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PROCEEDINGS AND DEBATES OF THE 113th CONGRESS, SECOND SESSION

Vol. 160 WASHINGTON, FRIDAY, FEBRUARY 21, 2014 No. 29

House of Representatives

The House met at 11 a.m. and was called to order by the Speaker pro tempore (Mr. HARRIS).

DESIGNATION OF THE SPEAKER PRO TEMPORE

The SPEAKER pro tempore laid before the House the following communication from the Speaker:

WASHINGTON, DC,
February 21, 2014.

I hereby appoint the Honorable ANDY HARRIS to act as Speaker pro tempore on this day.

JOHN A. BOEHNER,
Speaker of the House of Representatives.

PRAYER

Reverend Gene Hemrick, Catholic University of America, Washington, D.C., offered the following prayer:

Fyodor Dostoevsky wrote: ''To live without hope is to cease to live.''

We pray, Lord, that our U.S. Congress will continue to be a beacon of hope, which is its greatest gift to our Nation and nations around the world. May its mission be that of replacing despondency with the cheerfulness that comes from looking forward to the next day.

May the U.S. Congress grow in hope's life-giving powers, for as St. Paul states: ''Now faith is the assurance of things hoped for, the conviction of things not seen,'' and as Dr. Martin Luther King reminds us: ''Everything that is done in the world is done by hope.''

Amen.

THE JOURNAL

The SPEAKER pro tempore. Pursuant to section 2(a) of House Resolution 475, the Journal of the last day's proceedings is approved.

PLEDGE OF ALLEGIANCE

The SPEAKER pro tempore. The Chair will lead the House in the Pledge of Allegiance.

The SPEAKER pro tempore led the Pledge of Allegiance as follows:

I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one nation under God, indivisible, with liberty and justice for all.

RESIGNATION AS MEMBER OF COMMITTEE ON THE BUDGET

The SPEAKER pro tempore laid before the House the following resignation as a member of the Committee on the Budget:

JANUARY 28, 2014.

Hon. JOHN BOEHNER,
Speaker, House of Representatives,
Washington, DC.

DEAR SPEAKER BOEHNER: Please accept this letter as written notice of my resignation from my appointment to the House Committee on the Budget effective immediately.

I have been honored to serve on the Budget Committee since my first term in Congress and value the importance of the work of the Committee. I welcomed the opportunity to be a voice for my constituents as we debated the federal Budget each year. Throughout my tenure on this prestigious Committee I have been committed to ensuring that we meet our obligations to our children, our seniors, to invest in economic growth, and to do so in a balanced and responsible way. It was a privilege to be able to serve on the Budget Committee.

Thank you for your understanding of this decision and for your continued support.

Sincerely,

ALLYSON Y. SCHWARTZ.

The SPEAKER pro tempore. Without objection, the resignation is accepted.

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:

COMMITTEE ON TRANSPORTATION AND INFRASTRUCTURE, HOUSE OF REPRESENTATIVES,
Washington, DC, February 21, 2014.

Hon. JOHN BOEHNER,
Speaker of the House of Representatives, The Capitol, Washington, DC.

DEAR MR. SPEAKER: On February 11, 2014, pursuant to section 3307 of Title 40, United States Code, the Committee on Transportation and Infrastructure met in open session to consider resolutions to authorize 17 prospectuses, including seven leases, eight alteration projects, and two capital projects, included in the General Services Administration's FY2014 Capital Investment and Leasing Program.

Our Committee continues to work to cut waste and the cost of federal property and leases. The lease resolutions approved by the Committee will save the taxpayer $28.6 million annually or $400 million over the terms of the leases. All alteration and capital projects approved are within amounts appropriated in the Consolidated Appropriations Act of 2014. These resolutions ensure savings through shrinking the space requirements of agencies and efficiencies created through consolidation. In addition, the Committee has included space utilization requirements in each of the lease resolutions to ensure agencies are held to appropriate utilization rates.

I have enclosed copies of the resolutions adopted by the Committee on Transportation and Infrastructure on February 11, 2014.

Sincerely,

BILL SHUSTER,
Chairman.

Enclosures.

COMMITTEE RESOLUTION

ALTERATION—ENERGY AND WATER RETROFIT AND CONSERVATION MEASURES, VARIOUS BUILDINGS

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 implement energy and water retrofit and conservation measures in Government-owned buildings

☐ This symbol represents the time of day during the House proceedings, e.g., ☐ 1407 is 2:07 p.m.

Matter set in this typeface indicates words inserted or appended, rather than spoken, by a Member of the House on the floor.

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during fiscal year 2014, at a proposed cost of $5,000,000, a prospectus for which is attached to and included in this resolution.

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

PROSPECTUS - ALTERATION
ENERGY AND WATER RETROFIT AND CONSERVATION MEASURES
VARIOUS BUILDINGS

Prospectus Number: PEW-0001-MU14

FY2014 Project Summary

GSA proposes the implementation of energy and water retrofit and conservation measures, as well as high performance energy projects, in Government-owned buildings during fiscal year 2014.

FY2014 Committee Approval and Appropriation Requested $35,000,000

Program Summary

GSA proposes the implementation of energy and water retrofit and conservation measures, as well as high performance energy projects, in Government-owned buildings during fiscal year 2014.

The Energy and Water Conservation Measures Program is designed to reduce on-site energy consumption through building alteration projects or retrofits of existing buildings systems. These projects are an important part of GSA's approach to reducing energy consumption in the existing inventory to reach mandated percentage reduction goals through 2015.

Projects in Federal buildings throughout the country are currently being identified through surveys and studies. The projects to be funded will have positive savings-to-investment ratios, will provide reasonable payback periods that reflect GSA's priority of being a green proving ground of next generation technologies, and may generate rebates and saving from utility companies and incentives from grid operators. Projects will vary in size, by location, and by delivery method.

This prospectus requests authority to fund energy and water retrofit work, geothermal and other High Performance Green Building retrofit work, as well as design/construction work for new facilities that incorporate these technologies. The authority requested in this prospectus is for a diverse set of design and retrofit projects with engineering solutions to reduce energy or water consumption and/or costs.

Projects will vary in size by location and by delivery method. Typical projects include the following:

- Upgrading heating, ventilating, and air-conditioning (HVAC) systems with new, high efficiency systems including the installation of energy management control systems.

- Altering constant volume air distribution systems to variable air flow systems by the addition of variable air flow boxes, fan volume control dampers, and related climatic controls.

PROSPECTUS - ALTERATION
ENERGY AND WATER RETROFIT AND CONSERVATION MEASURES
VARIOUS BUILDINGS

Prospectus Number: PEW-0001-MU14

- Installing building automation control systems, such as night setback thermostats and time clocks, to control HVAC systems.
- Installing automatic occupancy light controls, lighting fixture modifications, and associated wiring to reduce the electrical consumption per square foot through the use of higher efficiency lamps and use of non-uniform task lighting design.
- Installing new or modifying existing temperature control systems.
- Replacing electrical motors with multi-speed or variable-speed motors.
- Insulating roofs, pipes, HVAC duct work, and mechanical equipment.
- Installing and caulking storm windows and doors to prevent the passage of air and moisture into the building envelope.
- Providing advanced metering projects which enable building managers to better monitor and optimize energy performance.
- Providing and implementing water conservation projects.
- Providing renewable projects including photovoltaic systems, solar hot water systems, and wind turbines.
- Providing distributed generation systems.
- Drilling to install vertical and horizontal geothermal loops.
- Installing heat pumps and other types of geothermal equipment.
- Installing building insulation and seals to enhance equipment performance and reduce the size and energy consumption of geothermal and other energy-efficient equipment.
- Installing new or modifying existing green building materials.
- Installing wastewater recycling processes for use on lawns, in toilets, and for washing cars.
- Insulating roofs, pipes, HVAC duct work, and mechanical equipment.

PROSPECTUS - ALTERATION
ENERGY AND WATER RETROFIT AND CONSERVATION MEASURES
VARIOUS BUILDINGS

Prospectus Number: PEW-0001-MU14

- Installing other green building technologies such as hot water heat recycling, renewable heating systems, seasonal thermal storage systems, and solar air conditioning, green roofs, and cool roofs.

Justification

The Energy Policy Act of 2005 (Public Law 109-58) required a 2 percent energy usage reduction as measured in BTU/GSF per year from 2006 through 2015 over a 2003 baseline. Guidance issued by the Department of Energy pursuant to this requirement states that savings anticipated from advanced metering can range from 2 to 45 percent annually when used in combination with continuous commissioning efforts. Executive Order 13423, Strengthening Federal Environmental, Energy, and Transportation Management concerning energy consumption reduction, was incorporated into law as the Energy Independence and Security Act of 2007 (EISA). Both increased the energy reduction mandates to 3 percent per year, and the Executive Order also established a water reduction mandate of 2 percent per year based on a 2007 baseline as measured in gallons/gsf.

By the year 2015, all Federal agencies are directed to reduce overall energy use in buildings they operate by 30 percent from 2003 levels and reduce overall water use by 16 percent from 2007 levels. Increased energy and water efficiency in buildings and operations will require capital investment for changes and modifications to physical systems which consume energy and water, as well as other high performance green building initiatives and infrastructure designs and retrofits.

In addition, EISA included provisions that exceed the requirements of the Energy Policy Act of 2005. One such long-term requirement is to eliminate fossil fuel-generated energy consumption in new and renovated Federal buildings by FY 2030 by achieving targeted reductions beginning with projects designed in FY 2010. Other shorter-term measures include increasing the use of solar hot water heating (to 30 percent); installation of advanced meters for steam and gas (previously only electricity was covered); and broader application of energy efficiency in all major renovations.

Approval of this FY 2014 request will enable GSA to continue to provide leadership in energy/water conservation and efficiency to both the public and private sectors.

FY2014 Committee Approval and Appropriation Requested $35,000,000

GSA **PBS**

PROSPECTUS - ALTERATION
ENERGY AND WATER RETROFIT AND CONSERVATION MEASURES
VARIOUS BUILDINGS

Prospectus Number: PEW-0001-MU14

Certification of Need

It has been determined that the practical solution to achieving the identified building energy and water management goals is to proceed with the energy and water retrofit and conservation work indicated above.

Submitted at Washington, DC, on April 4, 2013

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—FIRE AND LIFE SAFETY PROGRAM, VARIOUS BUILDINGS

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for alterations to upgrade, replace, and improve fire protection systems and life safety features in government-owned buildings during fiscal year 2014, at a proposed cost of $30,000,000, a prospectus for which is attached to and included in this resolution.

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

GSA PBS

PROSPECTUS - ALTERATION
FIRE AND LIFE SAFETY PROGRAM
VARIOUS BUILDINGS

Prospectus Number: PFP-2014

FY2014 Project Summary

This prospectus proposes alterations to upgrade, replace, and improve fire protection systems and life safety features in government-owned buildings during Fiscal Year 2014.

FY2014 Committee Approval and Appropriation Requested.....$35,000,000

Program Summary

As part of its Fire and Life Safety efforts, GSA is currently identifying projects in Federal buildings throughout the country through surveys and studies. These projects will vary in size, location, and delivery method. The approval and appropriation requested in this prospectus is for a diverse set of retrofit projects with engineering solutions to reduce fire and life safety hazards. Typical projects include the following:

- Replacing antiquated fire alarm and detection systems that are in need of repair or for which parts are no longer available.
- Installing emergency voice communication systems to facilitate occupant notification and/or evacuation in Federal buildings during an emergency.
- Installing and/or expanding fire sprinkler systems to provide a reasonable degree of protection for life and property from fire in Federal buildings.
- Constructing additional exit stairs or enclosing existing exit stairs to ensure safe and timely evacuation of building occupants in the event of an emergency.

Justification

GSA periodically assesses all facilities using technical professionals to identify hazards and initiate correction or risk-reduction protection strategies to assure that no aspect of our buildings' design or operation presents an unreasonable risk to GSA personnel, occupant agencies, or the general public. Completion of these proposed projects will improve the overall level of safety from fire and similar risks in GSA-controlled Federal buildings nationwide.

GSA **PBS**

PROSPECTUS - ALTERATION
FIRE AND LIFE SAFETY PROGRAM
VARIOUS BUILDINGS

Prospectus Number: PFP-2014

Certification of Need

Over the years a number of fire protection and life safety issues have been identified that need to be addressed in order to reduce fire risk. The proposed program is the best solution to meet a validated Government need.

Submitted at Washington, DC, on April 4, 2013

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—LAFAYETTE BUILDING, WASHINGTON, DC

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for the second of two phases of the renovation of the Lafayette Building located at 811 Vermont Avenue, NW in Washington, DC, at a Phase II management and inspection cost of $6,830,000 and a Phase II estimated construction cost of $47,500,000 for a total additional authorization of $54,330,000, a prospectus for which is attached to and included in this resolution.

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

PROSPECTUS –ALTERATION
LAFAYETTE BUILDING
WASHINGTON, DC

Prospectus Number: PDC-0026-WA14

FY2014 Project Summary

The General Services Administration (GSA) proposes the second of two phases of renovation for the Lafayette Building located at 811 Vermont Ave, NW, Washington, D.C. The building is being modernized in two phases, the first of which was funded under the American Recovery and Reinvestment Act of 2009 (ARRA). Alterations undertaken during this phase include restoration of the lower floors and connecting the associated systems that will serve these areas with those replaced in Phase I. Upon completion, the building will house both Export-Import Bank of the United States (EX-IM) and the Department of Veteran Affairs (VA). Under this renovation, both agencies will occupy more efficient space, with increased utilization.

FY2014 Committee Approval and Appropriation Requested
(Phase II M&I and ECC) $54,330,000

Major Work Items

Interior construction; exterior construction; HVAC, electrical, and plumbing replacements; demolition and abatement; security upgrades; site work, and fire protection and alarm upgrades.

Project Budget

Design
Design (FY2005) $8,470,000
Additional Design (FY2009 ARRA) $2,301,000
Total Design $10,771,000

Management and Inspection (M&I)
Phase I (FY2009 ARRA) $11,862,000
Phase II (FY2014 Request) $6,830,000
Total M& I $18,692,000

Estimated Construction Cost (ECC)
Phase I (FY2009 ARRA) $86,674,000
Phase II (FY2014 Request) $47,500,000
Total ECC $134,174,000

Estimated Total Project Cost*.....163,637,000

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

GSA PBS

PROSPECTUS –ALTERATION
LAFAYETTE BUILDING
WASHINGTON, DC

Prospectus Number: PDC-0026-WA14

FY2014 Committee Approval and Appropriation Requested
Phase II (M&I and ECC) $54,330,000

Schedule	**Start**	**End**
Design	FY2004	FY2013
Construction		
Phase I	FY2010	FY2014
Phase II	FY2014	FY2017

Building

The Lafayette Building, is a 12-story, limestone clad, steel framed office building facing Lafayette Park and McPherson Square, and one block from the White House. It is approximately 566,000 gross square feet with a penthouse and two stories below grade including one level of structured parking in the basement that can accommodate approximately 140 cars. This office building serves as the headquarters for EX-IM and headquarter annex for VA.

The property was constructed in 1940 to serve as the headquarters of the Federal Loan Agency and its most important component, the Reconstruction Finance Corporation (RFC). Lafayette has since been designated as a National Historic Landmark, largely due to the importance of the RFC and its subsidiaries in financing the wartime mobilization of American industry during World War II.

Tenant Agencies

EX-IM, and VA

Proposed Project

The proposed project is the second phase of a two phased project. Phase I (funded under ARRA) entailed the renovation of floors 8-12. During Phase I, the retail outlease tenants vacated the building, VA moved to leased swing space and EXIM moved to the lower floors. EXIM will swing back to their permanent location in the renovated space on floors 8-12 upon substantial completion.

