

Mr. POLIS. Mr. Chairman, I demand a recorded vote.

The Acting CHAIR. Pursuant to clause 6 of rule XVIII, further proceedings on the amendment offered by the gentleman from Colorado will be postponed.

Mr. KLINE. Mr. Chairman, I move that the Committee do now rise.

The motion was agreed to.

Accordingly, the Committee rose; and the Speaker pro tempore (Mr. KLINE) having assumed the chair, Mr. COLLINS of Georgia, Acting Chair of the Committee of the Whole House on the state of the Union, reported that that Committee, having had under consideration the bill (H.R. 5) to support State and local accountability for public education, protect State and local authority, inform parents of the performance of their children's schools, and for other purposes, had come to no resolution thereon.

COMMUNICATION FROM CHAIR OF COMMITTEE ON TRANSPORTATION AND INFRASTRUCTURE

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

HOUSE OF REPRESENTATIVES, COMMITTEE ON TRANSPORTATION AND INFRASTRUCTURE,
Washington, DC, February 12, 2015.

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

DEAR MR. SPEAKER: On February 12, 2015, 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 12 prospectuses, including three alteration projects and nine leases included in the General Services Administration's FY2015 Capital Investment and Leasing Program.

Our Committee continues to work to cut waste and the cost of federal property and leases. The resolutions include projects that will reduce space, support consolidations into Government-owned facilities, and ad-

dress life safety deficiencies. The space reductions and consolidations will result in \$111 million in avoided lease costs. All the projects approved are within amounts included in the relevant appropriations bills.

I have enclosed copies of the resolutions adopted by the Committee on Transportation and Infrastructure on February 12, 2015.

Sincerely,

BILL SHUSTER,
Chairman.

Enclosures.

COMMITTEE RESOLUTION

ALTERATION—ENERGY AND WATER RETROFIT AND CONSERVATION MEASURES 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 repairs and alterations to implement energy and water retrofit and conservation measures, as well as high performance energy projects, in Government-owned buildings during fiscal year 2015 at a total cost of \$5,000,000, a prospectus, as amended by this resolution, 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 PROGRAM
VARIOUS BUILDINGS**

Prospectus Number: PEW-0001-MU15

FY2015 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 2015.

FY2015 Committee Approval and Appropriation Requested\$40,000,000

Program Summary

GSA proposes the implementation of energy and water retrofit and conservation measures in Government-owned buildings during fiscal year 2015.

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 approval for proposed projects involving 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 projects contained in this prospectus are 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 PROGRAM
VARIOUS BUILDINGS**

Prospectus Number: PEW-0001-MU15

- 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 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 PROGRAM
VARIOUS BUILDINGS**

Prospectus Number: PBW-0001-MU15

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 2015 request will enable GSA to continue to provide leadership in energy/water conservation and efficiency to both the public and private sectors.

FY2015 Committee Approval and Appropriation Requested\$40,000,000

GSA

PBS

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

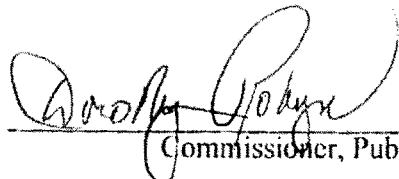
Prospectus Number: PEW-0001-MU15

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.

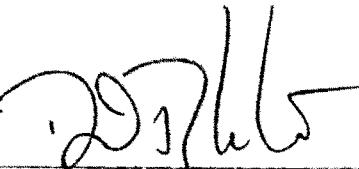
Submitted at Washington, DC, on March 6, 2014

Recommended:



Dorothy Robyn
Commissioner, Public Buildings Service

Approved:



David L. Wehner
Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—PHILLIP BURTON FEDERAL BUILDING & U.S. COURTHOUSE, SAN FRANCISCO, 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 repairs and alterations to upgrade several building systems and reconfigure existing space at the

Phillip Burton Federal Building & U.S. Courthouse located in the Civic Center area in San Francisco, California to replace the roof and associated support structure elements, cold and hot water risers, window film, and the extension of external air-intakes and to build-out and backfill approximately 15,000 square feet of vacant space to move the U.S. Bankruptcy Court from leased space, at a design cost of \$2,000,000, an esti-

mated construction cost of \$25,000,000 and a management and inspection cost of \$2,000,000 for a total estimated project cost of \$29,000,000, 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
PHILLIP BURTON FEDERAL BUILDING & U.S. COURTHOUSE
SAN FRANCISCO, CA

Prospectus Number: **PCA-0154-SF15**
 Congressional District: **12**

FY2015 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to upgrade several building systems and reconfigure existing space at the Phillip Burton Federal Building & U.S. Courthouse (Phillip Burton). The project will include replacement of the roof and associated support structure elements, cold and hot water risers, window film, and the extension of external air-intakes. The project also includes the buildup and backfill of approximately 15,000 square feet of vacant space for the U.S. Bankruptcy Court that will relocate from leased space to Phillip Burton, resulting in a reduction of annual lease payments to the private sector of approximately \$1.8 million annually.

FY2015 Committee Approval and Appropriation Requested

(Design, ECC, M&I) **\$29,000,000**

Major Work Items

Building Demolition/Sitework; Exterior Construction; Repair/Replace Plumbing; Repair/Replace Roof; Interior Construction; Repair/Replace HVAC; Repair/Replace Electrical; and Repair/Replace Fire Protection and Life Safety

Project Budget

Design	\$2,000,000
Estimated Construction Cost (ECC)	\$25,000,000
Management and Inspection (M&I).....	\$2,000,000
Estimated Total Project Cost (ETPC)*.....	\$29,000,000

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

<u>Schedule</u>	Start	End
Design	FY2015	FY2016
Construction	FY2016	FY2017

PROSPECTUS – ALTERATION
PHILLIP BURTON FEDERAL BUILDING & U.S. COURTHOUSE
SAN FRANCISCO, CA

Prospectus Number: PCA-0154-SF15
Congressional District: 12

Building

The Phillip Burton Federal Building and United States Courthouse is located in the Civic Center area of San Francisco and is the largest Federal building in the San Francisco metropolitan area. Constructed in 1964, the building consists of 22 stories above ground with two underground levels of parking. Situated on 2.6 acres of land area, the building has approximately 1,244,600 rentable square feet with 236 underground parking spaces.

The building is rectangular in shape and sheathed in an aluminum and glass exterior with a limestone and granite stone facade over concrete walls and columns. The building was renovated from 1989 through 1995 for asbestos removal and tenant space changes. The front plaza was redesigned and reconstructed in 2000. A new main entry project to enhance the security and first impressions of the building was completed in December 2005.

Tenant Agencies

Judiciary – Public Defender, U.S. District Courts, Circuit Libraries, District Judge Courtrooms, Magistrate Judge Chambers, District Clerk, Probation, Pretrial Services; Justice Department – Antitrust Division, Civil Division, Federal Bureau of Investigation, U.S. Marshals Service, Drug Enforcement Agency, Office of U.S. Attorneys, Bureau of Alcohol, Tobacco & Firearms; U.S. Postal Service, Treasury Department – Internal Revenue Service, U.S. Tax Court; General Services Administration – Regional Public Buildings Service and Field Office, Federal Acquisition Service; Department of Homeland Security – Transportation Security Agency, National Protection and Programs Directorate FPS.

PROSPECTUS – ALTERATION
PHILLIP BURTON FEDERAL BUILDING & U.S. COURTHOUSE
SAN FRANCISCO, CA

Prospectus Number: PCA-0154-SF15
 Congressional District: 12

Proposed Project

The proposed project will replace and repair some of the critical infrastructure systems in the building. The roof and associated support structure, cold and hot water risers, window film, and the external air intakes will be replaced or upgraded. In addition, the project will decrease building vacancy and provide the necessary tenant improvements necessary for the US Bankruptcy Court to relocate from leased space. When complete the project will save the taxpayer approximately \$1.8 million annually¹

Major Work Items

Building Demolition/Sitework	\$8,899,000
Exterior Construction	\$7,529,000
Repair/Replace Plumbing	\$2,955,000
Repair/Replace Roof	\$2,385,000
Repair/Replace Interior Construction	\$1,023,000
Repair/Replace HVAC	\$980,000
Repair/Replace Electrical	\$928,000
Repair/Replace Fire Protection and Life Safety	<u>\$300,000</u>
Total ECC	\$25,000,000

Justification

Many of the building's systems and infrastructure are substantially beyond their useful life and showing signs of failure. These improvements will address water intrusion, health and life safety, and tenant comfort issues within the building. The project will also decrease building vacancy by relocating the U.S. Bankruptcy Court from leased space to Phillip Burton saving the taxpayer approximately \$1.8 million annually.

