONAL TITLE

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

Mr. THOMPSON of Pennsylvania. Mr. Speaker, I rise today as a Penn State alumnus to congratulate the Lady Lions women's rugby team for clinching the national title. Their win this year marks the second consecutive national title and represents the team's first back-to-back titles in the program's history.

The Lady Lions defeated the Stanford Cardinals 24–7, overcoming such hardships as their lack of home field advantage and Stanford's domineering offense. The victory has drawn praise from such people as Graham Spanier, president of Penn State, and Jonathan Griffen, Stanford coach, who described them as ''a national powerhouse'' and ''unbeatable for the next 15 years.''

Deven Owsiany, a humble and skilled athlete and a rising senior at Penn State, was named the game's Most Valuable Player. As a star member of the team, Owsiany consistently lauds the dedication, camaraderie and attentiveness of her teammates. Her defensive efforts, along with the efforts of her teammates, allowed Penn State to hold the Cardinals scoreless until the last 3 minutes of the game.

Victories such as this one attest to the spirit of our youth and their potential to do great things. I extend my heartfelt congratulations and wish them luck in using their tough backline to defend the national title next year.

□ 2300

PERSONAL EXPLANATION

Mr. WELCH. Mr. Speaker, on rollcall 433, the McGovern-Obey amendment, I mistakenly recorded my vote as a ''no.'' My intention was to record my vote as a ''yes.''

WATER QUALITY

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

Mr. COSTA. Mr. Speaker, this month, the Department of Interior and the California Department of Water Resources announced an increase in water allocation to farmers in the San Joaquin Valley. Our efforts to press the administration for more water is producing results and is already flowing to the San Joaquin Valley and Southern California.

But our fight for our valley's jobs and economy is far from over. Regulations that restrict the flow of water to our valley must be revised. I am pleased that the administration has announced its intention to revise and integrate the two biological opinions that single out valley agriculture for degrading the delta when we know that this simply is not true. All factors affecting the health of the Sacramento/San Joaquin Delta must be taken into account as we move forward, including predation of invasive species and other water quality factors.

I would like to submit a letter for the RECORD from the Central Valley Regional Water Control Board that confirms the need to address water quality issues. This includes the dumping of pollutants, such as ammonia and toxic urban run-off and the impact of power plants on the ecosystem, among other things. We will win this fight, and common sense will prevail. Recognizing all of the factors impacting the delta will allow more water to flow to the valley and the rest of California.

CONGRESS OF THE UNITED STATES,
Washington, DC, June 9, 2010.

CHARLES R. HOPPIN,
Chair, State Water Resources Control Board, Sacramento, CA.

KATHERINE HART,
Chair, Central Valley Regional Water Quality Control Board, Rancho Cordova, CA.

DEAR CHAIRS HOPPIN AND HART: We are writing to request that the State Water Resources Control Board and the Central Valley Regional Water Quality Control Board take immediate action to address ammonia discharges from wastewater facilities into the Sacramento-San Joaquin Delta (Delta).

As you are aware, we have long held that the single focus of regulatory agencies on water exports is misguided in that it overlooks other key stressors that contribute to the decline of fisheries in the Delta. The effect of this single focus is to punish farmers, farmworkers and communities in the San Joaquin Valley at a tremendous impact to state's economy, and in the end the fish are no better off.

Two recent studies point to Sacramento's wastewater as a significant cause behind the declining fish populations in the Delta. One study, authored by Patricia Glibert of the University of Maryland, concludes that the Delta's environmental problems are more likely tied to wastewater pollution than to water diversions, indicating that increased ammonia in Sacramento wastewater has disrupted algae production in the Delta, which rippled up the food chain to compromise fish species. Another study by Inge Werner, a toxicologist at UC Davis, concluded that threatened Delta smelt may be harmed by exposure to ammonia at levels below federal limits and that longterm exposure could reduce smelt growth and feeding activity, which would ultimately affect their breeding success.

These studies cry out for immediate action by the responsible regulatory agencies. We understand that the Regional Board has renewed Sacramento Regional County Sanitation District's wastewater discharge permit annually without substantive review since it expired in 2005. As the single largest wastewater discharger in the Delta, it is crucial that the Regional Board conducts a full and immediate review of the District's permit and that the Regional Board conditions any renewal upon upgrading the sewage treatment system to a tertiary system. Tertiary systems have been installed throughout San Joaquin Valley communities as a result of regulations imposed by the Regional Board in order to improve water quality. We find it incongruous that the very board that has imposed tertiary treatment requirements on communities in the San Joaquin Valley, including Stockton, Modesto, Turlock and Fresno, has failed to impose similar requirements on the Sacramento District.

These studies confirm that ammonia wastewater discharges are a large part of the problem in the Delta. Reducing ammonia discharges needs to be part of the solution, along with the other key factors that are contributing to the environmental decline in the Delta. We call upon the Regional Board to take immediate action to correct this problem.

Sincerely,

JIM COSTA,
Member of Congress.
DENNIS CARDOZA,
Member of Congress.

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD,
Rancho Cordova, CA, June 24, 2010.

Congressman JIM COSTA,
U.S. Congress, Washington, DC.
Congressman DENNIS CARDOZA,
U.S. Congress, Washington, DC.

DEAR CONGRESSMEN COSTA AND CARDOZA: Thank you for your letter addressed to State Board Chair Charles Hoppin and Central Valley Water Board Chair Kate Hart, dated June 9, 2010, concerning ammonia discharges into and affecting the Sacramento-San Joaquin Delta. We appreciate your interest in this issue and look forward to working with you—and all interested parties—as we pursue real solutions for the problems facing the Delta. This letter is being sent over my signature instead of Ms. Hart's because your letter specifically addressed the Sacramento Regional Wastewater Treatment Plant NPDES permit which is a pending item before the Central Valley Water Board. Chair Hoppin's response will be sent to you under separate cover.

As you know, the California Water Boards have been aggressively engaged in this topic for several years. The boards have undertaken, sponsored, or participated in several studies to examine the acute and chronic toxicity associated with elevated levels of ammonia/ium to the Delta ecosystem. Some of these studies have focused specifically on toxicity with respect to Federally and State-Listed endangered and threatened species. The studies are designed to determine if elevated ammonia levels may be inhibiting the food web upon which pelagic and salmonid species of the Delta depend. Some of those studies are being concluded, while others are ongoing.

The Central Valley Water Board anticipates conducting a public hearing in December 2010 to consider a permit renewal for the Sacramento Regional Wastewater Treatment Plant. Regional Water Board staff has met frequently with the Sacramento Regional County Sanitation District and many other stakeholders to evaluate the impacts of the discharge. Agencies using downstream waters have been active participants in these meetings. In considering the available information and preparing for the hearing, Regional Water Board staff developed issue papers on human health and aquatic toxicity and circulated them for public review and comment. The issue papers help identify concerns, crystallize issues, and provide information to assist the permitting process and to educate stakeholders.

Our evolving understanding of the myriad stressors affecting the Delta will be a key issue in the Central Valley Water Board's consideration of the Sacramento Regional Wastewater Treatment Plant permit. The Central Valley Water Board will do everything it reasonably can to complete this