Much of the building systems were addressed in Phase I along with restoration of the upper level floors. Phase II of the project covered by this prospectus will entail restoration of the lower floors and connecting the associated systems that will serve these areas with those replaced in Phase I. Phase II of this project will complete the renovation

PROSPECTUS –ALTERATION
LAFAYETTE BUILDING
WASHINGTON, DC

Prospectus Number: PDC-0026-WA14

of floors 1-7, after which the building will be re-populated by components of VA and retail tenants.

Building amenities, including the health unit and vending area, will be relocated from the second to the first floor to increase accessibility and provide for a contiguous office floor plate. Some of the building corridors will be removed to promote an open office layout. The basement and sub-basement floors will be repartitioned to allow for the recapture of space, and provide fire separation improvements. Historic office areas will retain original elements, and historical finishes will be restored and hazardous material remediated where it would be disturbed as a result of the project.

Existing chillers and cooling towers will be replaced with modern, more efficient systems. New outside air handling units will provide for improved ventilation, and a new garage ventilation system will provide minimum code required ventilation for the underground parking garage. Three new mechanical rooms will be provided on each floor to house air handling units dedicated to horizontal air distribution.

Domestic water risers, sanitary and storm drainage systems will be completely replaced. Piping will be replaced as needed and the current steam hot water system shall be replaced with a hybrid solar/electric hot water system through a new photovoltaic system installed on the roof, further reducing energy costs.

Electrical, lighting and communications systems work includes replacing switchgear panels and back up emergency power for building life safety systems. Additional switchgear, wire closets, panel boards and network transformers will be installed along with new telecommunications infrastructure. An emergency generator will be installed to provide back-up emergency power to the new fire pump, elevators and main telecommunications room. A new building automation system will be installed. Energy efficient lighting with occupant control sensors will be installed.

The existing fire alarm system will be replaced. All automatic sprinkler piping downstream of the sprinkler floor control valve assemblies will be replaced.

The building walls and roof will be re-insulated, skylights re-glazed and reframed, and a partial green roof installed. Storm water will be harvested, filtered and reused to supply make-up water to building cooling towers and for irrigation. The building façade will be restored.

Security will include installation of blast windows as well as hardscape elements such as bollards, bollard benches and planters.

GSA PBS

PROSPECTUS –ALTERATION
LAFAYETTE BUILDING
WASHINGTON, DC

Prospectus Number: PDC-0026-WA14

Major Work Items

Exterior Construction	$8,470,000
Interior Construction	34,176,000
Electrical Replacement	16,120,000
Fire protection and Alarm Upgrades	6,010,000
HVAC Replacement	42,486,000
Plumbing Replacement	6,784,000
Special Construction/Security Upgrades	7,319,000
Demolition and Abatement	11,269,000
Site Work	1,540,000
Total ECC	**$ 134,174,000**

Justification

The approval and appropriation of Phase II will complete the project first funded by ARRA in FY2009.

This project provides for the first major modernization since it was constructed in 1940. Many of the building systems are original and have long since exceeded their useful service life and are deficient under modern codes and standards, in addition to being undersized and under capacity for the demands of modern tenants. Maintenance of these obsolete systems is both costly and labor intensive, resulting in frequent and prolonged inconvenience to the tenants, and ineffective mission accomplishment.

Energy reduction features include improved lighting design, including the reduction of the ambient lighting design. Additional lighting energy savings will be realized through comprehensive lighting controls, to include dimming, on/off and day light harvesting and solar hot water for 30% of the hot water demand. Solar panels and/or tubes are planned at the Lafayette penthouse roof with piping and control connections to the already designed hot water system. Solar gain resistance will be increased through low emissivity film coatings at new thermal windows.

Cooling will utilize outside air temperature to provide chilled water for air conditioning systems. Water reduction will through rain harvesting tanks and waterless urinals. Further energy savings are planned through comprehensive building management system (BMS) controls, including advanced utility metering with addressable readouts at the BMS.

PROSPECTUS –ALTERATION
LAFAYETTE BUILDING
WASHINGTON, DC

Prospectus Number: PDC-0026-WA14

Interior renovations will provide for a more open office layout. Building amenities will be moved to provide for a contiguous office floor plate.

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

Lafayette Building Prior Appropriations			
Public Law	**Fiscal Year**	**Amount**	**Purpose**
108-447	2005	$8,470,000	Design
111-5 (ARRA)	2009	$121,673,000	Phase 1 Construction and Non Construction Activites
Appropriations to Date		**$130,143,000**	

Prior Committee Approvals

Lafayette Building Prior Committee Approvals			
Committee	**Date**	**Amount**	**Purpose**
House T & I	7/21/2004	$8,470,000	Design
Senate EPW	11/17/2004	$8,470,000	Design

Prior Prospectus Level Projects in the Building (past 10 years)

None

Alternatives Considered (30-year, present value cost analysis)

This project is a multi-year, multi-phased project. GSA is in the process of renovating the building; therefore, there are no other feasible alternatives.

GSA PBS

PROSPECTUS –ALTERATION
LAFAYETTE BUILDING
WASHINGTON, DC

Prospectus Number: PDC-0026-WA14

Alternatives Considered (30-year, present value cost analysis)

This project is a multi-year, multi-phased project. GSA is in the process of renovating the building; therefore, there are no other feasible alternatives.

Recommendation

ALTERATION

Certification of Need

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

Submitted at Washington, DC, on April 4, 2013

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

April 2013

Housing Plan
Lafayette Building

PDC-0026-WA14
Washington, DC

Locations	CURRENT						PROPOSED					
	Personnel		Usable Square Feet (USF)[1]				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
Lafayette Building												
Veterans Affairs (VA)	-	-	-	-	-	-	1,328	1,516	151,662	2,852	34,990	189,504
GSA	23	23	6,498	6,187	4,982	17,667	23	23	7,195	6,187	1,955	15,337
Export-Import Bank	452	452	100,910	7,148	17,618	125,676	452	452	89,883	1;554	24,119	115,556
Building Joint Use	-	-	-	-	3,163	3,163	-	-	-	-	2,313	2,313
Outlease (retail)	-	-	-	-	7,830	7,830	-	-	-	-	5,966	5,966
Vacated VA space (ARRA renovation)	-	-	140,079	12,807	25,200	178,086	-	-	-	-	-	-
Subtotal	**475**	**475**	**247,487**	**26,142**	**58,793**	**332,422**	**1,803**	**1,991**	**248,740**	**10,593**	**69,343**	**328,676**
Lease Locations (VA)												
1800 G Street	990	1,178	125,770	1,326	32,209	159,305	-	-	-	-	-	-
Techworld Plaza II	309	309	68,638	1,526	11,076	81,240	-	-	-	-	-	-
1722 Eye Street	29	29	4,500	-	-	4,500	-	-	-	-	-	-
Subtotal	**1,328**	**1,516**	**198,908**	**2,852**	**43,285**	**245,045**	-	-	-	-	-	-
Total	**1,803**	**1,991**	**446,395**	**28,994**	**102,078**	**577,467**	**1,803**	**1,991**	**248,740**	**10,593**	**69,343**	**328,676**

Office Utilization Rate (UR)		
	Current	Proposed
Rate	176	108

UR=average amount of office space per person (Lafayette Bldg only)
Current UR excludes vacant space and 23,629 usf of office support space
Proposed UR excludes 54,723 usf of office support space

Special Space	USF
ADP	4,149
File Room	3,543
Conference/Training	30,619
Copy Rooms	4,034
Evidence Room/Secure	462
Fitness Center	857
Food Service	2,317
Health Unit	1,079
Print Shop	2,210
Laboratory	460
Library	2,780
Lockers/Gun Storage	200
Network Operations	5,957
Reception	3,731
SCIF	980
Retail (Outlease)	5,966
Total	**69,343**

NOTES:
[1]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.
[2]Upon completion of the Lafayette renovation, 29 persons will be relocated from the 1722 Eye Street location.

COMMITTEE RESOLUTION

ALTERATION—FAIRBANKS FEDERAL BUILDING AND U.S. COURTHOUSE, FAIRBANKS, AK

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for alterations to upgrade the heating, ventilation, and air conditioning (HVAC) system in the Fairbanks Federal Building and U.S. Courthouse located at 101 12th Avenue, Fairbanks, Alaska, at a design cost of $1,182,000, estimated construction cost of $10,092,000, and a management and inspection cost of $1,083,000 for a combined estimated total project cost of $12,357,000, a prospectus for which is attached to and included in this resolution.

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

PROSPECTUS - ALTERATION
FAIRBANKS FEDERAL BUILDING AND U.S. COURTHOUSE
FAIRBANKS, AK

Prospectus Number: PAK-0029-FA14

FY2014 Project Summary

The General Services Administration (GSA) proposes an alteration project to upgrade the heating, ventilation, and air conditioning (HVAC) system in the Fairbanks Federal Building and U.S. Courthouse (Fairbanks FBCT) located at 101 12th Avenue, Fairbanks, AK. The extreme temperature fluctuations in Alaska in conjunction with the aging HVAC system make regulating the temperature in the office building challenging. GSA proposes alterations and replacements to the system in order to better regulate the temperature, increase safety of the occupants and better maintain the facility.

FY2014 Committee Approval and Appropriation Requested

(Design, ECC, and M&I) $12,357,000

Major Work Items

HVAC and electrical upgrades; interior construction

Project Budget

Design	$1,182,000
Estimated Construction Cost (ECC)	10,092,000
Management and Inspection (M&I)	1,083,000
Estimated Total Project Cost (ETPC)	**$12,357,000**

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

Schedule	Start	End
Design and Construction	FY2014	FY2016

Building

The Fairbanks FBCT, located at 101 12th Avenue, Fairbanks, AK was constructed in 1977 and contains approximately 101,000 rentable square feet (rsf) of space. The office building is built with a steel and glass exterior and has three stories above-grade and a basement below grade. It currently houses approximately 168 employees and has 88 outdoor parking spaces and 147 indoor parking spaces.

GSA PBS

PROSPECTUS - ALTERATION
FAIRBANKS FEDERAL BUILDING AND U.S. COURTHOUSE
FAIRBANKS, AK

Prospectus Number: PAK-0029-FA14

Tenant Agencies

Judiciary, Public Defender, Department of Justice, U.S. Senate, Department of the Interior, Internal Revenue Service, GSA, Social Security Administration.

Proposed Project

The proposed project will upgrade the heating, ventilation, and air conditioning (HVAC) system. The existing air system is not suitable for retrofit; therefore, it must be replaced with new air handling units that can deliver adequate airflow at suitable duct static pressure to all zones in the building. The upgrade will change the air system of the building from constant volume overhead delivery to variable air volume overhead delivery system. The variable air volume terminal-units will have hot water reheat capability along the perimeter of the building. The electrical upgrades are required for the new HVAC equipment to connect the device to the motor control centers.

The building cooling and heating plant will provide both hot water and chilled water to satisfy a range of temperature conditions throughout the building.

Ceiling work is required in areas of the building where the ceiling needs to be removed to install new duct work for the new HVAC system.

Major Work Items

Interior Construction	$661,000
HVAC Upgrades	7,973,000
Electrical Upgrades	1,458,000
Total ECC	**$10,092,000**

Justification

Fairbanks is second largest city in Alaska located in a subarctic location in the Alaskan interior. Extreme temperature ranges from a high of 80 degrees in July to lows of minus 40 degrees in January. The existing HVAC system is antiquated (built in 1975) and does not adequately provide heating, cooling, and ventilation causing significant occupant discomfort. Failure of the HVAC system in this extreme climate will significantly impact tenant agencies' ability to meet their missions, as it will render the building unoccupiable. The proposed system replacements will decrease operational costs, increase energy efficiency, increase safety of the occupants and better maintain the facility.

PROSPECTUS - ALTERATION
FAIRBANKS FEDERAL BUILDING AND U.S. COURTHOUSE
FAIRBANKS, AK

Prospectus Number: PAK-0029-FA14

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

None

Prior Prospectus-Level Projects in Building (past 10 years)

None

Alternatives Considered

There are no feasible alternatives to this project. This is a single system renovation and the cost of the proposed project is far less than the cost of leasing or constructing a new building.

GSA PBS

PROSPECTUS - ALTERATION
FAIRBANKS FEDERAL BUILDING AND U.S. COURTHOUSE
FAIRBANKS, AK

Prospectus Number: PAK-0029-FA14

Recommendation

ALTERATION

Certification of Need

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

Submitted at Washington, DC, on April 4, 2013

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—EDWARD A. GARMATZ U.S. COURTHOUSE, BALTIMORE, MD

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations to provide upgrades, repairs and replacements to the electrical system in the Edward A. Garmatz U.S. Courthouse in Baltimore, Maryland, at a design cost of $30,000, an estimated construction cost of $7,081,000, and a management and inspection cost of $810,000 for a total estimated project cost of $7,921,000, a prospectus for which is attached to and included in this resolution.

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

GSA PBS

PROSPECTUS - ALTERATION
EDWARD A. GARMATZ U.S. COURTHOUSE
BALTIMORE, MD

Prospectus Number: PMD-1440-NA14
Congressional District: 07

FY2014 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to provide upgrades, repairs and replacements to the electrical system in the Edward A. Garmatz U.S. Courthouse in Baltimore, MD. The proposed work is necessary to ensure future building functionality and operability and to address code issues. As the Switchgear and motor control centers are original to the 1976 construction, continued delays in upgrading the electrical system puts the Garmatz Courthouse at risk. If the electrical systems were to fail, the building would not be operable and emergency leased space would have to be procured for customers to allow them to continue their mission. Given the security requirements of the Courthouse tenants this would prove extremely difficult in such a short amount of time. Currently, the aged system has lead to inefficiencies and tenants operations will continue to be interrupted as repairs of the electrical panels are quite intrusive.

FY2014 Committee Approval and Appropriation Requested

(Design, ECC and M&I) $7,921,000

Major Work Items

Electrical upgrades; selective demolition; construction and finishes

Project Budget

Design	$30,000
Estimated Construction Cost (ECC)	7,081,000
Management and Inspection (M&I)	810,000
Estimated Total Project Cost (ETPC)*	**$7,921,000**

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

Schedule	**Start**	**End**
Design and Construction	FY2014	FY2016

PROSPECTUS - ALTERATION
EDWARD A. GARMATZ U.S. COURTHOUSE
BALTIMORE, MD

Prospectus Number: PMD-1440-NA14
Congressional District: 07

Building

The Edward A. Garmatz U.S. Courthouse was constructed in 1976 and is situated on a 2.5 acre parcel in downtown Baltimore, MD. The "L" shaped building has over 420,000 RSF and contains nine stories plus a basement. The building is named after U.S. Congressman Edward Alexander Garmatz, who was born in Baltimore and represented the 3rd district of Maryland from 1947-1973. The property is situated between Pratt Street and Lombard Street, with the main entrance facing Lombard Street to the north.

Tenant Agencies

Judiciary, Department of Justice, GSA

Proposed Project

The proposed project will repair, replace and retrofit three major components of the Garmatz Electrical system, the switchgear, the motor control centers and electrical distribution panelboards. The medium voltage switchgear will be refurbished, while the low voltage switchgear will be replaced. New partial discharge relays and hardware equipment will also be added. Existing network transformers and network protectors will be replaced and new power monitoring and control systems will be installed. There are 7 motor control centers in Garmatz, and all will be replaced. Ninety-seven of the existing electrical distribution panelboards will be replaced, and twenty of them will be rewired to correct current splices which are not in compliance with the National Electrical Code (NEC) requirements. Other supplementary work such as; selective demolition, construction, and finishes will be required in conjunction with the proposed scope of work for the electrical system.