The air intake portion of this project improves the building security by raising the outside air intakes on this facility above their current grade level locations.

The infrastructure work items (roof, riser, and solar film replacements) have reached the end of their design life. Deferred maintenance of these items could potentially lead to greater replacement costs in the future and the potential to negatively impact other building elements.

¹ The entire lease costs for the Judiciary at 235 Pine Street, San Francisco, CA are approximately \$1.8 million annually. Part of this requirement will move to Phillip Burton prior to project completion.

PROSPECTUS – ALTERATION
PHILLIP BURTON FEDERAL BUILDING & U.S. COURTHOUSE
SAN FRANCISCO, CA

Prospectus Number: PCA-0154-SF15
Congressional District: 12

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 limited scope renovation and alteration project. The cost of the proposed project is far less than the cost of leasing or constructing a new building.

Recommendation

ALTERATION

GSAPBS

**PROSPECTUS – ALTERATION
PHILLIP BURTON FEDERAL BUILDING & U.S. COURTHOUSE
SAN FRANCISCO, CA**

Prospectus Number: PCA-0154-SF15
Congressional District: 12

Certification of Need

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

Submitted at Washington, DC, on March 6, 2014

Recommended: David M. Pay
Commissioner, Public Buildings Service

Approved: 2014-5
Administrator, General Services Administration

COMMITTEE RESOLUTION**ALTERATION—HART-DOLE-INOUE FEDERAL
CENTER, BATTLE CREEK, 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 repairs and alterations to upgrade components of the fire and life safety systems at the Hart-Dole-

Inouye Federal Center located in Battle Creek, Michigan to improve the life safety condition of the facility by replacement of components of the fire alarm and smoke detection systems, restoration of fire separation in the tunnels that connect multiple buildings, elevator recall and air handling unit shutdown, and repairs to the fire suppression system and abatement of hazardous materials, at a design cost of \$986,000, an es-

timated construction cost of \$9,222,000 and a management and inspection cost of \$989,000 for a total estimated project cost of \$11,197,000, 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
HART-DOLE-INOUE FEDERAL CENTER
BATTLE CREEK, MI**

Prospectus Number: PMI-0501-BA15
Congressional District: 3

FY2015 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to upgrade components of the fire and life safety systems at the Hart-Dole-Inouye Federal Center in Battle Creek, MI. Alterations to improve the life safety condition of the facility involve replacement of components of the fire alarm and smoke detection systems; restoration of fire separation in the tunnels that connect multiple buildings, elevator recall and air handling unit shutdown; repairs to the fire suppression system and abatement of hazardous materials.

This project was among those previously included in GSA's FY 2013 Capital Investment and Leasing Program's Exigent Needs prospectus. Although the prospectus was approved by the Senate Committee on Environment and Public Works and the House Committee on Transportation and Infrastructure on July 24, 2012, and February 28, 2013, respectively, no funds were ever appropriated. GSA will not seek to have the Exigent Needs prospectus funded in the aggregate. Instead, the agency will seek individual prospectus approval and funding for certain of the projects originally included as part of the Exigent Needs prospectus, such as the work described in this prospectus.

For FY 2015, this prospectus proposes repairs and alterations to the Hart-Doyle-Inouye Federal Center at a total cost of \$11,197,000.

FY2015 Committee Approval and Appropriation Requested

(Design, ECC, M&I) \$11,197,000

Major Work Items

Fire and life safety systems upgrades

Project Budget

Design	\$ 986,000
Estimated Construction Cost (ECC)	9,222,000
Management and Inspection (M&I).....	989,000
Estimated Total Project Cost (ETPC)	\$11,197,000

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

**PROSPECTUS – ALTERATION
HART-DOLE-INOUE FEDERAL CENTER
BATTLE CREEK, MI**

Prospectus Number: PMI-0501-BA15
Congressional District: 3

<u>Schedule</u>	<u>Start</u>	<u>End</u>
Design and Construction	FY2015	FY2017

Building

The Hart-Dole-Inouye Federal Center is a campus of 21 buildings with a total of approximately 800,000 rentable square feet of space primarily occupied by the Department of Defense, Defense Logistics Agency. The buildings are located on approximately 25 acres of land northwest of the central business district of Battle Creek. Four buildings were listed on the National Register of Historic Places in 1976 and an additional fourteen buildings were listed in 2012. The remaining three buildings were evaluated and are not eligible to be listed.

The complex was originally opened in 1866 as the Western Health Reform Institute by the Seventh-Day Adventist Church. The original structure was destroyed by a fire in 1902. The next year, the facility was rebuilt and enlarged, and renamed the Battle Creek Sanitarium. In 1942, the U.S. Army purchased the complex and renamed it the Percy Jones Army Hospital after an army surgeon who served during World War I. The Percy Jones Army Hospital closed its doors in 1953. In 1959, the U.S. General Services Administration changed the name of the facility to the Battle Creek Federal Center since it provided office space for a variety of federal agencies. The facility was re-designated through FPMR Bulletin 2003-B1 as the Hart-Dole-Inouye Federal Center on March 31, 2003 in honor of three U.S. Senators, Philip Hart, Robert Dole, and Daniel Inouye.

Tenant Agencies

Department of Defense - Defense Logistics Agency; Department of Homeland Security Federal Protective Service; GSA Public Buildings Service; Armed Forces Recruiting; Department of Labor

Proposed Project

GSA is proposing life safety upgrades in 15 out of the 21 buildings. The remaining buildings are small support structures that do not require life safety upgrades. The project will replace components of the fire alarm and smoke detection systems, the addition of strobes to provide a visible alert to the hearing impaired and upgrades to the elevators for firefighter recall. Automatic shutdown will be added to the air handling units. Fire separations in the tunnels that connect multiple buildings in the facility will be

**PROSPECTUS – ALTERATION
HART-DOLE-INOUE FEDERAL CENTER
BATTLE CREEK, MI**

Prospectus Number: PMI-0501-BA15
Congressional District: 3

restored. The project also includes repairs to the existing fire suppression system and extension of its coverage to high risk areas that are not currently protected. Hazardous materials that directly impact the project will be abated.

Major Work Items

Fire and Life Safety Systems Upgrades	<u>\$9,222,000</u>
Total ECC	\$9,222,000

Justification

The facility's fire alarm backbone was modernized in 2009; however, peripheral fire alarm devices were not replaced and are beyond their useful lives. Most of the devices were installed in the mid-1990s and are not compliant with current code. There are currently no strobes on the notification devices to alert the hearing impaired. Elevators do not have firefighter recall and automatic shutdown is lacking on many air handling units. The existing fire doors in the tunnels that connect multiple buildings are inoperable and do not provide adequate fire separation as required by code. Fire sprinklers do not extend into all critical areas of the facility. Some existing fire sprinklers are failing and unreliable.

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

**PROSPECTUS – ALTERATION
HART-DOLE-INOUE FEDERAL CENTER
BATTLE CREEK, MI**

Prospectus Number: PMI-0501-BA15
Congressional District: 3

Prior Committee Approvals

Prior Committee Approvals*			
Committee	Date	Amount	Purpose
Senate EPW	7/25/2012	\$5,013,000	Exigent Needs – Fire Alarm
House T&I	2/28/2013	\$5,013,000	Exigent Needs – Fire Alarm

*Included in the FY 2013 Exigent Needs Prospectus PEX-00001 approved for \$122,936,000

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 limited scope renovation and the cost of the proposed project is far less than the cost of leasing or constructing a new building.

