

REPORT ON RESOLUTION PROVIDING FOR CONSIDERATION OF THE SENATE AMENDMENT TO H.R. 2576, TSCA MODERNIZATION ACT OF 2015, AND PROVIDING FOR CONSIDERATION OF H.R. 897, REDUCING REGULATORY BURDENS ACT OF 2015

Mr. WOODALL, from the Committee on Rules, submitted a privileged report (Rept. No. 114-590) on the resolution (H. Res. 742) providing for consideration of the Senate amendment to the bill (H.R. 2576) to modernize the Toxic Substances Control Act, and for other purposes, and providing for consideration of the bill (H.R. 897) to amend the Federal Insecticide, Fungicide, and Rodenticide Act and the Federal Water Pollution Control Act to clarify Congressional intent regarding the regulation of the use of pesticides in or near navigable waters, and for other purposes, which was referred to the House Calendar and ordered to be printed.

REPORT ON RESOLUTION PROVIDING FOR CONSIDERATION OF H.R. 5055, ENERGY AND WATER DEVELOPMENT AND RELATED AGENCIES APPROPRIATIONS ACT, 2017

Mr. WOODALL, from the Committee on Rules, submitted a privileged report (Rept. No. 114-591) on the resolution (H. Res. 743) providing for consideration of the bill (H.R. 5055) making appropriations for energy and water development and related agencies for the fiscal year ending September 30, 2017, and for other purposes, which was referred to the House Calendar and ordered to be printed.

PUBLIC BUILDINGS REFORM AND SAVINGS ACT OF 2016

Mr. BARLETTA. Mr. Speaker, I move to suspend the rules and pass the bill (H.R. 4487) to reduce costs of Federal real estate, improve building security, and for other purposes, as amended.

The Clerk read the title of the bill.

The text of the bill is as follows:

H.R. 4487

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,

SECTION 1. SHORT TITLE.

This Act may be cited as the "Public Buildings Reform and Savings Act of 2016".

SEC. 2. STREAMLINED LEASING PILOT PROGRAM.

(a) EXECUTION OF LEASES.—The Administrator of General Services shall establish and conduct a pilot program to execute lease agreements pursuant to authority provided under section 585 of title 40, United States Code, using alternative procedures.

(b) ADOPTION.—The Administrator shall prescribe alternative procedures to enter into lease agreements in accordance with section 585 of title 40, United States Code, pursuant to the provisions of this section.

(c) GOALS OF PROCEDURES.—The goals of the alternative procedures are—

(1) reducing the costs to the Federal Government of leased space, including—

(A) executing long-term leases with firm terms of 10 years or more and reducing cost-

ly holdover and short-term lease extensions, including short firm term leases;

(B) improving office space utilization rates of Federal tenants; and

(C) streamlining and simplifying the leasing process to take advantage of real estate markets; and

(2) significantly reducing or eliminating the backlog of expiring leases over the next 5 years.

(d) LEASEHOLD INTERESTS IN REAL PROPERTY.—

(1) SIMPLIFIED PROCEDURES.—Notwithstanding section 3305(b) of title 41, United States Code, but otherwise in accordance with such section, the Administrator shall provide special simplified procedures for acquisitions of leasehold interests in real property at rental rates that do not exceed the simplified lease acquisition threshold, as defined in paragraph (2). The rental rate under a multiyear lease does not exceed the simplified lease acquisition threshold if the average annual amount of the rent payable for the period of the lease does not exceed the simplified lease acquisition threshold.

(2) ACQUISITION THRESHOLD.—For purposes of this section, the simplified lease acquisition threshold is \$500,000.

(e) CONSOLIDATED LEASE PROSPECTUSES.—The Administrator may, when acquiring leasehold interests subject to section 3307 of title 40, United States Code, transmit, pursuant to subsection (b) of such section, to the committees designated in such section for approval a prospectus to acquire leased space, and waive the requirements pursuant to paragraphs (3) and (6) of section 3307(b), subject to the following requirements:

(1) COST PER SQUARE FOOTAGE.—The cost per square footage does not exceed the maximum proposed rental rate designated for the respective geographical area.