Major Work Items

Electrical upgrades	$7,081,000
Selective Demolition, Construction, and Finishes	63,000
Total ECC	**$7,081,000**

Justification

In order to ensure building functionality and operability and to address code issues, GSA needs to undertake electrical system upgrades. If the electrical systems were to fail, building operations would be suspended and emergency leased space would need to be procured for the Court tenants. The medium and low voltage switchgear is original to the 1976 construction and several years past its useful life. GSA has concerns with the

PROSPECTUS - ALTERATION
EDWARD A. GARMATZ U.S. COURTHOUSE
BALTIMORE, MD

Prospectus Number: PMD-1440-NA14
Congressional District: 07

reliability of the switchgear. The motor control centers need to be replaced because they are undersized for the current available fault current of the building. A short circuit study showed that a potentially dangerous electrical hazard exists, especially if a fault were to occur. The electrical panelboards are not up to current code due to splicing present within the panelboards. In addition, the current setup requires de-energization of multiple panelboards to allow work to be done on a single panelboard greater additional risk and inefficiencies.

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

None

Prior Prospectus-Level Projects in Building (past 10 years)

None

Alternatives Considered (30-year, present value cost analysis)

There are no feasible alternatives to this project. This is a single system renovation and the cost of the proposed project is far less than the cost of leasing or constructing a new courthouse.

GSA PBS

PROSPECTUS - ALTERATION
EDWARD A. GARMATZ U.S. COURTHOUSE
BALTIMORE, MD

Prospectus Number: PMD-1440-NA14
Congressional District: 07

Recommendation

ALTERATION

Certification of Need

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

Submitted at Washington, DC, on April 4, 2013

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—GEORGE H. FALLON FEDERAL BUILDING, BALTIMORE, MD

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for alterations to make necessary repairs to the indoor parking garage located in the subfloors of the George H. Fallon Federal Building, located at 31 Hopkins Plaza in Baltimore, Maryland, at a design cost of $30,000, an estimated construction cost of $4,800,000, and a management and inspection cost of $551,000 for a total estimated project cost of $5,381,000, a prospectus for which is attached to and included in this resolution.

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

PROSPECTUS - ALTERATION
GEORGE H. FALLON FEDERAL BUILDING
BALTIMORE, MD

Prospectus Number: PMD-0055-BA14
Congressional District: 07

FY2014 Project Summary

The General Services Administration (GSA) proposes an alteration project to make necessary repairs the indoor parking garage located in the subfloors of the George H. Fallon Federal Building (Fallon FB), located at 31 Hopkins Plaza, Baltimore, MD. A large piece of concrete has already fallen from the ceiling into an unoccupied parking spot and the deteriorating conditions could result in further damage to the garage, impact vehicles and result in personal injuries.

FY2014 Committee Approval and Appropriation Requested

(Design, ECC and M&I) $5,381,000

Major Work Items

Superstructure; interior construction; selective HVAC electrical, and fire protection system upgrades; selective demolition and sitework

Project Budget

Design	$30,000
Estimated Construction Cost (ECC)	4,800,000
Management and Inspection (M&I)	551,000
Estimated Total Project Cost (ETPC)*	**$5,381,000**

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

Schedule	**Start**	**End**
Design and Construction	FY2014	FY2015

Building

The 735,726 gross square foot (gsf) Fallon FB was constructed in 1967. This steel framed high-rise building with masonry façade contains 588,838 rentable square feet (rsf) with 20 floors, and 289 inside parking spaces located in the sub-floors of the building.

GSA PBS

PROSPECTUS - ALTERATION
GEORGE H. FALLON FEDERAL BUILDING
BALTIMORE, MD

Prospectus Number: PMD-0055-BA14
Congressional District: 07

Tenant Agencies

Internal Revenue Service, Department of Veteran Affairs, Department of Homeland Security, Department of Justice, Department of Labor, Health and Human Services, Railroad Retirement Board, GSA.

Proposed Project

The proposed project involves the complete demolition and replacement of upper concrete slab, major repair of lower concrete slab and drive ramps, replacement of selected aged fire sprinkler pipe with new piping.

Due to the required removal of some of the fire sprinkler pipes during upper slab replacement, the existing fire sprinkler pipe will be replaced with new pipes.

Other supplementary work includes the removal and reinstallation of the HVAC ductwork in the impacted area during construction and the re-installation afterward, the removal, cleaning, and re-installation of all lights, the replacement of all wiring and conduits, the repainting of parking stalls, and other interior finishes.

Major Work Items

Superstructure	$1,622,000
Interior Construction	248,000
Fire Protection Upgrades	282,000
HVAC Upgrades	317,000
Electrical Upgrades	223,000
Selective Demolition	1,079,000
Sitework	1,029,000
Total ECC	**$4,800,000**

Justification

The Fallon Building's parking garage is in poor condition which will continue to worsen unless repairs are made to mitigate the deterioration of the garage's concrete slab and steel reinforcement. In 2010, a large piece of concrete fell from the upper slab into an unoccupied parking space. This event was the catalyst for an evaluation of the entire garage including the commissioning of a study to determine its structural integrity.

The study, completed in November of 2010, found significant wear to the concrete and exposed rebar in many spots. It was concluded that the deterioration of the concrete and

PROSPECTUS - ALTERATION
GEORGE H. FALLON FEDERAL BUILDING
BALTIMORE, MD

Prospectus Number: PMD-0055-BA14
Congressional District: 07

steel of the upper and lower slabs was the result of water and road salt infiltration, with the damage to the upper slab exacerbated by shallow placement of the upper slab's steel reinforcement. The study also suggested that the deterioration to the upper slab, if not mitigated, would worsen and remain a life safety issue.

The study results determined and GSA analysis confirmed that the lower slab and drive ramps are in need of repair and the upper slab is too damaged to be repaired, and a full replacement of the slab is required. After construction, a waterproof membrane will be applied to prevent future water and salt infiltration. Due to the urgency of the repairs, design was undertaken immediately using minor project funds, and completed in October 2012.

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

None

Prior Prospectus-Level Projects in Building (past 10 years):

Prospectus	Description	FY	Amount
PMD-0402-BL05	R&A Ground-3rd Floors	2005	$46,163,000

Alternatives Considered (30-year, present value cost analysis)

There are no feasible alternatives to this project. This is a single system renovation and the cost of the proposed project is far less than the cost of leasing or constructing a new building.

GSA **PBS**

PROSPECTUS - ALTERATION
GEORGE H. FALLON FEDERAL BUILDING
BALTIMORE, MD

Prospectus Number: PMD-0055-BA14
Congressional District: 07

Recommendation

ALTERATION

Certification of Need

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

Submitted at Washington, DC, on April 4, 2013

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—J.J. PICKLE FEDERAL BUILDING, AUSTIN, TX

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations for modernizations, including outdated HVAC, fire alarm, electrical and plumbing systems as well as exterior improvements, at the J.J. Pickle Federal Building located at 300 East 8th Street in Austin, Texas, at a design cost of $3,452,000, an estimated construction cost of $33,154,000, and a management and inspection cost of $3,655,000 for a total estimated project cost of $40,261,000, a prospectus for which is attached to and included in this resolution.

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

PROSPECTUS – ALTERATION
J. J. PICKLE FEDERAL BUILDING
AUSTIN, TX

Prospectus Number: PTX-0227-AU14
Congressional District: 25

FY2014 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to modernize the J. J. Pickle Federal Building (Pickle FB), located at 300 East 8th Street, in Austin, TX. Alterations include modernizing outdated HVAC, fire alarm, electrical and plumbing systems as well as exterior improvements such as roof and window system replacements and plaza repairs.

FY2014 Committee Approval and Appropriation Requested

(Design, ECC, and M&I) $40,261,000

Major Work Items

HVAC/mechanical replacement, plumbing replacement, electrical replacement, life safety/emergency system replacement; roof replacement; interior construction; exterior construction

Project Budget

Design	$3,452,000
Estimated Construction Cost (ECC)	33,154,000
Management and Inspection (M&I)	3,655,000
Estimated Total Project Cost (ETPC)	**$40,261,000**

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

Schedule	Start	End
Design and Construction	FY2014	FY2017

Building

The Pickle FB, constructed in 1964, is an approximately 275,000 gross square foot concrete building of 11 stories which includes a partially below-grade ground level and a basement level. In addition to the Federal office space provided within the building, the FB also houses a suite of rooms used by President Lyndon B. Johnson during his term of office. The significance of the suite makes the Pickle FB building eligible for the National Register of Historic Places. The building is part of a master facility that includes a large plaza and is connected by an underground tunnel to the smaller Homer Thornberry Building.

PROSPECTUS – ALTERATION
J. J. PICKLE FEDERAL BUILDING
AUSTIN, TX

Prospectus Number: PTX-0227-AU14
Congressional District: 25

Tenant Agencies

Internal Revenue Service, Department of Homeland Security, Department of Transportation, U.S. Department of Agriculture, Congressional Offices and other smaller agencies.

Proposed Project

This project includes modernizing a number of outdated internal building systems as well as some exterior work. HVAC work includes replacement of the entire distribution system and replacing the restroom exhaust system. The window systems will be replaced with an energy efficient insulated glass that will be sensitive to the historical aspect of the building's façade. Damaged plaster caused by window leaks will be corrected. The roof will be replaced with a more energy efficient roof system with a davit and fall protection system. The entire existing fire alarm system will be replaced. Electrical system components will be replaced. The underground storage tank for the emergency generator is over 20 years old and must be replaced. Exterior cleaning and replacement of exterior caulking and correction of cracks in the plaza slab are also part of the project. Swing space needed to accommodate tenant moves during construction is included in the project.

Because some of the Pickle FB systems proposed for upgrade function jointly with those of the neighboring Homer Thornberry Building, some of the upgrades will impact the system functionality of that building as well.

Major Work Items

HVAC/ Mechanical Replacement	$10,895,000
Exterior Construction	10,031,000
Electrical Replacement	3,696,000
Interior Construction	3,523,000
Life Safety /Emergency System Replacement	2,200,000
Plumbing Replacement	1,573,000
Roof Replacement	1,236,000
Total ECC	**$33,154,000**

Justification

The building systems are outdated and have reached the end of their useful life. Outdated HVAC control system and related electronic components need frequent repairs and parts are no longer available. The majority of the components of the facility's central plant are approaching the end of their useful life, thereby requiring the removal and replacement of boilers, cooling towers, and a chiller. Upgrades to the building's exterior include roof replacement as well as

PROSPECTUS – ALTERATION
J. J. PICKLE FEDERAL BUILDING
AUSTIN, TX

Prospectus Number: PTX-0227-AU14
Congressional District: 25

work on the windows and the plaza. The fire alarm is outdated and needs to be replaced to ensure life safety. The windows have been leaking at the Pickle building for some time, causing damage to plaster in tenant space. In addition, window glazing is extremely stained and window gaskets are near the end of their useful lives. Installation of a waterproof membrane is needed in the plaza between the Pickle and Thornberry Buildings to prevent further water infiltration. This will prevent leakage into Pickle FB office space beneath the plaza.

Additionally, replacement of the emergency generator's aging underground storage tank used for the storage of fuel is a critical part of the project to prevent leak or tank failure which would be very costly and environmentally hazardous.

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

None

Prior Prospectus-Level Projects in Building (past 10 years)

None

Alternatives Considered (30-year, present value cost analysis)

New Construction $118,832,000
Alteration $64,883,000
Lease $228,464,000

The 30 year, present value cost of alteration is $53,949,000 less than the cost of new construction, an equivalent annual cost advantage of $3,045,000.

GSA PBS

PROSPECTUS – ALTERATION
J. J. PICKLE FEDERAL BUILDING
AUSTIN, TX

Prospectus Number: PTX-0227-AU14
Congressional District: 25

Recommendation

ALTERATION

Certification of Need

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

Submitted at Washington, DC, on April 4, 2013

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

April 2013

Housing Plan
J.J. Pickle Federal Building

PTX-0227-AU14
Austin, TX

Locations	CURRENT						PROPOSED					
	Personnel		Usable Square Feet (USF)[1]				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
J. J. PICKLE FEDERAL BUILDING												
Labor Office Of Apprenticeship	4	4	434	-	127	561	4	4	434	-	127	561
Corporation For National & Community Services	31	31	4,486	-	81	4,567	31	31	4,486	-	81	4,567
DOD Defense Contract Audit Agency	17	17	2,447	-	136	2,583	17	17	2,447	-	136	2,583
DHS Immigration And Customs Enforcement (ICE)	62	62	8,797	-	2,140	10,937	62	62	8,797	-	2,140	10,937
DHS National Protection & Programs Directorate FPS	5	5	760	-	-	760	5	5	760	-	-	760
DHS US Secret Service	22	22	3,239	-	2,841	6,080	22	22	3,239	-	2,841	6,080
DHS Intelligence & Analysis	2	2	237	-	-	237	2	2	237	-	-	237
DOT Federal Highway Administration	81	81	11,554	-	887	12,441	81	81	11,554	-	887	12,441
House Of Representatives	4	4	522	-	2,161	2,683	4	4	522	-	2,161	2,683
Internal Revenue Service	603	603	74,249	3,622	7,070	84,941	603	603	74,249	3,622	7,070	84,941
Joint Use	-	-	5,072	-	8,888	13,960	-	-	5,072	-	8,888	13,960
National Agricultural Statistics Service	71	71	11,012	-	187	11,199	71	71	11,012	-	187	11,199
GSA	20	20	6,919	-	235	7,154	20	20	6,919	-	235	7,154
Senate	6	6	870	-	1,789	2,659	6	6	870	-	1,789	2,659
Vacant	-	-	3,987	-	-	3,987	-	-	3,987	-	-	3,987
Labor Wage And Hour Division	8	8	1,199	-	-	1,199	8	8	1,199	-	-	1,199
Total	**936**	**936**	**135,784**	**3,622**	**26,542**	**165,948**	**936**	**936**	**135,784**	**3,622**	**26,542**	**165,948**

Office Utilization Rate (UR)		
	Current	Proposed
Rate[2]	106	106

UR=average amount of office space per person
Current UR excludes 26,995 usf of office support space
Proposed UR excludes 26,995 usf of office support space

Special Space	USF
ADP	1,235
Conference/Training	15,679
Fitness Center	3,209
Food Service	1,280
Health Unit	339
Holding Cells/Detention	3,361
Restrooms	1,439
Total	**26,542**

NOTES:

[1]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.
[2]Calculation excludes Judiciary, Congress and agencies with less than 10 people

COMMITTEE RESOLUTION

ALTERATION—THEODORE LEVIN U.S. COURTHOUSE, DETROIT, MI

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 phase I of a multi-phase alteration project, including replacement of chillers, addition of fire safety stairs and freight elevator, addition of Ft. Street stair corridor, and basement loading improvements, to correct building deficiencies of the Theodore Levin U.S. Courthouse located at 231 West Lafayette Boulevard in Detroit, Michigan, at a total project design cost for all phases of $10,200,000, an estimated construction cost for Phase I of $19,259,000, and a management and inspection cost for Phase I of $1,541,000 for a total authorization of $31,000,000, a prospectus for which is attached to and included in this resolution.

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

GSA PBS

PROSPECTUS - ALTERATION
THEODORE LEVIN U.S. COURTHOUSE
DETROIT, MI

Prospectus Number: PMI-0029-DE14
Congressional District: 14

FY2014 Project Summary

The General Services Administration (GSA) is proposing phase I of a multi-phase alteration project to correct serious building deficiencies of the historic Theodore Levin U.S. Courthouse (Levin Courthouse), which houses the Federal Courts for the Eastern District of Michigan, located at 231 West Lafayette Boulevard in Detroit, MI. Major building systems are beyond their useful lives, inefficient, and difficult to maintain. The proposed multi-phase project will correct serious building deficiencies to ensure the long term occupancy of federal agencies by providing a safe and reliable work environment. This proposed scope (Phase 1) includes replacement of chillers, addition of fire safety stairs and freight elevator, addition of Ft. Street stair corridor, and basement loading improvements (required to facilitate deliveries throughout the multi-phase project).