Recommendation

ALTERATION

GSAPBS

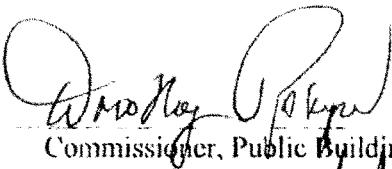
**PROSPECTUS – ALTERATION
HART-DOLE-INOUE FEDERAL CENTER
BATTLE CREEK, MI**

Prospectus Number: PMI-0501-BA15
Congressional District: 3

Certification of Need

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

Submitted at Washington, DC, on March 6, 2014

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration

March 14

Housing Plan Hart-Dole-Inouye Federal Center

PMI-0501-BA15
Battle Creek, MI

Mar. 14

Housing Plan
Hart-Dole-Inouye Federal Center

PMI-0501-BA15
Battle Creek, MI

Vacant	-	-	-	-	-	-	-	-	-	-	-	-
Building 1B												
DHS National Protection & Programs Directorate FPS	65	65	3,230	1,157	4,083	8,470	65	65	3,230	1,157	4,083	8,470
DOD Defense Logistics Agency	-	-	3,048	11,054	4,275	18,377	-	-	3,048	11,054	4,275	18,377
Joint Use	-	-	-	-	-	-	-	-	-	-	-	-
Vacant	-	-	-	-	-	-	-	-	-	-	-	-
Childcare Center												
Joint Use	32	32	2,654	-	6,760	9,414	32	32	2,654	-	6,760	9,414
Vacant	-	-	-	-	-	-	-	-	-	-	-	-
Buildings 5-8, 20, 22*												
Building 23*												
Vacant	-	-	143	-	-	143	-	-	143	-	-	143
Building 24, 30, 31*												
Total	1,774	1,792	400,709	41,943	81,086	523,738	1,774	1,792	400,709	41,943	81,086	523,738

*Buildings are support building that have no USF, but have RSF.

The scope and costs associated with this project are building system(s) and/or infrastructure driven, no funding is dedicated to and the project has no impact on tenant space or space utilization.

Office Utilization Rate ²		
	Current	Proposed
Building Office Tenants	176	176

Special Space	USF
Conference	26,868
Food Service	23,917
ADP	14,989
Physical Fitness	6,964
Child Care	4,685
Private Restroom	2,842
Laboratory	385
Health Unit	326
Vault	110
Total	81,086

Current Office UR excludes 88,156 usf of office support space.
Proposed Office UR excludes 87,490usf of office support space

Total Building USF Rate ³		
	Current	Proposed
All Building Tenants	292	292

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 Office Utilization Rate = total office space available for office personnel. UR calculation excludes office support space USF.

³ Total Building USF Rate = total building USF (office, storage, special) available for all building occupants (office, and non-office personnel).

COMMITTEE RESOLUTION
LEASE—DRUG ENFORCEMENT ADMINISTRATION,
SAN DIEGO, CA

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a replacement lease of up to 105,000 rentable square feet of space, including 245 official parking spaces, for the Drug Enforcement Administration currently located at 4560 Viewridge Avenue, San Diego, California, at a proposed total annual cost of \$4,124,723 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 214 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 214 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
DRUG ENFORCEMENT ADMINISTRATION
SAN DIEGO, CA

Prospectus Number: PCA-01-SD15
 Congressional District: 53

Executive Summary

The General Services Administration (GSA) proposes a replacement lease of up to 105,000 rentable square feet (RSF) of space for the Drug Enforcement Administration (DEA), currently located at 4560 Viewridge Avenue, San Diego, CA.

The DEA occupies the entire building under one lease that will expire May 31, 2016. The replacement lease will provide continued housing for DEA and will maintain DEA's office and overall utilization rates of 103 usable square feet (USF) per person and 214 usf per person, respectively.

Description

Occupant:	Drug Enforcement Agency
Lease Type	Replacement
Current Rentable Square Feet (RSF)	100,603 (Current RSF/USF = 1.15)
Proposed Maximum RSF:	105,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF ¹ :	0
Current Usable Square Feet/Person:	214
Proposed Usable Square Feet/Person:	214
Proposed Maximum Leasing Authority:	15 years
Expiration Dates of Current Lease(s):	5/31/2016
Delineated Area:	North: Clairemont Mesa Blvd. South: Friars Road East: Interstate 15 West: Interstate 5
Number of Official Parking Spaces:	245 Structured
Scoring:	Operating Lease
Maximum Proposed Rental Rate ²	\$41 per RSF
Proposed Total Annual Cost ³ :	\$4,124,723

¹ The RSF/USF at the current location is approximately 1.15. 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 This estimate is for fiscal year 2016 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as 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 New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

PROSPECTUS – LEASE
DRUG ENFORCEMENT ADMINISTRATION
SAN DIEGO, CA

Prospectus Number: PCA-01-SD15
Congressional District: 53

Current Total Annual Cost: \$3,137,301 (Lease Effective 5/31/1996)

Justification

Congress created the High Intensity Drug Trafficking Areas (HIDTA) Program in 1988 to provide assistance to law enforcement agencies in areas determined to be critical drug-trafficking regions in the United States. The Drug Enforcement Administration plays a critical role in assisting the state and local government gather intelligence and coordinate law enforcement strategies to reduce the supply of illegal drugs in the United States. The San Diego field office agents gather intelligence, execute on the intelligence in the field, and provide input for legal cases against offenders. In addition to DEA agents, administrative and support groups also operate in the facility.

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.

GSAPBS

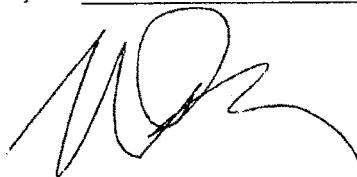
**PROSPECTUS – LEASE
DRUG ENFORCEMENT ADMINISTRATION
SAN DIEGO, CA**

Prospectus Number: PCA-01-SD15
Congressional District: 53

Certification of Need

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

Submitted at Washington, DC, on September 29, 2014



Recommended: _____

Commissioner, Public Buildings Service



Approved: _____

Administrator, General Services Administration

March 2014

Housing Plan
Drug Enforcement Administration

PCA-01-SD15
 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
4560 Viewridge Ave., San Diego CA	409	409	54,206	11,250	22,025	87,481	409	409	54,206	11,250	22,025	87,481
Proposed Lease												
Total	409	409	54,206	11,250	22,025	87,481	409	409	54,206	11,250	22,025	87,481

Office Utilization Rate (UR) ²	Current	Proposed
Rate	103	103

UR=average amount of office space per person

Current UR excludes 8,975 usf of conference office support space

Proposed UR excludes 8,975 usf of conference office support space

Special Space	USF
Laboratory	300
Holding Cell	250
Fitness Center	500
Conference	8,975
ADP	8,400
Automotive Maintenance	3,600
Total	22,025

Overall UR ³	Current	Proposed
Rate	214	214

R/U Factor ⁴	Total USF	RSF/USF	Max RSF
Current	87,481	1.15	100,603
Proposed	87,481	1.20	105,000

NOTES:

¹USF 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.²Calculation excludes Judiciary, Congress and agencies with less than 10 people³USF/Person = housing plan total USF divided by total personnel.⁴R/U Factor = Max RSF divided by total USF

COMMITTEE RESOLUTION
LEASE—DEPARTMENT OF JUSTICE, BUREAU OF
PRISONS, 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 114,000 rentable square feet of space, including 14 official parking spaces, for the Department of Justice, Bureau of Prisons currently located at 500 First Street, NW in Washington, D.C., at a proposed total annual cost of \$5,700,000 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all

tenants, if necessary, prior to the execution of the new lease.

Provided that, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 199 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 199 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 JUSTICE, BUREAU OF PRISONS
WASHINGTON, DC

Prospectus Number: PDC-01-WA15

Executive Summary

The General Services Administration (GSA) proposes a replacement lease of up to 114,000 rentable square feet (RSF) of space to house the Department of Justice, Bureau of Prisons (BOP) currently located at 500 First Street, NW, in Washington, DC.