(2) SPACE UTILIZATION.—The Administrator ensures the overall space utilization rate is 170 usable square feet per person or better based on actual agency staffing levels when occupied.

(3) LEASE TERM.—The lease term, including the firm term, is not less than 10 years.

(4) GEOGRAPHIC LOCATION.—The geographical location is identified as having a large amount of square footage of Federal office space and lease turnover and will likely result in providing for the ability, on a timely basis, of the agency to consolidate space effectively or meet any requirements for temporary or interim space required for planned consolidations.

(f) CONSOLIDATIONS GENERALLY.—The Administrator may consolidate more than 1 project into a single prospectus submitted pursuant to section 3307(b), title 40, United States Code, if such consolidation will facilitate efficiencies and reductions in overall space and improved utilization rates.

(g) WAIVER AUTHORITY.—The Administrator may—

(1) waive notice and comment rulemaking, if the Administrator determines the waiver is necessary to implement this section expeditiously; and

(2) carry out the alternative procedures under this section as a pilot program.

(h) REPORTS.—

(1) ANNUAL REPORTS.—During the period in which the pilot program is conducted under this section, the Administrator shall submit, annually, to the Committee on Transportation and Infrastructure of the House of Representatives and the Committee on Environment and Public Works of the Senate a progress report that provides updates on the number and square footage of leases expiring in the 5-year period beginning on the date of enactment of this Act, by agency and region, and which shall include for the expiring leases—

(A) an average of the lease terms, including firm terms, for leases executed; and

(B) the percentage of leases managed in-house or through the use of commercial real estate leasing services.

(2) FINAL REPORT.—Not later than 180 days after termination of the pilot program, the Administrator shall submit a final report to the Committee on Transportation and Infrastructure of the House of Representatives and the Committee on Environment and Public Works of the Senate. The final report shall include—

(A) a review and evaluation of the lease agreements executed under the alternative procedures established pursuant to this section in comparison to those agreements not executed pursuant to the alternative procedures;

(B) recommendations on any permanent changes to the General Services Administration's leasing authority; and

(C) a progress evaluation in meeting the goals described in subsection (c).

(i) TERMINATION.—The authorities under this section shall terminate on December 31, 2021.

SEC. 3. EXCHANGE AUTHORITY.

(a) LIMITATION ON EXCHANGE AUTHORITY.—Section 3307(a) of title 40, United States Code, is amended—

(1) in paragraph (1), by inserting "(including by exchange)" after "acquire"; and

(2) by adding at the end the following:

"(4) An appropriation for any costs and expenses associated with administering an acquisition by exchange involving real property or in-kind consideration, including services, with a fair market value of \$2,850,000 or more."

(b) EFFECTIVE DATE.—The amendments made by this section shall not apply to projects in which a procurement has already begun.

SEC. 4. FEDERAL PROTECTIVE SERVICE.

(a) Section 1315 of title 40, United States Code, is amended by adding at the end the following new subsection:

"(h) CONTRACT SECURITY PERSONNEL.—

"(1) AUTHORITIES FOR CONTRACT SECURITY PERSONNEL.—

"(A) CARRYING OF FIREARMS.—The Secretary may authorize contract security personnel engaged in the protection of buildings and grounds that are owned, occupied, or secured by the General Services Administration Public Buildings Service to carry firearms to carry out their official duties.

"(B) DETENTION WITHOUT A WARRANT.—A person authorized to carry a firearm under this subsection may, while in the performance of, and in connection with, official duties, detain an individual without a warrant for any offense against the United States committed in that person's presence or for any felony cognizable under the laws of the United States if that person has reasonable grounds to believe that the individual to be detained has committed or is committing such felony. The detention authority conferred by this paragraph is in addition to any detention authority provided under other laws.

"(2) LIMITATIONS.—The following limitations apply:

"(A) DETENTION.—Contract security personnel authorized to carry firearms under this section may detain an individual only if the individual to be detained is within, or in direct flight from, the area of such offense.

"(B) ENFORCEMENT OF CERTAIN LAWS.—A person granted authority to detain under this section may exercise such authority only to enforce laws regarding any building and grounds and all property located in or on that building and grounds that are owned, occupied, or secured by the General Services Administration Public Buildings Service.