FY2014 Committee Approval and Appropriation Requested

(Design, Phase I ECC & M&I) $31,000,000

Major Work Items

HVAC and electrical systems replacement; elevator improvements; plumbing and fire and life safety upgrades; interior construction

Project Budget

Design of all Phases (2014)	**$10,200,000**
Estimated Construction Cost (ECC)	
Phase I (2014)	**$19,259,000**
Phase II (TBD)	33,986,000
Phase III (TBD)	56,770,000
Total ECC	**$110,015,000**
Management and Inspection (M&I)	
Phase I (2014)	**$1,541,000**
Phase II (TBD)	2,728,000
Phase III (TBD)	4,557,000
Total M&I	**$8,826,000**

Estimated Total Project Cost (ETPC)* $129,041,000

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

GSA PBS

PROSPECTUS - ALTERATION
THEODORE LEVIN U.S. COURTHOUSE
DETROIT, MI

Prospectus Number: PMI-0029-DE14
Congressional District: 14

Schedule	Start	End
Design	FY2014	FY2016
Construction	FY2014	FY2018

Building

The Levin Courthouse was constructed in 1934 in the Neo-Classical Revival style using reinforced concrete with an Indiana limestone façade. The building is 771,904 gross square feet with 631,871 rentable square feet and 19 inside parking spaces. It has 10 stories above grade with a pair of two-story penthouses and a below grade level where vehicles access the basement for deliveries, prisoner transfer to the building and judges' parking. The central core of the building opens to form a light-well from the 3rd to 10th floors. The building is located on the southeastern edge of the central portion of the central business district of Detroit. This asset is listed on the National Register of Historic Places as a contributing property to the historic district.

Tenant Agencies

Judiciary, Department of Justice, Congress-House of Representatives, GSA, U.S. Tax Court

Proposed Project

Phase I of this project includes the addition of the egress stairwell and Fort Street stair corridor, a new freight elevator, replacement of the chillers and reconfiguration of the basement loading dock area.

The proposed project, in total, includes replacement of the building's chillers, air handling units, perimeter fan coil units, fiber-board ductwork, and upgrades to the Building Automation System. The building's electrical distribution system and emergency generator will be replaced and cloth wiring will be removed throughout the building. Domestic water piping will be repaired and restrooms will be renovated to provide Architectural Barriers Act Accessibility Standard (ABAAS) compliance.

An egress stairwell will be added, the fire alarm will be replaced, and the sprinkler system will be extended to provide full coverage. Public and freight elevators will be replaced. The basement loading dock area will be modified to better facilitate deliveries to the building. Hazardous materials related to the scope of work will be abated.

PROSPECTUS - ALTERATION
THEODORE LEVIN U.S. COURTHOUSE
DETROIT, MI

Prospectus Number: PMI-0029-DE14
Congressional District: 14

Under future phases, temporary swing space may need to be constructed within the building for tenants to occupy while work is performed in their space. The build-out of internal swing space may potentially require the relocation of a tenant from the building into external swing space.

Major Work Items

HVAC Replacement	$54,071,000
Electrical System Replacement	14,986,000
Elevator Improvements	12,987,000
Fire and Life Safety Upgrades	12,480,000
Interior Construction	8,757,000
Plumbing Upgrades	6,734,000
Total ECC	**$110,015,000**

Justification

The historic Levin Courthouse serves as the Federal Courts for the Eastern District of Michigan. In recent years, the Courthouse has experienced electrical outages, failures of the HVAC system, elevator outages, and frequent flooding resulting from pipe ruptures, resulting in major disruptions to tenant agencies' mission execution. Major building systems are well beyond their useful lives, do not comply with current codes, and are inefficient and difficult to maintain. Fire and life safety systems are outdated and egress pathways are inadequate.

Public restrooms do not comply with accessibility requirements and the current configuration of the basement loading dock area prevents the delivery of materials during normal business hours. The building's freight elevator is undersized, which makes the transport of materials throughout the building very inefficient.

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

PROSPECTUS - ALTERATION
THEODORE LEVIN U.S. COURTHOUSE
DETROIT, MI

Prospectus Number: PMI-0029-DE14
Congressional District: 14

Prior Appropriations

None

Prior Committee Approvals

None

Prior Prospectus-Level Projects in Building (past 10 years)

None

Alternatives Considered (30-year, present value cost analysis)

New Construction $306,203,000
Alteration $214,882,000
Lease $359,616,000

The 30 year, present value cost of alteration is $144,735,000 less than the cost of construction, an equivalent annual cost advantage of $8,168,000.

GSA **PBS**

PROSPECTUS - ALTERATION
THEODORE LEVIN U.S. COURTHOUSE
DETROIT, MI

Prospectus Number: PMI-0029-DE14
Congressional District: 14

Recommendation

ALTERATION

Certification of Need

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

Submitted at Washington, DC, on April 4, 2013

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

AMENDED COMMITTEE RESOLUTION

CONSTRUCTION—SAN YSIDRO U.S. LAND PORT OF ENTRY, SAN YSIDRO, CA

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for the design and construction of the reconfiguration and expansion of the existing U.S. Land Port of Entry facility in San Ysidro, California and funding in support of Phase III of the project, amending prospectus number PCA–BSC–SD-approved September 24, 2008, at a site cost of $49,000,000, a design cost of $22,000,000, an estimated construction cost of $65,659,000, and a management and inspection cost of $12,428,000 for a total additional authorization cost of $149,087,000, an amended prospectus for which is attached to and included in this resolution.

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

GSA PBS

AMENDED PROSPECTUS - CONSTRUCTION
SAN YSIDRO U.S. LAND PORT OF ENTRY
SAN YSIDRO, CA

Prospectus Number: PCA-BSC-SD14
Congressional District: 51

FY2014 Project Summary

Through amended prospectus, General Services Administration (GSA) requests additional approval for the design and construction of the reconfiguration and expansion of the existing U.S. Land Port of Entry (LPOE) facility in San Ysidro, CA and funding in support of Phase III. Completion of Phase III is requested before Phase II in order to provide connection to Mexico's newly completed El Chaparral inspection facility.

This prospectus amends Prospectus No. PCA-BSC-SY09 approved in FY2009, to reflect an updated space requirement and real estate and construction market influences subsequent to preparation of the FY2009 prospectus. The addition of southbound inspection facilities (including canopies) and the addition of a bi-directional pedestrian processing facility (in lieu of just a walkway) to address pedestrian growth and reduce long wait times on the west side have resulted in a net increase total built area from 341,680 square feet in the FY2009 prospectus to 401,290 square feet.

FY2014 Committee Approval Requested

(Additional site, Design, ECC, M&I) ..... $149,087,000[1]

FY2014 Appropriation Requested

(Additional site, Design, ECC, M&I) ..... $226,000,000[2]

Overview of Project

The project proposes the reconfiguration and expansion of the existing San Ysidro LPOE facility in three phases.

[1] Total approval to date equals $582,756,000 ($576,713,000 from previous approvals + $6,043,000 via ARRA in 2009). Balance of approval needed for project = $149,087,000 [$49,000,000 (site acquisition), $22,000,000 (design), $65,659,000 (ECC), $12,428,000 (M&I)].

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

GSA PBS

AMENDED PROSPECTUS - CONSTRUCTION
SAN YSIDRO U.S. LAND PORT OF ENTRY
SAN YSIDRO, CA

Prospectus Number: PCA-BSC-SD14
Congressional District: 51

Phase 1 expands the capacity of the port to process northbound vehicular traffic and develops a new southbound pedestrian crossing on the east side adjacent to the historic customs house. The work involves the now completed demolition of the administration building that crossed the I-5 freeway, the 24 existing primary inspection booths, and secondary inspection facilities. It also involves construction of 46 new primary inspection booths with new canopy; a new secondary inspection area, which includes the main head house (auto building) and canopy; with development of a new north/south pedestrian facility and adjacent transit facilities on the west side of the port; and an east-west public pedestrian bridge crossing the I-5.

Phase 2 (to be funded at a future date) replaces the northbound processing buildings not demolished during the previous phase. It involves demolition of all remaining structures other than the historic port building and construction of a new administration and pedestrian processing building, a central holding facility and a connection between the pedestrian and auto facilities; renovation of the historic port building and a pedestrian plaza adjacent to the pedestrian processing building.

Phase 3 creates a new southbound connection to Mexico, with inspection facilities, which will provide 17 additional northbound primary inspection booths. It involves demolition of all structures remaining on existing private and public properties being acquired west of the existing port and east of the Virginia Avenue site; realignment of the southbound roadway to enter Mexico at the newly completed El Chaparral inspection facility; construction of southbound inspection facilities including canopies; and a covered employee parking structure.

This project will also accommodate the needs of Federal Motor Carrier Safety Administration.

GSA PBS

AMENDED PROSPECTUS - CONSTRUCTION
SAN YSIDRO U.S. LAND PORT OF ENTRY
SAN YSIDRO, CA

Prospectus Number: PCA-BSC-SD14
Congressional District: 51

Site Information
Additional Site To Be Acquired ..... 23 acres

Building Area
Building (including canopies and inside parking)[3] ..... 401,290 gsf
Building (excluding canopies and inside parking) ..... 253,762 gsf
Outside parking spaces 150
Secured outside parking spaces 50
Structured parking spaces 400

Project Budget

Site Acquisition
Site Acquisition (FY2004 and FY2008) $40,000,000
Additional Site Acquisition (FY2014) 49,000,000
Total Site Acquisition $89,000,000

Design
Phase 1 (FY2004 and FY2008) $15,762,000
Phase 1 (ARRA) $536,000
Phase 2 (FY2008) 11,931,000
Phase 2 (Future Funding Request) 14,500,000
Phase 3 (FY2008) 8,847,000
Phase 3 (FY2014) 7,500,000
Total Design $59,076,000

Estimated Construction Cost (ECC)
Phase 1 (FY2008 and FY2009) $204,706,000
Phase 1C (ARRA) 4,894,000
Phase 2 (Future Funding Request) 179,000,000
Phase 3 (FY2014) 156,500,000
Total ECC[4] $545,100,000

Site Development Costs[5] $286,722,000
Building Costs (includes inspection canopies) ($644/gsf) $258,378,000

[3] The project may contain a variance in gross square footage from that listed in this prospectus upon measurement and review of design drawings.

[4] ECC is broken into two parts – Site Development Costs and Building Costs

[5] Site development costs include grading, utilities, paving and demolition of existing facilities.

AMENDED PROSPECTUS - CONSTRUCTION
SAN YSIDRO U.S. LAND PORT OF ENTRY
SAN YSIDRO, CA

Prospectus Number: PCA-BSC-SD14
Congressional District: 51

Management and Inspection (M&I)

Phase 1 (FY2008 and FY2009)	$11,054,000
Phase 1C (ARRA)	$613,000
Phase 2 (Future Funding Request)	14,000,000
Phase 3 (FY2014)	13,000,000
Total M&I	**$38,667,000**
Estimated Total Project Cost (ETPC)*	**$731,843,000**

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

FY2014 Committee Approval Requested

(Additional site, Design, ECC, M&I) ..... $149,087,000[6]

FY2014 Appropriation Requested

(Additional site, Design, ECC, M&I) ..... $226,000,000[7]

Location

The site is located in San Diego, California, at 701 E San Ysidro Boulevard.

[6] Total approval to date equals $582,756,000 ($576,713,000 from previous approvals + $6,043,000 via ARRA in 2009). Balance of approval needed for project = $149,087,000 [$49,000,000 (site acquisition), $22,000,000 (design), $65,659,000 (ECC), $12,428,000 (M&I)].

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

GSA PBS

AMENDED PROSPECTUS - CONSTRUCTION
SAN YSIDRO U.S. LAND PORT OF ENTRY
SAN YSIDRO, CA

Prospectus Number:	PCA-BSC-SD14
Congressional District:	51

Schedule

Design	FY2007	FY2017
Ph 1	FY2007	FY2009
Ph 2	FY2016	FY2017
Ph 3	FY2014	FY2015
Construction	FY2010	FY2020
Ph 1	FY2010	FY2014
Ph 2	FY2017	FY2020
Ph 3	FY2015	FY2017

Tenant Agencies

DHS - Customs and Border Protection; DHS - Immigration and Customs Enforcement; Joint Use; and USDA

Justification

The current facility, constructed in 1973, no longer effectively supports the CBP facilitation and enforcement missions. It is unsafe, undersized, outdated, unhealthy and unsightly. It neither adequately supports CBP's unified organization or other key programs, (U.S. VISIT). Public safety needs to be addressed due to the lack of circulation separation between suspected offenders and the traveling public, while federal employee safety also needs to be addressed to relocate office space from directly above public traffic lanes. The facility is inadequate to timely process visitors as is, and will be even more so as its passenger and pedestrian volumes are projected to grow significantly during the coming years. Currently, northbound vehicle wait times are routinely 45 minutes and can reach up to two hours during peak traffic periods.

The proposed expansion and configuration will improve officer safety and through-put of pedestrian and non-commercial traffic. With its huge traffic volume and high seizure, arrest and apprehension rates, San Ysidro is CBP's highest priority for new construction funding and represents the best opportunity at an LPOE to reduce threats to the nation while facilitating legitimate travel. Since submittal of the FY2009 prospectus, local real estate values have increased significantly, customer space requirements increased, and escalation in costs over time have resulted in substantial upward revision of the project budget.

AMENDED PROSPECTUS - CONSTRUCTION
SAN YSIDRO U.S. LAND PORT OF ENTRY
SAN YSIDRO, CA

Prospectus Number: PCA-BSC-SD14
Congressional District: 51

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

San Ysidro Land Port of Entry Prior Appropriations			
Public Law	**Fiscal Year**	**Amount**	**Purpose**
108-199	2004	$34,211,000	Site, relocation, design
110-161	2008	$37,742,000	Additional Site acquisition and relocation, additional design, M&I, and construction
110-161	2008	$161,437,000 (Emergency Designation)	
111-8	2009	$58,910,000	Additional Phase I ECC and M&I
111-5	2009 (ARRA)	$6,043,000	Phase I construction
Appropriations to Date		**$298,343,000**	

GSA PBS

AMENDED PROSPECTUS - CONSTRUCTION
SAN YSIDRO U.S. LAND PORT OF ENTRY
SAN YSIDRO, CA

Prospectus Number: PCA-BSC-SD14
Congressional District: 51

Prior Committee Approvals

San Ysidro Land Port of Entry Prior Committee Approvals			
Committee	**Date**	**Amount**	**Purpose**
House T & I	7/23/2003	$34,211,000	Site and relocation = $25,630,000; Design = $8,581,000
Senate EPW	7/30/2003	$34,211,000	Site and relocation = $25,630,000; Design = $8,581,000
House T & I	5/23/2007	$37,742,000	Additional Site/relocation= 8,670,000; Additional Design = $14,822,000; M&I = $935,000; Construction = $13,315,000; 300-space parking garage
Senate EPW	9/20/2007	$37,742,000	Additional Site/relocation = 8,670,000; Additional Design = $14,822,000; M&I = $935,000; Construction = $13,315,000; 300-space parking garage
House T & I	9/24/2008	$343,323,000	M&I = $17,590,000; Construction = $325,733,000
Senate EPW	5/21/2008	$343,323,000	M&I = $17,590,000; Construction = $325,733,000
Approvals to Date*		**$582,756,000**	

* Approvals to Date includes $161,437,000 funded in 2008 via Emergency Designation; $6,043,000 via ARRA in 2009; authorization for each is inherent in the applicable public law.