The replacement lease will provide continued housing for BOP and will improve BOP's office and overall utilization rates from 133 to 117 usable square feet (USF) per person and 229 to 199 USF per person, respectively. As a result of the improved utilization, the replacement lease will reduce the rentable square footage of the requirement by 12 percent, a 15,035 RSF reduction from BOP's current occupancy.

Description

Occupant:	Bureau of Prisons
Lease Type	Replacement
Current Rentable Square Feet (RSF):	129,035 (Current RSF/USF = 1.18)
Proposed Maximum RSF:	114,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF	15,035 RSF reduction
Current Usable Square Feet/Person:	229
Proposed Usable Square Feet/Person:	199
Proposed Maximum Leasing Authority:	15 years
Expiration Dates of Current Lease(s):	July 31, 2016
Delineated Area:	Washington, DC, Central Employment Area
Number of Official Parking Spaces:	14
Scoring:	Operating Lease
Maximum Proposed Rental Rate ¹ :	\$50.00 per RSF
Proposed Total Annual Cost ² :	\$5,700,000
Current Total Annual Cost:	\$7,040,895 (lease effective 8/01/2006)

¹This estimate is for fiscal year 2016 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for negotiating this lease to ensure that the lease award is made in the best interest of the Government. The lease award shall not exceed the maximum rental rate as the specified in this prospectus.

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

PROSPECTUS – LEASE
DEPARTMENT OF JUSTICE, BUREAU OF PRISONS
WASHINGTON, DC

Prospectus Number: PDC-01-WA15

Background

BOP's mission is to protect society by confining offenders in the controlled environments of prisons and community-based facilities that are safe, humane, cost-efficient, and appropriately secure; that provide work and other self-improvement opportunities to assist offenders in becoming law-abiding citizens.

Justification

The current lease at 500 First Street NW expires July 31, 2016, and BOP has a continued need for space. In an effort to reduce its space footprint and increase its space utilization efficiency, the proposed lease will reduce BOP's current space by 15,035 RSF of its current 129,035 RSF at 500 First Street, NW. In the absence of this reduction, the status quo cost of continued occupancy at the proposed market rental rate would be \$6,451,750 per year.

Summary of Energy Compliance

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

Resolutions of Approval

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

Interim Leasing

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

GSAPBS

**PROSPECTUS – LEASE
DEPARTMENT OF JUSTICE, BUREAU OF PRISONS
WASHINGTON, DC**

Prospectus Number: PDC-01-WA15

Certification of Need

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

Submitted at Washington, DC, on September 29, 2014



Recommended: _____

Commissioner, Public Buildings Service



Approved: _____

Administrator, General Services Administration

April 2014

Housing Plan
Department of Justice
Bureau of Prisons

PDC-01-WA15
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
500 First Street NW	476	476	81,423	3,785	23,990	109,198			476	476	71,400	4,019
Proposed Lease											19,449	94,868
Total	476	476	81,423	3,785	23,990	109,198	476	476	71,400	4,019	19,449	94,868

Office Utilization Rate (UR) ²		
	Current	Proposed
Rate	133	117

UR = average amount of office space per person

Current UR excludes 17,913 usf of office support space

Proposed UR excludes 15,708 usf of office support space

Overall UR ³		
	Current	Proposed
Rate	229	199

Special Space	USF
Conference/Training	6,563
ADP	1,184
File Rooms	7,262
Break Rooms	1,289
Library	552
Credit Union	51
Security	239
Copy Rooms	2,309
Total	19,449

R/U Factor ⁴	Total USF	RSF/USF	Max RSF
Current	109,198	1.18	129,035
Proposed	94,868	1.20	114,000

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 people³ 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 JUSTICE, CIVIL
DIVISION, 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 217,000 rentable square feet of space, including 2 official parking spaces, for the Department of Justice currently located at 1100 L Street, NW and 20 Massachusetts Avenue, NW in Washington, D.C., at a proposed total annual cost of \$10,850,000 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 240 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 JUSTICE, CIVIL DIVISION
WASHINGTON, DC

Prospectus Number: PDC-02-WA15

Executive Summary

The General Services Administration (GSA) proposes a replacement lease of up to 217,000 rentable square feet (RSF) of space to house the U.S. Department of Justice (DOJ) currently located at 1100 L Street, NW, and 20 Massachusetts Avenue, NW, in Washington, DC.

The replacement lease will provide continued housing for DOJ and will improve DOJ office and overall utilization rates from 160 to 130 usable square feet (USF) per person and 292 to 240 USF per person, respectively. As a result of the improved utilization, the replacement lease will reduce the rentable square footage of the requirement by 15 percent, a 38,972 RSF reduction from DOJ's current occupancies.

Description

Occupant:	Department of Justice
Lease Type	Replacement
Current Rentable Square Feet (RSF):	255,972 (Current RSF/USF = 1.17)
Proposed Maximum RSF:	217,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	38,972 RSF reduction
Current Usable Square Feet/Person:	292
Proposed Usable Square Feet/Person:	240
Proposed Maximum Leasing Authority:	15 years
Expiration Dates of Current Lease(s):	1100 L Street NW – 5/19/2016 20 Massachusetts Avenue NW – 10/22/2016 Washington, DC, Central Employment Area
Delineated Area:	
Number of Official Parking Spaces ¹ :	2
Scoring:	Operating Lease
Maximum Proposed Rental Rate ² :	\$50.00 per RSF

¹ DOJ's 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).

²This estimate is for fiscal year 2017 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced—including all operating expenses—whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as a basis for negotiating with offerors to ensure that the lease award is in the best interest of the Government. The lease award shall not exceed the maximum rental rate as specified in this prospectus.

**PROSPECTUS – LEASE
DEPARTMENT OF JUSTICE, CIVIL DIVISION
WASHINGTON, DC**

Prospectus Number: PDC-02-WA15

Proposed Total Annual Cost ³ :	\$10,850,000
Current Total Annual Cost:	\$10,960,719 (leases effective 5/20/1996 and 9/24/2002)

Acquisition Strategy

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

Justification

The current leases at 1100 L Street NW and 20 Massachusetts NW expire May 19, 2016, and October 22, 2016, respectively, which would leave DOJ without housing. Also, DOJ wants to take the opportunity presented by this proposed lease action to reduce its space footprint and increase its space use efficiency. The proposed lease will reduce DOJ's space by 38,972 RSF or 15.2 percent of its current 255,972 RSF of leased space. In the absence of this reduction, the status quo cost of continued occupancy at the proposed market rental rate would be \$12,798,600 per year.

Summary of Energy Compliance

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

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

PROSPECTUS – LEASE
DEPARTMENT OF JUSTICE, CIVIL DIVISION
WASHINGTON, DC

Prospectus Number: PDC-02-WA15

Resolutions of Approval

Resolutions approving this prospectus were adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works. They 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 proposed 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 29, 2014

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration

April 2014

Housing Plan
Department of Justice
Civil Division

PDC-02-WA15
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
1100 L Street, NW	548	548	122,121	2,019	27,747	151,887						
20 Massachusetts Avenue, NW	204	204	32,279	1,592	33,569	67,440						
Proposed Lease							752	752	125,333	2,000	53,147	180,480
Total	752	752	154,400	3,611	61,316	219,327	752	752	125,333	2,000	53,147	180,480

Office Utilization Rate (UR) ²		
	Current	Proposed
Rate	160	130

UR = average amount of office space per person

Current UR excludes 33,968 usf of office support space

Proposed UR excludes 27,573 usf of office support space

Overall UR ³		
	Current	Proposed
Rate	292	240

Special Space	USF
Conference/Training	8,985
ADP/Call Center	3,974
File Rooms	12,786
Break Rooms	2,962
Moot Court	1,419
Supply Room	1,562
Library	6,119
Mail Room	1,147
SCIF	11,991
Copy Rooms	2,201
Total	53,147

R/U Factor ⁴	Total USF	RSF/USF	Max RSF
Current	219,327	1.17	255,972
Proposed	180,480	1.20	217,000

NOTES:¹USF 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.²Calculation excludes Judiciary, Congress and agencies with less than 10 people³USF/Person = housing plan total USF divided by total personnel.⁴R/U Factor = Max RSF divided by total USF

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 382,000 rentable square feet of space, including 15 official parking spaces, for the Department of Justice currently located at 555 4th Street, NW and 501 3rd Street, NW in Washington, D.C., at a proposed total annual cost of \$19,100,000 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 240 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 JUSTICE
WASHINGTON, DC

Prospectus Number: PDC-03-WA15

Executive Summary

The General Services Administration (GSA) proposes a replacement lease of up to 382,000 rentable square feet (RSF) for the U.S. Department of Justice (DOJ) currently located at 555 4th Street, NW, and 501 3rd Street, NW, in Washington, DC.