GSA PBS

AMENDED PROSPECTUS - CONSTRUCTION
SAN YSIDRO U.S. LAND PORT OF ENTRY
SAN YSIDRO, CA

Prospectus Number: PCA-BSC-SD14
Congressional District: 51

Alternatives Considered (30 year, present value cost anlaysis)

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

Recommendation

CONSTRUCTION

Certification of Need

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

Submitted at Washington, DC, on April 4, 2013

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

July 2013

Housing Plan
San Ysidro Land Port of Entry

PCA-BSC-SD14
San Diego, CA

Locations	CURRENT						PROPOSED					
	Personnel		Usable Square Feet (USF)[1]				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
San Ysidro LPO												
USDA-APHIS	2	2	124	69	10	203	2	2	586	-	-	586
Navy - Commander in Chief Pacific Fleet	-	-	302	-	-	302	-	-	65	-	-	65
DHS-Customs & Border Protection	250	250	77,161		11,668	88,829	350	350	76,956	-	211,616	288,572
DHS-ICE	25	25	925	2,166	157	3,248	37	37	28,615	-	465	29,080
DOI - Fish & Wildlife Service	-	-	-	-	-	-	-	-	503	-	-	503
Joint Use	-	-	249	-	389	638	-	-	1,067	-	3,307	4,374
GSA-PBS	-	-	-	-	-	-	2	2	281	-	-	281
Total	277	277	78,761	2,235	12,224	93,220	391	391	108,073	-	215,388	323,461

Special Space	USF
Laboratory	968
Vault	2,804
Fitness Center	893
Conference	6,418
Inspection Canopy	148,600
ADP	2,208
Food Service	3,877
Holding Cells	3,931
Medical Supply Storage	143
Restrooms	5,940
Sallyports/evidence/ weapon storage	26,018
Observation area (tenant floor cut)	13,588
Total	215,388

NOTES:

[1]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.

COMMITTEE RESOLUTION

CONSTRUCTION—U.S. LAND PORT OF ENTRY, LAREDO, TX

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for construction to expand and modernize two of the four U.S. Land Port of Entry facilities at the Port of Laredo, the Convent Street and Juarez/Lincoln facilities, in Laredo, Texas, to increase efficiency and improve safety and security for both vehicular and pedestrian traffic, at an estimated construction cost of $55,518,000 and a management and inspection cost of $6,168,000 for a total additional authorization cost of $61,686,000, a prospectus for which is attached to and included in this resolution.

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

GSA PBS

PROSPECTUS – CONSTRUCTION
U.S. LAND PORT OF ENTRY
LAREDO, TX

Prospectus Number: PTX-BSC-LA14
Congressional District: 28

FY2014 Project Summary

The General Services Administration (GSA) proposes construction to expand and modernize two of the four U.S. Land Port of Entry (LPOE) facilities at the Port of Laredo in Laredo, Texas, the Convent Street (Laredo I) and Juarez/Lincoln (Laredo II) facilities to increase efficiency, improve safety and security for both vehicular and pedestrian traffic.

FY2014 House Committee Approval Requested

(ECC and M&I) ..... $61,686,000[1]

FY2014 Senate Committee Approval Requested $0

FY2014 Appropriation Requested

(ECC and M&I) ..... $61,686,000[2]

Overview of Project

There are four inspection facilities at the Port of Laredo – Convent Street (Laredo I), Juarez/Lincoln (Laredo II), Columbia (Laredo III), and World Trade Bridge (Laredo IV). This project proposes work at facilities within Laredo I and II.

Convent (Laredo I) - The proposed project will provide for the modernization of some existing facilities (historic main building) at the port, as well as expansion of the primary and secondary areas. The project will increase efficiency and improve safety and security

[1] Project for Laredo LPOE (Convent and Juarez/Lincoln) previously approved by Senate Committee on Environment and Public Works. Due to reduced CBP requirements, the project costs have decreased from previous version approved by the Senate. Request House approval.

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

PROSPECTUS – CONSTRUCTION
U.S. LAND PORT OF ENTRY
LAREDO, TX

Prospectus Number: PTX-BSC-LA14
Congressional District: 28

of vehicle processing, and expedite pedestrian processing, consolidate operations and improve security and safety of pedestrian traffic.

Juarez/Lincoln (Laredo II) - This project proposes to create new vehicle processing and overcome canopy shortcomings, enlarge the undersized and overcrowded head house, expand pedestrian lanes, including a turnstile and an inspection station per lane, and create a bus inspection and privately owned vehicle (POV) inspection, and passenger processing area.

Building Area[3]

Convent (Laredo I)
- Site Area (Government-Owned) ..... 5 acres
- Building (including canopies) ..... 55,164 gsf
- Building (excluding canopies) ..... 36,555 gsf
- Number of outside parking spaces 10

Juarez/Lincoln (Laredo II)
- Site Area (Government-Owned) ..... 20 acres
- Building (including canopies) ..... 269,215 gsf
- Building (excluding canopies) ..... 139,425 gsf
- Number of outside parking spaces 141

[3] The project may contain a variance in gross square footage from that listed in this prospectus upon measurement and review of design drawings.

GSA PBS

PROSPECTUS – CONSTRUCTION
U.S. LAND PORT OF ENTRY
LAREDO, TX

Prospectus Number: PTX-BSC-LA14
Congressional District: 28

Project Budget

Design [4]

Convent (Laredo I) (2011)	$2,491,000
Juarez/Lincoln (Laredo II) (2011)	4,001,000
Total Design	**$6,492,000**
Estimated Construction Cost (ECC)[5]	**$55,518,000**
Site Development Cost[6]	$7,217,000
Building Costs (includes inspection canopies) ($149/gsf)	48,301,000
Management and Inspection (M&I)	**$6,168,000**
Estimated Total Project Cost (ETPC)*	**$68,178,000**

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

Location/Port Details

The site is located in Laredo, TX at the existing ports (Laredo I and II). Both Laredo I and II are located in the heart of the city.

(Convent Street) Laredo I – Non-commercial traffic and pedestrians

(Juarez/Lincoln) Laredo II – Only non-commercial traffic and buses. No pedestrians.

(Columbia) Laredo III – Located about 20 miles north of the city of Laredo. Commercial and non-commercial traffic, and pedestrians.

(World Trade Bridge) Laredo IV – Also located outside of the city. Handles commercial traffic only.

Schedule	Start	End
Design	FY2012	FY2013
Construction	FY2014	FY2016/2017

[4] Design was funded by a Reimbursable Work Authorization (RWA) from DHS-Customs and Border Protection.

[5] ECC is broken into two parts – Site Development Costs and Building Costs

[6] Site development costs include grading, utilities, paving and demolition of existing facilities.

PROSPECTUS – CONSTRUCTION
U.S. LAND PORT OF ENTRY
LAREDO, TX

Prospectus Number: PTX-BSC-LA14
Congressional District: 28

Tenant Agencies

DHS-Customs and Border Protection, Outlease (Texas Alcoholic Beverage Commission), HHS-Food and Drug Administration, USDA–Animal & Plant Health Inspection Service, GSA-PBS, Federal Motor Carriers Safety Administration.

Justification

Convent (Laredo I) - The current facilities at the Convent LPOE are old and have not been upgraded in many years. The proposed project will provide a total interior renovation of the historic Main Building for program areas that are dramatically undersized, outdated, or currently not being housed at all, such as pedestrian processing and permit processing. The project will address code and life safety concerns and replace systems.

The top priority for this project is to make the process of moving pedestrians faster, and safer especially during extreme temperatures. Pedestrian traffic has increased substantially, with the trend expected to continue. Long-time use of this crossing has become even more important to the locals and visitors due to increased crime in Nuevo Laredo. Specifically, people are very reluctant to venture off a known route that provides a heightened sense of safety. Long pedestrian lines at peak times during the day and during the heaviest times throughout the year are also a concern. The pedestrian area does not meet handicap accessibility or life safety standards.

Juarez/Lincoln (Laredo II) - This project will improve the flow and processing of vehicle traffic through the LPOE while enhancing safety and efficiency of operations for both the inspection agencies and the traveling public. The new vehicle processing area will accommodate the increased bus traffic and enhance officer safety during inbound vehicle inspections. The current facility processes approximately 100 passenger buses each day (200 buses during holidays). The current facility was not designed to accommodate this level of bus traffic. Current port operations require POV traffic to funnel to one path between existing canopies creating backups and safety issues for staff and pedestrians, and the processing takes place in unconditioned exterior spaces. Extreme heat, which is common to this area, combined with long wait times creates uncomfortable and unsafe conditions for staff as well as travelers.

PROSPECTUS – CONSTRUCTION
U.S. LAND PORT OF ENTRY
LAREDO, TX

Prospectus Number: PTX-BSC-LA14
Congressional District: 28

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

Laredo, TX Land Port of Entry Prior Committee Approvals			
Committee	**Date**	**Amount**	**Purpose**
Senate EPW	7/25/2012	$74,947,000	Design, Construction

Alternatives Considered

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

GSA PBS

PROSPECTUS – CONSTRUCTION
U.S. LAND PORT OF ENTRY
LAREDO, TX

Prospectus Number: PTX-BSC-LA14
Congressional District: 28

Recommendation

CONSTRUCTION

Certification of Need

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

Submitted at Washington, DC, on April 4, 2013

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

June 2013

Housing Plan
U.S. Land Port of Entry

PTX-BSC-LA14
Laredo, TX

Locations	CURRENT						PROPOSED					
	Personnel		Usable Square Feet (USF)[1]				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
Convent LPOE[2]												
DHS - Customs and Border Protection	50	50	11,367	0	23,876	35,243	80	80	4,525	1,280	29,251	35,056
GSA-PBS	0	0	0	0	331	331	0	0	125	0	0	125
Joint Use	0	0	1,446	0	922	2,368	0	0	0	0	1,569	1,569
Outlease	2	2	63	0	0	63	2	2	92	0	62	154
Sub Total:	52	52	12,876	0	25,129	38,005	82	82	4,742	1,280	30,882	36,904
Juarez-Lincoln LPOE[3]												
DHS - Customs and Border Protection	90	90	40,446	0	145,135	185,582	90	105	40,486	6,791	154,578	201,855
HHS - FDA	2	2	3,404	0	199	3,603	2	2	3,354	0	249	3,603
USDA - APHIS	3	3	4,061	0	1,743	5,804	3	3	4,061	246	1,497	5,804
GSA - PBS MCO	2	2	636	0	365	1,001	2	2	858	0	365	1,223
FMCSA	0	0	0	0	0	0	2	2	597	0	6,266	6,863
Outlease - TABC Booth	0	0	0	0	0	0	1	1	132	0	591	723
Joint Use	0	0	887	0	550	1,437	0	0	887	0	3,135	4,022
Sub Total:	97	97	49,434	0	147,992	197,427	100	115	50,375	7,037	166,681	224,093
Total	149	149	62,310	0	173,121	235,432	182	197	55,117	8,317	197,563	260,997

Special Space	USF
Laboratory/Clinic	5,272
Holding Cell Sallyport/Secure Storage	15,374
Restroom/Lockers	4,128
Fitness Center	829
Conference/Training	1,730
ADP	609
Food Service	1,993
Command Room and Booth & Secure Lookout	3,030
File Storage	740
Interview Rooms	642
Kennels	2,006
Mail Room	625
Mechanical/Telephone	229
Processing Area	9,132
Shop/Equipment Storage	599
Vault	66
Vestibule	374
Inspection Canopy	150,185
Total	**197,563**

NOTES:

[1]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.

[2]Convent LPOE Proposed total square footage represents entire port (Current space minus Demolition of 19,869 USF of existing Canopy and Booth space plus New Construction).

[3]Juarez-Lincoln LPOE Proposed total square footage represents entire port (Current space minus Demolition of 77,526 USF of existing Headhouse and Canopy space plus New Construction.

COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF JUSTICE, WASHINGTON, DC

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a replacement lease of up to 839,000 rentable square feet of space for the Department of Justice, currently located at 600 E Street, NW, 1425 New York Avenue, NW, 601 D Street, NW, and 1331 Pennsylvania Avenue, NW in Washington, DC, at a proposed total annual cost of $41,950,000 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.

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

Provided that, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 240 square feet or less per person.

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

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

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

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

GSA PBS

PROSPECTUS – LEASE
DEPARTMENT OF JUSTICE
WASHINGTON, DC

Prospectus Number: PDC-08-WA14

Executive Summary

The General Services Administration (GSA) proposes a replacement lease of up to 839,000 rentable square feet of space (RSF) for the Department of Justice (DOJ) in Washington, DC. DOJ is currently housed at 600 E Street, NW, 1425 New York Avenue, NW, 601 D Street, NW, and 1331 Pennsylvania Avenue, NW in Washington, DC. Replacement of the current leases will enable DOJ to provide continued housing for current personnel while meeting its current mission requirements.

DOJ will improve their office utilization rate from 184 usable square feet (USF) per person to 130 USF per person and their overall utilization rate from 330 USF to 240 USF per person. The end product of improved space utilization is the prospectus proposal to house current personnel in 206,230 RSF less than the total of current occupancies.

Description

Occupant:	DOJ
Lease Type	Replacement
Current Rentable Square Feet (RSF)	1,045,230 (Current RSF/USF = 1.09)
Proposed Maximum RSF:	839,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF[1]:	206,230 RSF Reduction
Current Usable Square Feet/Person:	330
Proposed Usable Square Feet/Person:	240
Proposed Maximum Lease Term:	15 years
Expiration Dates of Current Lease(s):	2/21/2014, 12/20/2014, 8/31/2015, and 12/31/2015
Delineated Area:	Washington, DC CEA
Number of Official Parking Spaces[2]:	None
Scoring:	Operating Lease

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

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

PROSPECTUS – LEASE
DEPARTMENT OF JUSTICE
WASHINGTON, DC

Prospectus Number: PDC-08-WA14

Maximum Proposed Rental Rate[3]:	$50.00
Proposed Total Annual Cost[4]:	$41,950,000
Current Total Annual Cost:	$44,139,179 Leases effective February 22, 2004; December 21, 2004; September 1, 2005; May 15, 2000

Acquistion Strategy

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

Background

The mission of the Department of Justice is to enforce the law and defend the interests of the United States according to the law; to ensure public safety against threats foreign and domestic; to provide federal leadership in preventing and controlling crime; to seek just punishment for those guilty of unlawful behavior; and to ensure fair and impartial administration of justice for all Americans.

Justification

The current leases at 600 E Street, NW, 1425 New York Avenue, NW, 601 D Street, NW, and 1331 Pennsylvania Avenue, NW in Washington, DC expire on February 21, 2014, December 20, 2014, August 31, 2015 and December 31, 2015, respectively and DOJ requires continued housing to carry out its mission. The total space request reflects a reduced total space requirement that would accommodate all of the functions and personnel currently housed in these four locations. GSA will undertake the necessary interim leasing actions to achieve the space reductions proposed in this prospectus.

[3] This estimate is for fiscal year 2015 and may be escalated by 1.9 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for negotiating this lease extension to ensure that lease award is made in the best interest of the government. Lease award shall not exceed the maximum rental rate as specified in this prospectus.

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

GSA PBS

PROSPECTUS – LEASE
DEPARTMENT OF JUSTICE
WASHINGTON, DC

Prospectus Number: PDC-08-WA14

Summary of Energy Compliance

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

Resolutions of Approval

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

Interim Leasing

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

Certification of Need

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

Submitted at Washington, DC, on September 30, 2013

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

April 2013

Housing Plan
Department of Justice

PDC-08-WA14
Washington, DC

Locations	CURRENT						PROPOSED					
	Personnel		Usable Square Feet (USF)[1]				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
600 E Street NW, Washington, DC	844	844	159,185	19,192	83,308	261,685						
1425 New York Avenue NW, Washington, DC	571	571	136,113	3,191	61,474	200,778						
601 D Street NW, Washington, DC	1,348	1,348	347,700	3,905	91,736	443,341						
1331 Pennsylvania Avenue NW, Washington, DC	148	148	43,805	500	11,542	55,847						
Proposed Lease, Washington, DC							2,911	2,911	485,167	20,091	193,384	698,642
Total	2,911	2,911	686,803	26,788	248,060	961,651	2,911	2,911	485,167	20,091	193,384	698,642

Office Utilitization Rate (UR)[2]		
	Current	Proposed
Rate	184	130

UR=average amount of office space per person
Current UR excludes 151,097 usf of office support space
Proposed UR excludes 106,737 usf of office support space

Overall UR[3]		
	Current	Proposed
Rate	330	240

R/U Factor[4]	Total USF	RSF/USF	Max RSF
Current	961,651	1.09	1,045,230
Proposed	698,642	1.20	839,000

Special Space	USF
Conference/Training	70,191
ADP	6,104
File Room	38,605
Break Room	10,529
Legal Libraries	24,567
Mail Room	3,509
SCIF	29,350
Copy Room	10,529
Total	193,384

NOTES:

[1]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.
[2]Calculation excludes Judiciary, Congress and agencies with less than 10 people
[3]USF/Person = housing plan total USF divided by total personnel
[4]R/U Factor = Max RSF divided by total USF

COMMITTEE RESOLUTION

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

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a replacement lease of up to 108,000 rentable square feet of space, including 120 official parking spaces, for the Department of Homeland Security, Immigration and Customs Enforcement, currently located at 601 West 26th Street and One Penn Plaza in New York, New York, at a proposed total annual cost of $7,506,000 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.