The replacement lease will provide continued housing for DOJ and improve DOJ office and overall utilization rates from 166 to 130 usable square feet (USF) per person and 290 to 240 USF per person, respectively. As a result of the improved utilization, the replacement lease will reduce the rentable square footage of the requirement by 8 percent, a 33,684 RSF reduction from DOJ's current occupancies.

Description

Occupant:	Department of Justice
Lease Type:	Replacement
Current Rentable Square Feet (RSF):	415,684 (Current RSF/USF = 1.11)
Proposed Maximum RSF:	382,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	33,684 RSF reduction
Current Usable Square Feet/Person:	290
Proposed Usable Square Feet/Person:	240
Proposed Maximum Leasing Authority:	15 Years
Expiration Dates of Current Leases:	12/31/2017 - 555 4 th Street, NW 6/1/2019 - 501 3 rd Street, NW
Delineated Area:	Washington, DC Central Employment Area
Number of Official Parking Spaces ¹ :	15
Scoring:	Operating Lease
Maximum Proposed Rental Rate ² :	\$50.00 per RSF

¹ 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).

² This estimate is for fiscal year 2018 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as a basis for negotiating with offerors to ensure that lease award is made in the best interest of the government. Lease award shall not exceed the maximum rental rate as specified in this prospectus.

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

Prospectus Number: PDC-03-WA15

Proposed Total Annual Cost ³ :	\$19,100,000
Current Total Annual Cost:	\$18,404,286
	(555 4th St. – lease effective 01/01/1998)
	(501 3rd St. – lease effective 06/02/2004)

Acquisition Strategy

In order to maximize flexibility to acquire space that will house DOJ and meet their requirements, GSA may issue a single, multiple award solicitation that will allow offerors to provide blocks of space to meet the requirements in whole or in part. A multiple building solution must house DOJ in geographically proximate locations. All offers must provide space consistent with the delineated area defined by this prospectus.

Justification

The current leases at 555 4th Street, NW, and 501 3rd Street, NW, expire December 31, 2017, and June 1, 2019, respectively, and DOJ requires continued housing to carry out its mission. The total space requested will reduce DOJ's footprint by 33,684 RSF or 8.1 percent of the 415,684 RSF currently occupied. In the absence of this reduction, the status quo cost of continued occupancy at the proposed market rental rate would be \$20,784,200 per year.

Summary of Energy Compliance

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

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

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

Prospectus Number: PDC-03-WA15

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.

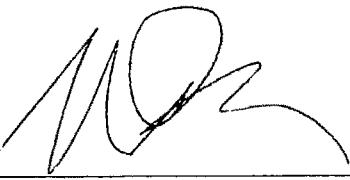
Interim Leasing

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.

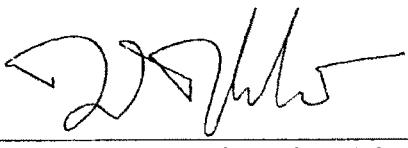
Certification of Need

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

Submitted at Washington, DC, on September 29, 2014

Recommended: 

Commissioner, Public Buildings Service

Approved: 

Administrator, General Services Administration

September 2014

**Housing Plan
Department of Justice**

PDC-03-WA15
Washington, DC

COMMITTEE RESOLUTION
LEASE—FEDERAL BUREAU OF INVESTIGATION, 85
10TH AVENUE, 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 lease extensions of up to 168,000 rentable square feet of space for the Federal Bureau of Investigation Joint Terrorism Task Force currently located at 85 10th Avenue in New York, New York at a proposed total annual cost of \$13,776,000 for a lease term of up to 5 years, a prospectus, as amended by this resolution, 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 218 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 218 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 BUREAU OF INVESTIGATION
85 10TH AVENUE, NEW YORK, NY

Prospectus Number: PNY-02-NY15
 Congressional District: 8

Executive Summary

The General Services Administration (GSA) proposes lease extensions of up to five years for 168,000 rentable square feet of space for the Federal Bureau of Investigation Joint Terrorism Task Force (FBI) currently located at 85 10th Avenue in New York, NY. FBI has occupied space in the building since 2005 under two leases that will expire January 17 and June 5, 2015. The long-term plan is to relocate FBI from 85 Tenth Avenue to government-owned space; a lease extension is needed as space is vacated and readied at the Government-owned location. GSA will attempt to secure flexibility and the right to terminate the entire lease periodically within the five year term.

Extension of the current leases will enable FBI to provide continued housing for its personnel and meet its current mission requirements. FBI will maintain its current office utilization rate of 148 USF per person and its overall utilization rate of 218 USF per person.

Description

Occupants:	Federal Bureau of Investigation
Lease Type:	Lease Extension
Current Rentable Square Feet (RSF):	168,000
Proposed Maximum RSF:	168,000
Expansion/Reduction RSF:	0
Current Usable Square Feet/Person:	218
Proposed Usable Square Feet/Person:	218
Proposed Maximum Lease Term:	5
Expiration Date of Current Leases:	1/17/ 2015 and 6/5/ 2015
Proposed Delineated Area:	85 Tenth Avenue New York, NY
Number of Official Parking Spaces:	0
Scoring:	Operating Lease
Maximum Proposed Rental Rate ¹ :	\$ 68.00 per RSF
Proposed Total Annual Cost ² :	\$ 11,424,000
Current Total Annual Cost:	\$ 7,589,152 (leases effective 1/18/2005 and 6/06/2005)

¹This 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.

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

GSAPBS

**PROSPECTUS – LEASE
FEDERAL BUREAU OF INVESTIGATION
85 10TH AVENUE, NEW YORK, NY**

Prospectus Number: PNY-02-NY15
Congressional District: 8

Justification

The leases at 85 10th Avenue will expire January 17 and June 5, 2015. FBI requires continued housing at this location to carry out its mission until it can relocate its personnel and operations to government-owned space. A five-year lease extension is needed to protect occupancy until such time as space is vacated and readied for FBI at a government-owned facility.

Resolutions of Approval

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

Interim Leasing

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

Certification of Need

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

Submitted at Washington, DC, on September 29, 2014

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration

April 2014

Housing Plan
Federal Bureau of Investigation

PNY-02-NY15
 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
85 10th Avenue, New York, NY	542	542	102,782	6,000	9,391	118,173						
Proposed Lease							542	542	102,782	6,000	9,391	118,173
Total	542	542	102,782	6,000	9,391	118,173	542	542	102,782	6,000	9,391	118,173

Office Utilization Rate (UR) ²		
	Current	Proposed
Rate	148	148

UR=average amount of office space per person

Current UR excludes 22,612 usf of office support space

Proposed UR excludes 22,612 usf of office support space

Overall UR ³		
	Current	Proposed
Rate	218	218

R/U Factor ⁴	Total USF	RSF/USF	Max RSF
Current	118,173	1.42	168,000
Proposed	118,173	1.42	168,000

Special Space	USF
ADP	1,977
Break Room	731
Conference/Training	2,367
Health	488
Mug and Fingerprint	244
Physical Fitness	2,560
Mail Room	366
Interview rooms	512
Restroom	146
Total	9,391

NOTES:

¹USF 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.²Calculation excludes Judiciary, Congress and agencies with less than 10 people³USF/Person = housing plan total USF divided by total personnel.⁴R/U Factor = Max RSF divided by total USF

COMMITTEE RESOLUTION

LEASE—FEDERAL BUREAU OF INVESTIGATION,
601 WEST 26TH STREET, NEW YORK, NY

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease extension of up to 79,792 rentable square feet of space, including 84 official parking spaces, for the Federal Bureau of Investigation currently located at 601 West 26th Street in New York, New York at a proposed total annual cost of \$5,346,064 for a lease term of up to 3

years, a prospectus for which is attached to and included in this resolution.

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

Provided that, to the maximum extent practicable, the Administrator 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 BUREAU OF INVESTIGATION
601 WEST 26TH STREET, NEW YORK, NY

Prospectus Number: PNY-04-NY15
 Congressional District: 10

Executive Summary

The General Services Administration (GSA) proposes a short-term lease extension of up to 79,792 rentable square feet for the Federal Bureau of Investigation (FBI), currently located at 601 West 26th Street, New York, NY (Starret Lehigh Building). The lease includes 84 structured parking spaces, radio maintenance facility, automotive maintenance facility, and ancillary office space for the FBI. FBI has occupied space in the Starret Lehigh building since November 1, 1993, under a single lease that will expire October 31, 2014. FBI has a long-term plan to relocate to another leased location in the Bronx, and currently is reviewing proposals of existing locations.

GSA is seeking a three-year lease extension to allow FBI to remain in place while providing enough time to award a long-term lease that is expected to be below the prospectus threshold. Extension of the current lease will enable FBI to provide continued housing for current personnel and meet its current mission requirements. FBI will maintain its current office utilization rate of 156 USF per person. An overall utilization rate is not applicable, since almost 94 percent of the space leased is light industrial space used for automotive and radio maintenance. GSA will attempt to negotiate termination rights into the lease agreement to accommodate the longer term housing solution for FBI.

Description

Occupants:	Federal Bureau of Investigation
Lease Type:	Lease Extension
Current Rentable Square Feet (RSF):	79,792
Proposed Maximum RSF:	79,792
Expansion/Reduction RSF:	0
Current Usable Square Feet/Person:	NA
Proposed Usable Square Feet/Person:	NA
Proposed Maximum Lease Term:	3
Expiration Date of Current Leases:	October 31, 2014
Proposed Delineated Area:	601 West 26 th Street, New York, NY
Number of Official Parking Spaces:	84
Scoring:	Operating Lease
Maximum Proposed Rental Rate ¹ :	\$ 67 per RSF

¹This estimate is for fiscal year 2015 and may be escalated by 1.7 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government. 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.

PROSPECTUS – LEASE
FEDERAL BUREAU OF INVESTIGATION
601 WEST 26TH STREET, NEW YORK, NY

Prospectus Number: PNY-04-NY15
Congressional District: 10

Proposed Total Annual Cost ² :	\$ 5,346,064
Current Total Annual Cost:	\$ 3,449,920 (lease effective 11/01/1993)

Justification

The current lease for space at 601 West 26th Street will expire October 31, 2014. FBI requires continued housing at this location to carry out its mission until it can relocate its personnel to a new location in the Bronx market area. FBI has a long-term plan in place to relocate its existing operations at this location. The lease procurement for the relocation is in process, however, the procurement is projected to exceed the duration of the current lease. Prospectus approval is required to extend this lease and protect the occupancy until such time that a new lease can be awarded and FBI can relocate to the new location. It is anticipated that the cost to the Government will be substantially reduced after relocation to a more economically favorable real estate market.

GSA will attempt to secure a short-lease term, including the right to terminate the entire lease after one year.

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.

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

GSAPBS

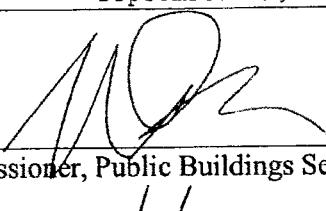
**PROSPECTUS – LEASE
FEDERAL BUREAU OF INVESTIGATION
601 WEST 26TH STREET, NEW YORK, NY**

Prospectus Number: PNY-04-NY15
Congressional District: 10

Certification of Need

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

Submitted at Washington, DC, on September 29, 2014

Recommended: 

Commissioner, Public Buildings Service

Approved: 

Administrator, General Services Administration

April 2014

Housing Plan
Federal Bureau of Investigation

PNY-04-NY15
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	25	25	5,000	-	74,792	79,792						
Proposed Lease							25	25	5,000	-	74,792	79,792
Total	25	25	5,000	-	74,792	79,792	25	25	5,000	-	74,792	79,792

Office Utilization Rate (UR)²

	Current	Proposed
Rate	156	156

UR=average amount of office space per person

Current UR excludes 1100 usf of office support space

Proposed UR excludes 1100 usf of office support space

Special Space	USF
Automotive maintenance	66,792
Radio Maintenance	8,000
Total	74,792

Overall UR³

	Current	Proposed
Rate	NA	NA

R/U Factor ⁴	Total USF	RSF/USF	Max RSF
Current	79,792	1.00	79,792
Proposed	79,792	1.00	79,792

NOTES:

¹USF 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.

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

³USF/Person = housing plan total USF divided by total personnel. Not applicable since 94 percent of the space is used for automotive and radio maintenance.

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

COMMITTEE RESOLUTION

LEASE—U.S. PROBATION OFFICE & U.S. PRE-TRIAL SERVICES OFFICE, 233 BROADWAY, NEW YORK, NY

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease extension of up to 112,392 rentable square feet of space for the U.S. Probation Office and the U.S. Pretrial Services Office currently located at 233 Broadway in New York, New York, at a proposed total annual cost of \$5,394,816 for a lease term of up to 2 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 379 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 379 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
U.S. PROBATION OFFICE & U.S. PRETRIAL SERVICES OFFICE
233 BROADWAY, NEW YORK, NY

Prospectus Number: PNY-06-NY15
Congressional District: 7

Executive Summary

The U.S. General Services Administration (GSA) proposes a short-term lease extension of up to 112,392 rentable square feet of space for the U.S. Probation Office and the U.S. Pretrial Services Office (Probation and Pretrial Services), currently located at 233 Broadway (Woolworth Building), New York, NY. They have occupied space in the Woolworth Building since November 1, 2005, under a single lease that will expire October 31, 2015. Both offices are planned to relocate to the Daniel P. Moynihan U.S. Courthouse in Manhattan, NY. Funding for this relocation/backfill and build-out of space at the Moynihan USCH has been secured by GSA. GSA is seeking a 2-year lease extension to provide sufficient time to synchronize the completion of the build-out of the new space and the relocation of Probation and Pretrial Services. GSA will attempt to negotiate a flexible lease term with early termination rights to mitigate vacancy risk while continuing to protect the Government's occupancy.

Extension of the current lease will enable Probation and the Pretrial Services to provide continued housing for their current personnel and meet their current mission requirements. They will maintain their current office utilization rate of 261 USF per person and overall utilization rate 379 USF per person.

Description

Occupants:	Probation & Pretrial Services
Lease Type:	Lease Extension
Current Rentable Square Feet (RSF):	112,392
Proposed Maximum RSF:	112,392
Expansion/Reduction RSF:	0
Current Usable Square Feet/Person:	379
Proposed Usable Square Feet/Person:	379
Proposed Maximum Lease Term:	2
Expiration Date of Current Leases:	October 31, 2015
Proposed Delineated Area:	233 Broadway, NY, NY
Number of Official Parking Spaces:	0
Scoring:	Operating Lease

PROSPECTUS – LEASE
U.S. PROBATION OFFICE & U.S. PRETRIAL SERVICES OFFICE
233 BROADWAY, NEW YORK, NY

Prospectus Number: PNY-06-NY15
Congressional District: 7

Maximum Proposed Rental Rate ¹ :	\$ 48 per RSF
Proposed Total Annual Cost ² :	\$ 5,394,816
Current Total Annual Cost:	\$ 4,998,072 (lease effective 11/01/2005)

Justification

The current lease at 233 Broadway will expire on October 31, 2015, and Probation and Pretrial Services require continued housing at this location to carry out their missions until they can relocate their personnel to the Daniel P. Moynihan U.S. Courthouse. The plan for the relocation is in process, and GSA has obtained funding to build out the office space in the Moynihan USCH. The process, however, is projected to exceed the duration of the current lease. Therefore, prospectus approval is required to extend this lease and protect the occupancy until the space preparation is completed.