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

Provided that, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 235 square feet or less per person.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 235 square feet or higher per person.

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

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

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

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

Prospectus Number: PNY-02-NY14
Congressional District: 08, 12, 14

Executive Summary

The General Services Administration (GSA) proposes a replacement lease of up to 108,000 rentable square feet of space (RSF) for the Department of Homeland Security (DHS), Immigration and Customs Enforcement (ICE) in New York, NY. DHS-ICE is currently housed at 601 West 26th Street and One Penn Plaza, New York, NY.

DHS-ICE will improve its office utilization rate from 198 usable square feet (USF) to 100 USF per person and its overall utilization rate from 420 USF to 235 USF per person. This will result in a 109,365 RSF space reduction in relation to its current occupancy of 217,365 RSF.

Description

Occupant:	DHS-ICE
Lease Type	Replacement
Current Rentable Square Feet (RSF)	217,365 (Current RSF/USF = 1.40)
Proposed Maximum RSF[1]:	108,000 (Proposed RSF/USF = 1.24)
Expansion/Reduction RSF:	109,365 Reduction
Current Usable Square Feet/Person:	420
Proposed Usable Square Feet/Person:	235
Proposed Maximum Lease Term:	15 years
Expiration Dates of Current Lease(s):	12/31/2013 - 601 West 26th Street 12/31/2021 - One Penn Plaza[2]
Delineated Area:	Midtown South to Downtown New York City (North: 34th Street, West: 12th Avenue; East FDR Drive; South: Battery Park)
Number of Official Parking Spaces:	120
Scoring:	Operating Lease

[1] The RSF/USF at the current location is approximately 1.40. The RSF/USF for the proposed action is 1.24. The proposed maximum RSF represents the amount needed to provide 87,215 USF.

[2] The Government has the right to terminate this lease, in part or whole, effective January 1, 2016 as per the lease contract.

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

Prospectus Number:	PNY-02-NY14
Congressional District:	08, 12, 14

Maximum Proposed Rental Rate[3]:	$58.00
Proposed Total Annual Cost[4]:	$6,264,000 (Office) $1,200,000 (Parking) $42,000 (Antenna) $7,506,000
Current Total Annual Cost:	$12,386,000 (leases effective 1/1/2004 and 1/1/2012)

Background

Occupancy of temporary space at 601 West 26th Street was accomplished through a "friendly" condemnation taking effect until a lease was awarded on November 4, 2002. The lease removed the condemnation status of the temporary space and provided for the build-out of additional space at 601 West 26th Street to accommodate DHS-ICE agents housed at diverse locations throughout New York City subsequent to the destruction of 6 World Trade Center. The current 10-year lease became effective January 1, 2004 and expires December 31, 2013. It was executed under a blanket authorization issued immediately after September 11, 2001.

Justification

The current lease at 601 West 26th Street, New York, New York expires on December 31, 2013 and DHS-ICE requires continued housing to carry out its mission. This replacement lease will allow DHS-ICE to downsize their operation and consolidate their space by including their operation currently housed at One Penn Plaza, New York, NY.

[3] This estimate is for fiscal year 2015 and may be escalated by 1.9 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as a basis for negotiating with offerors to ensure that lease award is made in the best interest of the government. Lease award shall not exceed the maximum rental rate as specified in this prospectus.

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

GSA PBS

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

Prospectus Number: PNY-02-NY14
Congressional District: 08, 12, 14

Summary of Energy Compliance

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

Resolutions of Approval

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

Interim Leasing

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

Certification of Need

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

Submitted at Washington, DC, on September 30, 2013

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

April 2013

Housing Plan
Department of Homeland Security

PNY-02-NY14
New York, NY

Locations	CURRENT						PROPOSED					
	Personnel		Usable Square Feet (USF)[1]				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
601 West 26th Street, New York, NY	332	332	83,230	25,268	35,016	143,514	-	-				
1 Penn Plaza, New York, NY	39	39	11,110	750	355	12,215						
Proposed Lease, New York, NY							371	371	47,498	11,008	28,709	87,215
Total	**371**	**371**	**94,340**	**26,018**	**35,371**	**155,729**	**371**	**371**	**47,498**	**11,008**	**28,709**	**87,215**

Office Utilitization Rate (UR)[2]		
	Current	Proposed
Rate	198	100

UR=average amount of office space per person
Current UR excludes 20,755 usf of office support space
Proposed UR excludes 10,450 usf of office support space

Overall UR[3]		
	Current	Proposed
Rate	420	235

R/U Factor[4]	Total USF	RSF/USF	Max RSF
Current	155,729	1.40	217,365
Proposed	87,215	1.24	108,000

Special Space	USF
Conference	8,704
Security Check In	523
Food Service/Break Room	3,968
Mail Room	719
Computer Room	186
Restrooms	3,174
Fitness	2,641
Processing & Holding Area	868
SCIF	1,649
Secured Work Environment	6,277
Total	28,709

NOTES:

[1]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.
[2]Calculation excludes Judiciary, Congress and agencies with less than 10 people
[3]USF/Person = housing plan total USF divided by total personnel
[4]R/U Factor = Max RSF divided by total USF

COMMITTEE RESOLUTION

LEASE—FEDERAL ENERGY REGULATORY COMMISSION, 888 FIRST STREET, NORTHEAST, WASHINGTON, DC

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a succeeding lease of up to 504,000 rentable square feet of space for the Federal Energy Regulatory Commission, currently located at 888 First Street, NE in Washington, DC and another Federal agency, at a proposed total annual cost of $25,200,000 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, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 220 square feet or less per person.

Provided that, the Administrator of General Services identifies another Federal agency as a backfill tenant consistent with the Housing Plan.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 220 square feet or higher per person.

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

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

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

PROSPECTUS – LEASE
FEDERAL ENERGY REGULATORY COMMISSION
888 FIRST STREET, NORTHEAST
WASHINGTON, DC

Prospectus Number: PDC-06-WA14

Executive Summary

The General Services Administration (GSA) proposes a succeeding lease of 504,000 rentable square feet (RSF) for continued occupancy of 888 First Street, NE, Washington, DC, by the Federal Energy Regulatory Commission (FERC) and to house another, to-be-determined, Federal agency. Currently FERC is housed at this location under a lease that expires on September 28, 2015, and is also housed at 1100 First Street, NE under a lease that expires on January 20, 2020.

The building at 888 First Street, NE was originally constructed as a build-to-suit facility to meet the space requirements of FERC. FERC has been the primary tenant at this location since 1995, and has a continuing need for housing to carry out its mission. GSA has a renewal option and a favorable purchase option for this facility. The purchase option is contingent upon GSA exercising the 10-year renewal option. Notification of GSA's intent to exercise the renewal option is required by March 2014. The renewal option term will commence on September 29, 2015. The purchase option must be exercised by September 28, 2025.

Description

Occupant:	FERC, Backfill Federal Tenant
Lease Type	Succeeding
Current Rentable Square Feet (RSF)	504,000
Proposed Maximum RSF:	504,000
Reduction RSF:	30,000 RSF at 1100 First Street, NE and 84,000 RSF at Backfill Tenant Location will be vacated after 2020 consolidation into 888 First Street, NE with resulting 114,000 RSF total reduction
Current Usable Square Feet/Person:	270
Proposed Usable Square Feet/Person:	220
Proposed Maximum Leasing Authority:	10 years
Expiration Dates of Current Lease(s):	9/28/2015
Delineated Area:	888 First Street, NE, Washington, DC
Number of Official Parking Spaces:	None
Scoring:	Operating Lease

PROSPECTUS – LEASE
FEDERAL ENERGY REGULATORY COMMISSION
888 FIRST STREET, NORTHEAST
WASHINGTON, DC

Prospectus Number: PDC-06-WA14

Maximum Proposed Rental Rate[1]:	$50.00
Proposed Total Annual Cost[2]:	$25,200,000
Current Total Annual Cost:	$16,293,997 (lease effective 9/29/95)

Background

FERC is an independent agency that regulates the interstate transmission of natural gas, oil, electricity, and hydropower projects. It assists consumers in obtaining reliable, efficient, and sustainable energy services at a reasonable cost through appropriate regulatory and market means. The top initiatives that FERC is currently pursuing or considering include Smart Grid, Demand Response, Integration of Renewables, Transmission Planning, and Cost Allocation.

Justification

The main headquarters' operation for FERC is currently housed at 888 First Street, NE in Washington, DC. FERC occupies the entire commercial office space within the building through a lease that was entered into in 1993. The building was originally designed and constructed to meet FERC's space requirements. The lease went into effect on September 29, 1995 and expires on September 28, 2015. FERC requires continued housing to carry out its mission.

When GSA executed the lease at 888 First Street, NE, the contract included an unevaluated 10-year renewal option effective at lease expiration on September 28, 2015 as well as a $20 million purchase option effective at the end of the renewal term on September 28, 2025. Although the renewal option rent will be at market, the option to acquire the building for $20 million, or $40 per rentable square foot, is drastically below comparable market sales of commercial office buildings in Washington, DC. GSA intends to request funding in a future fiscal year to purchase the building but must exercise the renewal option in 2015, with notice of intent provided in March 2014, to retain rights to the purchase option.

[1] This estimate is for fiscal year 2015 and may be escalated by 1.9 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for negotiating this succeeding lease to ensure that lease award is made in the best interest of the government. Lease award shall not exceed the maximum rental rate as specified in this prospectus.

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

PROSPECTUS – LEASE
FEDERAL ENERGY REGULATORY COMMISSION
888 FIRST STREET, NORTHEAST
WASHINGTON, DC

Prospectus Number: PDC-06-WA14

Located in the newly emerging North of Massachusetts Avenue (NOMA) submarket, 888 First Street, NE is a class "A" office building. It is located in close proximity to public transportation - both local and regional, other federal facilities, retail amenities, the interstate highway system, major arterial roadways and places of public interest in Washington, DC. It is northwest of, and across the street from, Union Station - a major intermodal and multi-modal transportation-hub serving the Atlantic coast; and proximate to the U.S. Capitol. Long-term ownership of this asset at the purchase option price is highly desirable. GSA intends to request funding in a future fiscal year for its purchase and believes that future ownership of this asset will meet a long-term need to house FERC and strengthen the Federal Buildings Fund (FBF).

GSA performed a 20-year, present value cost analysis to evaluate the benefits of exercising the renewal option, reducing FERC's space utilization in place at 888 First Street, NE, and exercising the purchase option 10 years later, versus reducing FERC's requirements to a smaller footprint at another location. The analysis evaluates the rent savings to the Government resulting from ownership at 888 First Street, NE versus continuing to pay rent to house FERC at another location. The 20-year, present value cost of reducing in place and exercising the options is $165.7 million less than the 20-year, present value cost to relocate.

Approval of this prospectus will allow GSA to enter into a succeeding lease at 888 First Street, NE through the exercise of the 10-year renewal option. GSA proposes to improve FERC's space utilization efficiency by reconfiguring the floor layouts through a seven-phase, four-year space reduction process. GSA proposes a 59,769 rsf reduction for FERC at 888 First Street. The vacated space would then be backfilled with a to-be-determined federal tenant whose mission does not conflict with FERC.

FERC is also housed in 30,193 RSF of leased space at 1100 First Street, NE, Washington, DC. When the space reduction project is completed, GSA will consolidate 108 FERC personnel from 1100 First Street, NE into the reduced footprint at 888 First Street along with 1,607 FERC personnel currently housed there. The reduction at 888 First Street, NE, combined with the consolidation of employees at 1100 First Street, NE, will improve FERC's office utilization rate from 157 to 130 and FERC's total utilization rate from 270 to 225. FERC will fund the cost of the space reduction project and the consolidation over a four year period. The total rent savings for FERC are projected to be approximately $4.8 million per year. When the backfill tenant takes occupancy at 888 First Street, NE, GSA projects that the building office utilization rate will decrease to 129 USF per person, and the building total utilization rate will decrease to 220.

PROSPECTUS – LEASE
FEDERAL ENERGY REGULATORY COMMISSION
888 FIRST STREET, NORTHEAST
WASHINGTON, DC

Prospectus Number: PDC-06-WA14

Summary of Energy Compliance

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

Resolutions of Approval

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

Interim Leasing

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

Certification of Need

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

Submitted at Washington, DC, on January 8, 2014

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

April 2013

Housing Plan
Federal Energy Regulatory Commission

PDC-06-WA14
Washington, DC

Locations	CURRENT						PROPOSED					
	Personnel		Usable Square Feet (USF)[1]				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
888 First St, NE, Washington, DC	1,607	1,607	322,587	10,656	105,015	438,258						
1100 First St, NE, Washington, DC	108	108	23,037		2,440	25,477						
Proposed Lease, Washington, DC							1,715	1,715	286,751	8,856	90,678	386,285
Backfill Tenant	274	274	54,726	1,857	16,712	73,295	274	274	42,154	1,000	8,819	51,973
Total	**1,989**	**1,989**	**400,350**	**12,513**	**124,167**	**537,030**	**1,989**	**1,989**	**328,905**	**9,856**	**99,497**	**438,258**

Office Utilitization Rate (UR)[2]		
	Current	Proposed
Rate	157	129

UR=average amount of office space per person
Current UR excludes 88,077 usf of office support space
Proposed UR excludes 72,359 usf of office support space

Overall UR[3]		
	Current	Proposed
Rate	270	220

R/U Factor[4]	Total USF	RSF/USF	Max RSF
Current	537,030	1.15	617,585
Proposed	438,258	1.15	504,000

FERC Special Space	USF
Health Care	1,379
Fitness Center	4,765
EAP Office	212
Child Care	6,116
Food Service	896
File Rooms	17,251
Data Centers	6,319
Voice/Data Closets	5,335
Mail Room & Publishing	4,472
NIB Supply Store	1,410
Conference/Training	20,654
CMR Hearing Rooms	17,634
SCIF	374
Commissioners Chamber	2,624
Security Support Facilities	1,237
Total	**90,678**

NOTES:

[1]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.
[2]Calculation excludes Judiciary, Congress and agencies with less than 10 people
[3]USF/Person = housing plan total USF divided by total personnel
[4]R/U Factor = Max RSF divided by total USF

COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF HOMELAND SECURITY, NATIONAL PROTECTION AND PROGRAMS DIRECTORATE, NORTHERN VIRGINIA

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 123,000 rentable square feet of space, including 4 official parking spaces, for the Department of Homeland Security, National Protection and Programs Directorate, currently located at 1110 North Glebe Road in Arlington, Virginia, at a proposed total annual cost of $4,797,000 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.

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

Provided that, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 173 square feet or less per person.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 173 square feet or higher per person.