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 agencies 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.

¹This estimate is for fiscal year 2015 and may be escalated by 1.7 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government. 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.

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

GSAPBS

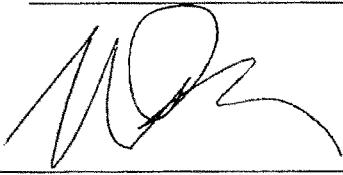
PROSPECTUS – LEASE
U.S. PROBATION OFFICE & U.S. PRETRIAL SERVICES OFFICE
233 BROADWAY, NEW YORK, NY

Prospectus Number: PNY-06-NY15
Congressional District: 7

Certification of Need

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

Submitted at Washington, DC, on September 29, 2014



Recommended: _____

Commissioner, Public Buildings Service



Approved: _____

Administrator, General Services Administration

April 2014

Housing Plan
U.S. Probation and U.S. Pretrial Services

PNY-06-NY15
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
233 Broadway	200	200	66,878	-	8,930	75,808				-		
Proposed Lease							200	200	66,878	-	8,930	75,808
Total	200	200	66,878	-	8,930	75,808	200	200	66,878	-	8,930	75,808

Office Utilization Rate (UR) ²		
	Current	Proposed
Rate	261	261

UR=average amount of office space per person

Current UR excludes 14,713 usf of office support space

Proposed UR excludes 14,713 usf of office support space

Special Space	USF
Chambers	5,965
Library	2,965
Total	8,930

Overall UR ³		
	Current	Proposed
Rate	379	379

R/U Factor ⁴	Total USF	RSP/USF	Max RSF
Current	75,808	1.48	112,392
Proposed	75,808	1.48	112,392

NOTES:

¹USF 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.²Calculation excludes Judiciary, Congress and agencies with less than 10 people³USF/Person = housing plan total USF divided by total personnel.⁴R/U Factor = Max RSF divided by total USF

COMMITTEE RESOLUTION
LEASE—INTERNAL REVENUE SERVICE,
GUAYNABO, PR

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 92,500 rentable square feet of space, including 21 official parking spaces, for the Internal Revenue Service currently located at the San Patricio Office Center at 7 Tabonuco Street in Guaynabo, Puerto Rico, at a proposed total annual cost of \$4,625,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all

tenants, if necessary, prior to the execution of the new lease.

Provided that, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 146 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 146 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
INTERNAL REVENUE SERVICE
GUAYNABO, PR

Prospectus Number: PPR-02-GU15
 Congressional District: AL

Executive Summary

The General Services Administration (GSA) proposes a replacement lease of up to 92,500 rentable square feet (RSF) of space for the Internal Revenue Service (IRS), currently located at the San Patricio Office Center, at 7 Tabonuco Street, Guaynabo, Puerto Rico, under a lease expiring November 5, 2015.

The replacement lease will provide continued housing for IRS and will improve office and overall utilization rates from 87 to 64 usable square feet (USF) per person and 160 to 146 USF per person, respectively. As a result of the improved utilization, the replacement lease will reduce the rentable square footage of the requirement by approximately 10 percent, a 10,201 RSF reduction from IRS's current occupancy.

Description

Occupant:	Internal Revenue Service
Lease Type	Replacement
Current Rentable Square Feet (RSF)	102,701
Proposed Maximum RSF:	92,500
Expansion/Reduction RSF:	10,201 RSF reduction
Current Usable Square Feet/Person:	160
Proposed Usable Square Feet/Person:	146
Proposed Maximum Lease Term:	20 Years
Expiration Dates of Current Leases:	11/05/2015
Delineated Area:	Guaynabo and Hato Rey within the San Juan metropolitan area.
Number of Official Parking Spaces:	21
Scoring:	Operating lease
Maximum Proposed Rental Rate ¹ :	\$50.00 per RSF
Proposed Total Annual Cost ² :	\$4,625, 000
Current Total Annual Cost:	\$4,380,517 (lease effective 11/6/2000)

¹ This estimate is for fiscal year 2016 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as 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.

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

**PROSPECTUS – LEASE
INTERNAL REVENUE SERVICE
GUAYNABO, PR**

Prospectus Number: PPR-02-GU15
Congressional District: AL

Justification

IRS is currently located at the San Patricio Office Center in Guaynabo and the ability of its personnel to operate efficiently is hindered by the distribution of work functions over several floors. As a result, IRS would like to consolidate its operations by reducing its space requirements by 10,201 rentable square feet. In the absence of this reduction, the status quo cost of continued occupancy at the proposed market rental rate would be \$5,135,050 per year. A new consolidated location will provide IRS with efficient space to meet its current requirements as well as their long-term housing needs in the San Juan/Guaynabo area.

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the 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.

GSAPBS

PROSPECTUS – LEASE
INTERNAL REVENUE SERVICE
GUAYNABO, PR

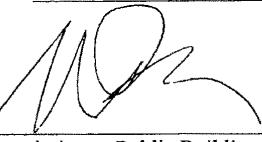
Prospectus Number: PPR-02-GU15
Congressional District: AL

Certification of Need

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

Submitted at Washington, DC, on September 29, 2014

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration

April 2014

Housing Plan
Internal Revenue Service

PPR-02-GU15
Guaynabo, PR

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
7 Tobonuco Street, Guaynabo, PR	523	523	58,455	7,000	18,000	83,455						
Proposed Lease							515	515	42,023	16,875	16,305	75,203
Total	523	523	58,455	7,000	18,000	83,455	515	515	42,023	16,875	16,305	75,203

Office Utilization Rate (UR) ²		
	Current	Proposed
Rate	87	64

UR=average amount of office space per person

Current UR excludes 12,860 usf of office support space

Proposed UR excludes 9,245 usf of office support space

Overall UR ³		
	Current	Proposed
Rate	160	146

R/U Factor ⁴	Total USF	RSF/USF	Max RSF
Current	83,455	1.23	102,701
Proposed	75,203	1.23	92,500

NOTES:

¹USF 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.²Calculation excludes Judiciary, Congress and agencies with less than 10 people³USF/Person = housing plan total USF divided by total personnel.⁴R/U Factor = Max RSF divided by total USF

Special Space	USF
Health Unit	1,418
NTEU President	348
Mail Room	1,564
Conference/Training	11,850
ADP	625
Food Service Area	500
Total	16,305

COMMITTEE RESOLUTION

LEASE—ENVIRONMENTAL PROTECTION AGENCY,
DALLAS, TX

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a replacement lease of up to 229,000 rentable square feet of space, including 40 official parking spaces, for the U.S. Environmental Protection Agency currently located at 1445 Ross Street in Dallas, Texas, at a proposed total annual cost of \$6,412,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all

tenants, if necessary, prior to the execution of the new lease.

Provided that, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 188 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 188 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.

GSAPBS

**PROSPECTUS – LEASE
ENVIRONMENTAL PROTECTION AGENCY
DALLAS, TX**

Prospectus Number: PTX-01-DA15
Congressional District: 30

Executive Summary

The U.S. General Services Administration (GSA) proposes a replacement lease of up to 229,000 rentable square feet (RSF) for the U.S. Environmental Protection Agency (EPA) currently located at 1445 Ross Street, Dallas, Texas.

The replacement lease will provide continued housing for EPA and will improve EPA's office and overall utilization rates from 153 to 102 usable square feet (USF) per person and 226 to 188 USF per person, respectively. As a result of the improved utilization, the replacement lease will reduce the rentable square footage of the requirement by 12 percent, a 30,432 RSF reduction from EPA's current occupancy.