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

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

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

PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
NATIONAL PROTECTION AND PROGRAMS DIRECTORATE
NORTHERN VIRGINIA

Prospectus Number: PVA-06-WA14
Congressional District: 8

Project Summary

The General Services Administration (GSA) proposes a replacement lease of up to 123,000 rentable square feet of space for the Department of Homeland Security's (DHS) National Protection and Programs Directorate (NPPD). NPPD's Cybersecurity and Communications (CS&C) office is currently housed in two leases located at 1110 North Glebe Road in Arlington, Virginia.

NPPD will maintain its efficient utilization of space with a proposed office utilization rate of 74 USF and overall utilization rate of 173 USF per person.

Description

Occupant:	DHS / NPPD / CS&C
Lease Type:	Replacement
Current Rentable Square Feet (RSF):	115,640 (RSF/USF = 1.13)
Proposed Maximum RSF[1]:	123,000 (RSF/USF = 1.2)
Expansion Space RSF:	None
Current Usable Square Feet/Person:	173
Proposed Usable Square Feet/Person:	173
Proposed Maximum Leasing Term:	15 years
Expiration Date(s) of Current Lease(s):	February 19, 2014; April 30, 2014
Delineated Area:	Northern Virginia
Number of Official Parking Spaces[2]:	4
Scoring:	Operating lease
Maximum Proposed Rental Rate[3]:	$39.00
Proposed Total Annual Cost[4]:	$4,797,000
Current Total Annual Cost:	$3,945,301 (leases effective 5/1/04 and 2/20/09)

[1] The RSF/USF at the current location is approximately 1.13, however, to maximize competition an RSF/USF ratio of 1.2 is used for the proposed maximum RSF as indicated in the housing plan.
[2] NPPD security requirements may necessitate control of the parking at the leased location. This may be accomplished as a lessor-furnished service, as a separate operating agreement with the lessor, or as part of the Government's leasehold interest in the building.
[3] This estimate is for fiscal year 2014 and may be escalated by 1.9 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government.
[4] Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
NATIONAL PROTECTION AND PROGRAMS DIRECTORATE
NORTHERN VIRGINIA

Prospectus Number: PVA-06-WA14
Congressional District: 8

Justification

There are currently two leases occupied by CS&C located at 1110 North Glebe Road in Arlington, Virginia. The leases expire February 19, 2014, and April 30, 2014.

CS&C is responsible for enhancing the security, resiliency, and reliability of the nation's cyber and communications infrastructure. CS&C actively engages the public and private sectors as well as international partners to prepare for, prevent, and respond to catastrophic incidents that could degrade or overwhelm these strategic assets.

CS&C works to prevent or minimize disruptions to the country's critical information infrastructure to protect the public, economy, government services, and the overall security of the United States. It does this by supporting a series of continuous efforts designed to further safeguard federal government systems by reducing potential vulnerabilities, protecting against cyber intrusions, and anticipating future threats.

Summary of Energy Compliance

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

Resolutions of Approval

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

Interim Leasing

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

GSA PBS

PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
NATIONAL PROTECTION AND PROGRAMS DIRECTORATE
NORTHERN VIRGINIA

Prospectus Number: PVA-06-WA14
Congressional District: 8

Certification of Need

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

Submitted at Washington, DC, on January 8, 2014

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

July 2013

Housing Plan
Department of Homeland Security

PVA-06-WA14
Northern Virginia

Location	CURRENT						PROPOSED					
	Personnel		Usable Square Feet (USF)[1]				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
1110 North Glebe Road, Arlington, VA	591	591	55,727	1,000	45,399	102,126						
Proposed Lease, Arlington, VA							591	591	55,727	1,000	45,399	102,126
Total	591	591	55,727	1,000	45,399	102,126	591	591	55,727	1,000	45,399	102,126

Office Utilitization Rate (UR)[2]		
	Current	Proposed
Rate	74	74

UR=average amount of office space per person
Current UR excludes 12,260 usf of office support space
Proposed UR excludes 12,260 usf of office support space

Special Space	USF
SCIF	39,806
Pantries	2,000
Briefing Facilities	2,093
LAN Room/Closets	1,500
Total	**45,399**

Overall UR[3]		
	Current	Proposed
Rate	173	173

R/U Factor[4]	Total USF	RSF/USF	Max RSF
Current	102,126	1.13	115,640
Proposed	102,126	1.20	123,000

NOTES:

[1]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.
[2]Calculation excludes Judiciary, Congress and agencies with less than 10 people
[3]USF/Person = housing plan total USF divided by total personnel
[4]R/U Factor = Max RSF divided by total rsf

COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF HOMELAND SECURITY, TRANSPORTATION SECURITY ADMINISTRATION, NORTHERN VIRGINIA

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 625,000 rentable square feet of space, including 85 official parking spaces, for the Department of Homeland Security, Transportation Security Administration, currently located at 601 and 701 South 12th Street in Arlington, VA, 6354 Walker Lane in Springfield, Virginia, 1900 Oracle Way in Reston, Virginia, and 45065 Riverside Parkway in Ashburn, Virginia, at a proposed total annual cost of $24,375,000 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.

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

Provided that, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 153 square feet or less per person.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 153 square feet or higher per person.

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

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

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

GSA PBS

PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
TRANSPORTATION SECURITY ADMINISTRATION
NORTHERN VIRGINIA

Prospectus Number: PVA-04-WA14
Congressional Districts: 8, 11

Executive Summary

The General Services Administration (GSA) proposes a replacement lease of up to 625,000 rentable square feet (RSF) of space for the Department of Homeland Security (DHS), Transportation Security Administration (TSA) in the Northern Virginia. TSA is currently housed in five separate buildings in Northern Virginia: 601 and 701 South 12th Street in Arlington, 6354 Walker Lane in Springfield, 1900 Oracle Way in Reston, and 45065 Riverside Parkway in Ashburn. All except the Walker Lane space are currently leased directly by TSA and expire between March 2014 and March 2018.

TSA will improve its office utilization rate from 103 USF to 84 USF per person and its overall utilization rate from 173 USF to 153 USF per person. The end product of improved space utilization is the prospectus proposal to house current personnel in 21,859 RSF less than the total of current occupancies.

Description

Occupant:	DHS / TSA
Lease Type	Replacement
Current Rentable Square Feet (RSF)	646,859 (Current RSF/USF = 1.10)
Proposed Maximum RSF:	625,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF[1]:	21,859 RSF Reduction
Current Usable Square Feet/Person:	173
Proposed Usable Square Feet/Person:	153
Proposed Maximum Lease Term:	15 years
Expiration Dates of Current Lease(s):	3/31/2014, 4/30/2016, 9/16/2017, and 3/31/2018
Delineated Area:	Northern Virginia
Number of Official Parking Spaces[2]:	85
Maximum Proposed Rental Rate[3]:	$39.00

[1] The RSF/USF at the current locations is approximately 1.10, however, to maximize competition a RSF/USF ratio of 1.2 is used for the proposed maximum RSF as indicated in the housing plan.

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

[3] This estimate is for fiscal year 2018 and may be escalated by 1.9 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as a basis for negotiating with offerors to ensure that lease award is made in the best interest of the government. Lease award shall not exceed the maximum rental rate as specified in this prospectus.

GSA PBS

PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
TRANSPORTATION SECURITY ADMINISTRATION
NORTHERN VIRGINIA

Prospectus Number:	PVA-04-WA14
Congressional Districts:	8, 11

Proposed Total Annual Cost[4]:	$24,375,000
Current Total Annual Cost:	$26,169,917

Acquisition Strategy

GSA will issue a single, multiple award solicitation to allow offerors to provide blocks of space able to meet the requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus. TSA has expressed a preference for co-location and that preference must be evaluated in the context of a competitive procurement that may result in one or more buildings in proximity to one another.

Background

TSA was created in 2001 as an agency within the Department of Transportation (DOT) in the wake of 9/11 to strengthen the security of the nation's transportation systems while ensuring the freedom of movement for people and commerce. Within a year, TSA assumed responsibility for security at the nation's airports and deployed a federal workforce to screen all commercial airline passengers and baggage. In March 2003, TSA transitioned from DOT to DHS. TSA employs a risk-based strategy to secure the U.S. transportation system, working closely with stakeholders in aviation, rail, transit, highway, and pipeline sectors, as well as partners in the law enforcement and intelligence communities.

Justification

The current leases housing TSA in Northern Virginia expire between 3/31/2014 and 3/31/2018, and TSA requires continued housing to carry out its mission. TSA's current multiple headquarters locations in Arlington, Springfield, Reston, and Ashburn have created administrative inefficiencies such as duplication of resources that TSA seeks to rectify through the prospectus co-location proposal, which is expected to reduce operational redundancies and foster increased efficiency. TSA has used its existing leasing authority to extend current leases as needed to coincide with commencement of the new prospectus lease.

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

GSA PBS

PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
TRANSPORTATION SECURITY ADMINISTRATION
NORTHERN VIRGINIA

Prospectus Number: PVA-04-WA14
Congressional Districts: 8, 11

Summary of Energy Compliance

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

Resolutions of Approval

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

Interim Leasing

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

Certification of Need

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

Submitted at Washington, DC, on January 8, 2014

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

April 2013

Housing Plan
Department of Homeland Security

PVA-04-WA14
Northern Virginia

Locations	CURRENT						PROPOSED					
	Personnel		Usable Square Feet (USF)[1]				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
601 / 701 S. 12th Street, Arlington, VA	2,933	2,933	373,981	11,532	110,666	496,179						
6354 Walker Lane, Springfield, VA	198	198	30,878	326	2,600	33,804						
1900 Oracle Way, Reston, VA	196	196	35,883	1,172	7,318	44,373						
45065 Riverside Pkwy, Ashburn, VA	67	67	7,875	240	3,831	11,946						
Proposed Lease, Northern VA							3,394	3,394	364,531	15,625	140,677	520,833
Total	**3,394**	**3,394**	**448,617**	**13,270**	**124,415**	**586,302**	**3,394**	**3,394**	**364,531**	**15,625**	**140,677**	**520,833**

Office Utilitization Rate (UR)[2]		
	Current	Proposed
Rate	103	84

UR=average amount of office space per person

Current UR excludes 45,932 usf of office support space

Proposed UR excludes 45,932 usf of office support space

Overall UR[3]		
	Current	Proposed
Rate	173	153

R/U Factor[4]	Total USF	RSF/USF	Max RSF
Current	586,302	1.10	646,859
Proposed	520,833	1.20	625,000

Special Space	USF
Conference/Training	47,213
Multi-use space	8,725
Food Service/Break room	6,429
File Areas	10,175
Lan Closets	6,480
Copy/Print Area	9,842
Cafeteria	7,500
SCIF/HSDN	21,458
Server Rooms	5,000
Health Unit	2,044
Fitness Center	6,920
Locker Rooms	1,840
Bldg Mail Room	2,606
Visitor Ctr/Badging	1,250
TV Studio	1,750
Credit Union	1,445
Total	**140,677**

NOTES:

[1]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.

[2]Calculation excludes Judiciary, Congress and agencies with less than 10 people

[3]USF/Person = housing plan total USF divided by total personnel

[4]R/U Factor = Max RSF divided by total USF

COMMITTEE RESOLUTION

LEASE—NATIONAL INSTITUTES OF HEALTH, SUBURBAN MARYLAND

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 345,000 rentable square feet of space, including 5 official parking spaces, for the National Institutes of Health currently located at 6701 and 6705 Rockledge Drive in Bethesda, Maryland and 6100 Executive Blvd. in Rockville, Maryland, at a proposed total annual cost of $12,075,000 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.

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

Provided that, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 170 square feet or less per person.

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

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

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

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

PROSPECTUS – LEASE
NATIONAL INSTITUTES OF HEALTH
SUBURBAN MARYLAND

Prospectus Number: PMD-01-WA14
Congressional District: 8

Executive Summary

The General Services Administration (GSA) proposes a new lease of up to 345,000 rentable square feet of space for the National Institutes of Health (NIH) currently located at 6701 and 6705 Rockledge Drive, Bethesda, MD, and 6100 Executive Blvd, Rockville, MD. The existing space is encumbered by one GSA lease and five NIH direct leases. These leases expire on February 1, 2014 and June 30, 2015.

NIH will improve their office utilization rate from 143 usable square feet (USF) per person to 100 USF per person and their overall utilization rate from 237 USF to 170 USF per person. The latter is consistent with the HHS 170 usf/person overall space utilization standard. The end product of improved space utilization is the prospectus proposal to house current personnel in 98,764 RSF less than the total of current occupancies.

Description

Occupant:	NIH
Lease Type	Replacement
Current Rentable Square Feet (RSF)	443,764 (Current RSF/USF =1.11)
Proposed Maximum RSF:	345,000 (Proposed RSF/USF =1.20)
Expansion/Reduction RSF[1]:	98,764 RSF Reduction
Current Usable Square Feet/Person:	237
Proposed Usable Square Feet/Person:	170
Proposed Maximum Lease Term:	15 years
Expiration Dates of Current Lease(s):	2/1/2014 and 6/30/2015
Delineated Area:	Suburban Maryland – Montgomery and P George's Counties
Number of Official Parking Spaces:	5
Scoring:	Operating Lease
Maximum Proposed Rental Rate[2]:	$35.00
Proposed Total Annual Cost[3]:	$12,075,000

[1] The RSF/USF at the current location is approximately 1.11. However to maximize competition a RSF/USF ratio of 1.20 is used for the proposed maximum RSF indicated in this prospectus.

[2]This estimate is for fiscal year 2015 and may be escalated by 1.9 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as a basis for negotiating with offerors to ensure that lease award is made in the best interest of the government. Lease award shall not exceed the maximum rental rate as specified in this prospectus.

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

PROSPECTUS – LEASE
NATIONAL INSTITUTES OF HEALTH
SUBURBAN MARYLAND

Prospectus Number: PMD-01-WA14
Congressional District: 8

Current Total Annual Cost: $17,176,275

Acquisition Strategy

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

Background

The multiple Institutes and Centers (ICs) located at 6701 Rockledge Drive and 6705 Rockledge Drive are integral components of NIH's mission. The ICs housed at these locations include: Office of the Director, National Heart, Lung and Blood Institute, the Eunice Kennedy Shriver National Institute of Child Health and Human Development, the Center for Scientific Review and the National Library of Medicine. The Office of the Director is housed in 6100 Executive Boulevard.

Justification

The current leases at 6701 and 6705 Rockledge Drive in Bethesda, MD expire on June 30, 2015. The current lease at 6100 Executive Boulevard expires February 1, 2014. NIH requires continued housing to carry out its mission.

The ICs, currently located at 6701 and 6705 Rockledge Drive, will continue to need efficient transportation access to the NIH campus in Montgomery County Maryland, NIH off-campus clusters, I-270, NW Beltway Spur, including proximity to the Metrorail system. Employees rely on the NIH shuttle service and public transit to make frequent trips to the NIH campus and other clusters.

Summary of Energy Compliance

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

GSA PBS

PROSPECTUS – LEASE
NATIONAL INSTITUTES OF HEALTH
SUBURBAN MARYLAND

Prospectus Number: PMD-01-WA14
Congressional District: 8

Resolutions of Approval

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

Interim Leasing

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

Certification of Need

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

Submitted at Washington, DC, on January 8, 2014

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

April 2013

Housing Plan
National Institutes of Health

PMD-01-WA14
Suburban Maryland

Locations	CURRENT						PROPOSED					
	Personnel		Usable Square Feet (USF)[1]				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
6701 Rockledge, Bethesda, MD	974	974	173,955		53,271	227,226						
6705 Rockledge, Bethesda, MD	683	683	127,540		38,491	166,031						
6100 Executive Blvd, Rockville, MD	33	33	7,590			7,590						
Proposed Lease, Suburban MD							1690	1,690	217,395	2,550	67,355	287,300
Total	1,690	1,690	309,085	-	91,762	400,847	1,690	1,690	217,395	2,550	67,355	287,300

Office Utilitization Rate (UR)[2]		
	Current	Proposed
Rate	143	100

UR=average amount of office space per person
Current UR excludes 67,999 usf of office support space
Proposed UR excludes 47,827 usf of office support space

Overall UR[3]		
	Current	Proposed
Rate	237	170

R/U Factor[4]	Total USF	RSF/USF	Max RSF
Current	400,847	1.11	443,764
Proposed	287,300	1.20	345,000

Special Space	USF
Conference/Training	37,035
Copy Room/Work Area	10,970
Mail Room	2,040
Break Room/Food Service	3,750
File Room	3,700
High Density File	5,250
Server/Telcom	1,610
Print Shop	3,000
Total	67,355

NOTES:

[1]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.
[2]Calculation excludes Judiciary, Congress and agencies with less than 10 people
[3]USF/Person = housing plan total USF divided by total personnel
[4]R/U Factor = Max RSF divided by total USF

COMMITTEE RESOLUTION LEASE—NATIONAL INSTITUTES OF HEALTH, OFFICE OF THE DIRECTOR, SUBURBAN MARYLAND

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 194,000 rentable square feet of space, including 5 official parking spaces, for the National Institutes of Health, Office of the Director currently located at 6011 Executive Boulevard, 6100 Executive Boulevard, 6120 Executive Boulevard, and 2115 East Jefferson Street in Rockville, Maryland, at a proposed total annual cost of $6,790,000 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.

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

Provided that, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 170 square feet or less per person.

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

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

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

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

PROSPECTUS – LEASE
NATIONAL INSTITUTES OF HEALTH
OFFICE OF THE DIRECTOR
SUBURBAN MARYLAND

Prospectus Number: PMD-03-WA14
Congressional District: 8

Executive Summary

The General Services Administration (GSA) proposes a replacement lease of up to 194,000 rentable square feet (rsf) of space for the National Institutes of Health (NIH) Office of the Director (OD), currently located at 6011 Executive Boulevard, 6100 Executive Boulevard, 6120 Executive Boulevard, and 2115 East Jefferson Street in Rockville, MD, in three GSA leases and three NIH direct leases. A small amount of space occupied by OD at the NIH campus in Bethesda MD is also part of the proposed project.

NIH will improve their office utilization rate from 168 usable square feet (USF) per person to 106 USF per person and their overall utilization rate from 239 USF to 170 USF per person. The latter is consistent with the HHS 170 usf/person overall space utilization standard. The end product of improved space utilization is the prospectus proposal to house current personnel in 56,144 RSF less than the total of current occupancies.

Description

Occupants:	NIH
Lease Type:	Replacement
Current Rentable Square Feet (RSF):	250,144 (Current RSF/USF=1.10)
Proposed Maximum RSF[1]:	194,000 (Proposed RSF/USF=1.20)
Expansion/Reduction RSF:	56,144 RSF Reduction
Current Usable Square Feet /Person:	239
Proposed Usable Square Feet/Person:	170
Proposed Maximum Lease Term:	15 years
Expiration Date of Current Leases:	12/31/2013 – 11/1/2015
Proposed Delineated Area:	Suburban Maryland – Montgomery and Princ Georges Counties
Number of Official Parking Spaces:	5

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

PROSPECTUS – LEASE
NATIONAL INSTITUTES OF HEALTH
OFFICE OF THE DIRECTOR
SUBURBAN MARYLAND

Prospectus Number: PMD-03-WA14
Congressional District: 8

Scoring:	Operating lease
Maximum Proposed Rental Rate[2]:	$35.00
Proposed Total Annual Cost[3]:	$6,790,000
Current Total Annual Cost:	$7,782,246

Acquisition Strategy

In order to maximize flexibility in acquiring space to house NIH OD, 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.

Background

The OD is a central management organization that plays an active role in shaping the research agenda and overseeing the operations of 27 NIH Institutes and Centers The OD is an integral component of NIH's mission and is responsible for setting policy for NIH and for planning, managing, and coordinating the programs and activities of all the NIH components. Its primary function is to provide overall leadership to NIH activities in both scientific and administrative matters.

Justification

The current leases at 6011 Executive Boulevard, 6100 Executive Boulevard 2115 East Jefferson Street, and 6120 Executive Boulevard expire December 31, 2013 through November 1, 2015, and NIH OD requires continued housing to carry out its mission.

Operating in multiple locations has created administrative inefficiencies such as duplication of resources that OD seeks to rectify. Some if not all of the OD personnel may need to relocate to meet the HHS 170 usf/person space standard, presenting an opportunity to potentially co-locate personnel into no more than two locations.

[2]This estimate is for fiscal year 2015 and may be escalated by 1.9 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as a basis for negotiating with offerors to ensure that lease award is made in the best interest of the government. Lease award shall not exceed the maximum rental rate as specified in this prospectus.

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

PROSPECTUS – LEASE
NATIONAL INSTITUTES OF HEALTH
OFFICE OF THE DIRECTOR
SUBURBAN MARYLAND

Prospectus Number: PMD-03-WA14
Congressional District: 8

The OD will continue to need efficient transportation access to the NIH campus in Montgomery County Maryland, NIH off-campus clusters, I-270, NW Beltway Spur, including proximity to the Metrorail system. Employees rely on the NIH shuttle service and public transit to make frequent trips to the NIH campus and other clusters.

Summary of Energy Compliance

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

Resolutions of Approval

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

Interim Leasing

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

GSA PBS

PROSPECTUS – LEASE
NATIONAL INSTITUTES OF HEALTH
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Certification of Need

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

Submitted at Washington, DC, on January 8, 2014

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

April 2013

Housing Plan
National Institutes of Health

PMD-03-WA14
Suburban Maryland

Locations	CURRENT						PROPOSED					
	Personnel		Usable Square Feet (USF)[1]				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
6011 Executive Boulevard, Rockville, MD	323	323	83,097		5,700	**88,797**						
6100 Executive Boulevard, Rockville, MD	148	148	30,296		8,100	**38,396**						
2115 East Jefferson, Rockville, MD	389	389	73,844		6,475	**80,319**						
6120 Executive Boulevard, Rockville, MD	69	69	13,675		2,540	**16,215**						
NIHBC Building 2 , Bethesda, MD	19	19	3,040			**3,040**						
Proposed Lease, Suburban MD							948	948	128,220	2,355	30,585	**161,160**
Total	**948**	**948**	**203,952**	-	**22,815**	**226,767**	**948**	**948**	**128,220**	**2,355**	**30,585**	**161,160**

Office Utilitization Rate (UR)[2]		
	Current	Proposed
Rate	168	106

UR=average amount of office space per person
Current UR excludes 44,869 usf of office support space
Proposed UR excludes 28,208 usf of office support space

Overall UR[3]		
	Current	Proposed
Rate	239	170

R/U Factor[4]	Total USF	RSF/USF	Max RSF
Current	226,767	1.10	250,144
Proposed	161,160	1.20	194,000

Special Space	USF
Conference	12,385
Central Filing	4,515
High Density Files	3,450
Break Room	3,440
Copy/Print	6,675
Library	120
Total	**30,585**

NOTES:

[1]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.
[2]Calculation excludes Judiciary, Congress and agencies with less than 10 people
[3]USF/Person = housing plan total USF divided by total personnel
[4]R/U Factor = Max RSF divided by total USF

There was no objection.

ADJOURNMENT

The SPEAKER pro tempore. Pursuant to section 2(b) of House Resolution 475, the House stands adjourned until noon on Tuesday, February 25, 2014, for morning-hour debate and 2 p.m. for legislative business.

Thereupon (at 11 o'clock and 5 minutes a.m.), the House adjourned until Tuesday, February 25, 2014, at noon for morning-hour debate.

EXECUTIVE COMMUNICATIONS, ETC.

Under clause 2 of rule XIV, executive communications were taken from the Speaker's table and referred as follows:

4788. A letter from the Assistant General Counsel for Legislation, Regulation and Energy Efficiency, Department of Energy, transmitting the Department's ''Major'' final rule — Energy Conservation Program: Energy Conservation Standards for External Power Supplies [Docket No.: EERE-2008-BT-STD-0005] (RIN: 1904-AB57) received February 11, 2014, pursuant to 5 U.S.C. 801(a)(1)(A); to the Committee on Energy and Commerce.

4789. A letter from the Assistant General Counsel for Legislation, Regulation and Energy Efficiency, Department of Energy, transmitting the Department's ''Major'' final rule — Energy Conservation Program: Energy Conservation Standards for Metal Halide Lamp Fixtures [Docket Number: EERE-2009-BT-STD-0018] (RIN: 1904-AC00) received February 12, 2014, pursuant to 5 U.S.C. 801(a)(1)(A); to the Committee on Energy and Commerce.

4790. A letter from the Auditor, Office of the District of Columbia Auditor, transmitting a report entitled, ''Audit of the Office of the People's Counsel Agency Fund for Fiscal Year 2009''; to the Committee on Oversight and Government Reform.

4791. A letter from the Auditor, Office of the District of Columbia Auditor, transmitting a report entitled, ''Audit of the Office of the People's Counsel Agency Fund for Fiscal Year 2010''; to the Committee on Oversight and Government Reform.

4792. A letter from the Auditor, Office of the District of Columbia Auditor, transmitting a report entitled, ''Audit of the Office of the People's Counsel Agency Fund for Fiscal Year 2011''; to the Committee on Oversight and Government Reform.

4793. A letter from the Auditor, Office of the District of Columbia Auditor, transmitting a report entitled, ''Audit of the Office of the People's Counsel Agency Fund for Fiscal Year 2012''; to the Committee on Oversight and Government Reform.

4794. A letter from the Paralegal Specialist, Department of Transportation, transmitting the Department's final rule — Airworthiness Directives; Sikorsky Aircraft Corporation (Sikorsky) Helicopters [Docket No.: FAA-2013-0636; Directorate Identifier 2012-SW-065-AD; Amendment 39-17709; AD 2013-25-13] received February 6, 2014, pursuant to 5 U.S.C. 801(a)(1)(A); to the Committee on Transportation and Infrastructure.

4795. A letter from the Paralegal Specialist, Department of Transportation, transmitting the Department's final rule — Amendment to Class B Airspace; Detroit, MI [Docket No.: FAA-2012-0661; Airspace Docket No. 09-AWA-4] (RIN: 2120-AA66) received February 6, 2014, pursuant to 5 U.S.C. 801(a)(1)(A); to the Committee on Transportation and Infrastructure.

4796. A letter from the Paralegal Specialist, Department of Transportation, transmitting the Department's final rule — Amendment of Restricted Areas; Camp Lejeune and Cherry Point, NC [Docket No.: FAA-2013-1021; Airspace Docket No. 13-ASO-23] (RIN: 2120-AA66) received February 6, 2014, pursuant to 5 U.S.C. 801(a)(1)(A); to the Committee on Transportation and Infrastructure.

REPORTS OF COMMITTEES ON PUBLIC BILLS AND RESOLUTIONS

Under clause 2 of rule XIII, reports of committees were delivered to the Clerk for printing and reference to the proper calendar, as follows:

Mr. ISSA: Committee on Oversight and Government Reform. H.R. 2804. A bill to amend title 5, United States Code, to require the Administrator of the Office of Information and Regulatory Affairs to publish information about rules on the Internet, and for other purposes; with an amendment (Rept. 113–354, Pt. 1). Referred to the Committee of the Whole House on the state of the Union.

Mr. ISSA: Committee on Oversight and Government Reform. H.R. 1423. A bill to provide taxpayers with an annual report disclosing the cost and performance of Government programs and areas of duplication among them, and for other purposes; with an amendment (Rept. 113–355). Referred to the Committee of the Whole House on the state of the Union.

DISCHARGE OF COMMITTEE

Pursuant to clause 2 of rule XIII, the Committee on the Judiciary discharged from further consideration. H.R. 2804 referred to the Committee of the Whole House on the state of the Union.

PUBLIC BILLS AND RESOLUTIONS

Under clause 2 of rule XII, public bills and resolutions of the following titles were introduced and severally referred, as follows:

By Mrs. BLACKBURN (for herself, Mr. DUNCAN of South Carolina, Mr. CRAMER, Mr. SHIMKUS, Mr. SCALISE, and Mr. LATTA):

H.R. 4070. A bill to prohibit the Federal Communications Commission from regulating certain network management practices of broadband Internet access service providers; to the Committee on Energy and Commerce.

By Mr. SCHRADER (for himself and Mr. MARINO):

H.R. 4071. A bill to amend the National Flood Insurance Act of 1968 to provide for flood insurance policies with higher deductibles and lower rates; to the Committee on Financial Services.

By Mr. BARROW of Georgia:

H.R. 4072. A bill to prohibit the use of funds appropriated to any Federal department or agency to provide technical assistance to nongovernment entities for the production of motion pictures, television shows, and other audiovisual programs; to the Committee on Oversight and Government Reform.

By Mr. DAINES:

H.R. 4073. A bill to amend the Real ID Act of 2005 to repeal provisions requiring uniform State driver's licenses and State identification cards, and for other purposes; to the Committee on Oversight and Government Reform, and in addition to the Committee on the Judiciary, for a period to be subsequently determined by the Speaker, in each case for consideration of such provisions as fall within the jurisdiction of the committee concerned.

By Mr. ISRAEL:

H.R. 4074. A bill to hold war crimes suspects and Nazi war criminals accountable by encouraging foreign governments to more efficiently prosecute, extradite, deport, or accept for deportation such war crimes suspects and Nazi war criminals, and for other purposes; to the Committee on Foreign Affairs.

By Mrs. BEATTY (for herself, Mr. ENYART, Ms. HAHN, Mr. BUTTERFIELD, Ms. SPEIER, Mr. MEEKS, Ms. NORTON, and Mr. MCNERNEY):

H. Con. Res. 85. Concurrent resolution expressing the sense of Congress that a commemorative postage stamp should be issued in honor of the Buffalo Soldiers; to the Committee on Oversight and Government Reform.

By Ms. MENG:

H. Res. 486. A resolution supporting the goals and ideals of International Mother Language Day in bringing attention to the importance of preserving linguistic and cultural heritage through education; to the Committee on Oversight and Government Reform.

CONSTITUTIONAL AUTHORITY STATEMENT

Pursuant to clause 7 of rule XII of the Rules of the House of Representatives, the following statements are submitted regarding the specific powers granted to Congress in the Constitution to enact the accompanying bill or joint resolution.

By Mrs. BLACKBURN:

H.R. 4070.

Congress has the power to enact this legislation pursuant to the following:

Article I, Section 8, Clause 3 protecting interstate commerce across the Internet. Additionally, we cite Clause 14 of Section 8 to make rules for the federal government.

By Mr. SCHRADER:

H.R. 4071.

Congress has the power to enact this legislation pursuant to the following:

This bill is enacted pursuant to the power granted to Congress under Article I, Section 8, Clause 3 of the United States Constitution.

By Mr. BARROW of Georgia:

H.R. 4072.

Congress has the power to enact this legislation pursuant to the following:

Article I, Section 8

By Mr. DAINES:

H.R. 4073.

Congress has the power to enact this legislation pursuant to the following:

Article 1 section 8 of the United States Constitution.

By Mr. ISRAEL:

H.R. 4074.

Congress has the power to enact this legislation pursuant to the following:

Article I, Section 8

ADDITIONAL SPONSORS

Under clause 7 of rule XII, sponsors were added to public bills and resolutions as follows:

H.R. 32: Mr. DOGGETT.

H.R. 147: Mr. BISHOP of Utah.

H.R. 713: Mr. GENE GREEN of Texas.

H.R. 1020: Mrs. KIRKPATRICK.

H.R. 1125: Mr. POCAN.

H.R. 1250: Mr. CRENSHAW, Mr. CARTER, and Mr. BUCSHON.

H.R. 1286: Ms. CLARK of Massachusetts.