Description

Occupant:	EPA
Lease Type	Replacement
Current Rentable Square Feet (RSF)	259,432 (Current RSF/USF = 1.08)
Proposed Maximum RSF:	229,000 (Proposed RSF/USF = 1.15)
Expansion/Reduction RSF:	30,432 RSF reduction
Current Usable Square Feet/Person:	226
Proposed Usable Square Feet/Person:	188
Proposed Maximum Lease Term:	20 Years
Expiration Dates of Current Leases:	2/8/2017
Delineated Area:	The Central Business District bounded by: North - Woodall Rogers Freeway South - R.L. Thornton Freeway East - Central Expressway West - Stemmons Freeway
Number of Official Parking Spaces:	40
Scoring:	Operating lease
Maximum Proposed Rental Rate ¹ :	\$28.00 per RSF
Proposed Total Annual Cost ² :	\$6,412,000
Current Total Annual Cost ³ :	\$4,819,272 (lease effective 2/09/1997)

¹This estimate is for fiscal year 2015 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as 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.

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

³The current lease includes 13,215 rentable square feet of space that was vacated by EPA in 2010. The current total annual cost includes the rent associated with the vacancy. The entire lease is 272,647 rentable square feet.

**PROSPECTUS – LEASE
ENVIRONMENTAL PROTECTION AGENCY
DALLAS, TX**

Prospectus Number: PTX-01-DA15
Congressional District: 30

Acquisition Strategy

In order to maximize the flexibility in acquiring space to house EPA, 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.

Justification

EPA has developed a program of requirements for replacement space to house its Region 6 Headquarters in Dallas, Texas. The proposed requirements utilize new space standards developed to improve space efficiency and employee productivity and will reduce EPA's footprint by 30,432 RSF. In the absence of this reduction, the status quo cost of continued occupancy at the proposed market rental rate would be \$7,264,096 per year.

Summary of Energy Compliance

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

Resolutions of Approval

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

Interim Leasing

GSA will execute such interim leasing actions as 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.

GSAPBS

**PROSPECTUS – LEASE
ENVIRONMENTAL PROTECTION AGENCY
DALLAS, TX**

Prospectus Number: PTX-01-DA15
Congressional District: 30

Certification of Need

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

Submitted at Washington, DC, on September 29, 2014

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration

April 2014

Housing Plan
Environmental Protection Agency

PTX-01-DA15
Dallas, 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
1445 Ross Avenue, Dallas, TX	1,058	1,058	207,726	-	31,404	239,130	1,058	1,058	137,785	1,810	59,144	198,739
Proposed Lease												
Total	1,058	1,058	207,726	-	31,404	239,130	1,058	1,058	137,785	1,810	59,144	198,739
Office Utilization Rate (UR)²												
		Current	Proposed									
Rate		153	102									
UR=average amount of office space per person												
Current UR excludes 48,380 usf of office support space												
Proposed UR excludes 30,312 usf of office support space												
Overall UR³												
		Current	Proposed									
Rate		226	183									
R/U Factor⁴												
		Total USF	RSF/USF									
Current		239,130	1.08									
Proposed		198,739	1.15									
Special Space												
USF												
Secured records												
26,722												
Conference												
8,626												
ADP												
5,670												
Mail/copy												
5,429												
Fitness												
4,222												
Food Service												
3,258												
Secured office												
3,106												
Library												
1,086												
Health unit												
724												
Secured storage												
301												
Total												
59,144												

NOTES:

¹USF 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.

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

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

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

There was no objection.

PUBLICATION OF COMMITTEE RULES

RULES OF THE HOUSE PERMANENT SELECT COMMITTEE ON INTELLIGENCE FOR THE 114TH CONGRESS

Mr. NUNES. Mr. Speaker, pursuant to clause 2(a)(2) of rule XI, the rules of procedure for the House Permanent Select Committee on Intelligence for the 114th Congress are transmitted herewith. They were adopted on January 28, 2015 by voice vote.

1. MEETING DAY

Regular Meeting Day for the Full Committee. The regular meeting day of the Committee for the transaction of Committee business shall be the first Thursday of each month, unless otherwise directed by the Chair.

2. NOTICE FOR MEETINGS

(a) Generally. In the case of any meeting of the Committee, the Chief Clerk of the Committee shall provide reasonable notice to every member of the Committee. Such notice shall provide the time, place, and subject matter of the meeting, and shall be made consistent with the provisions of clause 2(g)(3) of House rule XI.

(b) Hearings. Except as provided in subsection (d), a Committee hearing may not commence earlier than one week after such notice.

(c) Business Meetings. Except as provided in subsection (d), a Committee business meeting may not commence earlier than the third day on which Members have notice thereof.

(d) Exception. A hearing or business meeting may begin sooner than otherwise specified in either of the following circumstances (in which case the Chair shall provide the notice at the earliest possible time):

(1) the Chair, with the concurrence of the Ranking Minority Member, determines there is good cause; or

(2) the Committee so determines by majority vote in the presence of the number of members required under the rules of the Committee for the transaction of business.

(e) Definition. For purposes of this rule, "notice" means:

(1) Written notification; or

(2) Notification delivered by facsimile transmission, regular mail, or electronic mail.

3. PREPARATIONS FOR COMMITTEE MEETINGS

(a) Generally. Designated Committee Staff, as directed by the Chair, shall brief members of the Committee at a time sufficiently prior to any Committee meeting in order to:

(1) Assist Committee members in preparation for such meeting; and

(2) Determine which matters members wish considered during any meeting.

(b) Briefing Materials.

(1) Such a briefing shall, at the request of a member, include a list of all pertinent papers and such other materials that have been obtained by the Committee that bear on matters to be considered at the meeting; and

(2) The Staff Director shall also recommend to the Chair any testimony, papers, or other materials to be presented to the Committee at the meeting of the Committee.

4. OPEN MEETINGS

(a) Generally. Pursuant to House Rule XI, but subject to the limitations of subsections (b) and (c), Committee meetings held for the transaction of business and Committee hearings shall be open to the public.

(b) Meetings. Any meeting or portion thereof for the transaction of business, in-

cluding the markup of legislation, or any hearing or portion thereof shall be closed to the public if the Committee determines by record vote in open session, with a majority of the Committee present, that disclosure of the matters to be discussed may:

- (1) Endanger national security;
- (2) Compromise sensitive law enforcement information;
- (3) Tend to defame, degrade, or incriminate any person; or
- (4) Otherwise violate any law or Rule of the House.

(c) Hearings. The Committee may vote to close a Committee hearing pursuant to clause 11(d)(2) of House Rule X, regardless of whether a majority is present, so long as at least two members of the Committee are present, one of whom is a member of the Minority and votes upon the motion.

(d) Briefings. Committee briefings shall be closed to the public.

5. QUORUM

(a) Hearings. For purposes of taking testimony, or receiving evidence, a quorum shall consist of two Committee members, at least one of whom is a member of the Majority.

(b) Reporting Measures and Recommendations. For purposes of reporting a measure or recommendation, a quorum shall consist of a majority of the Committee's members.

(c) Other Committee Proceedings. For purposes of the transaction of all other Committee business, other than the consideration of a motion to close a hearing as described in rule 4(c), a quorum shall consist of one-third of the Committee's members.

6. PROCEDURES FOR AMENDMENTS AND VOTES

(a) Amendments. When a bill or resolution is being considered by the Committee, members shall provide the Chief Clerk in a timely manner with a sufficient number of written copies of any amendment offered, so as to enable each member present to receive a copy thereof prior to taking action. A point of order may be made against any amendment not reduced to writing. A copy of each such amendment shall be maintained in the public records of the Committee.

(b) Reporting Record Votes. Whenever the Committee reports any measure or matter by record vote, the report of the Committee upon such measure or matter shall include a tabulation of the votes cast in favor of, and the votes cast in opposition to, such measure or matter.

(c) Postponement of Further Proceedings. In accordance with clause 2(h) of House Rule XI, the Chair is authorized to postpone further proceedings when a record vote is ordered on the question of approving a measure or matter or adopting an amendment. The Chair may resume proceedings on a postponed request at any time after reasonable notice. When proceedings resume on a postponed question, notwithstanding any intervening order for the previous question, an underlying proposition shall remain subject to further debate or amendment to the same extent as when the question was postponed.

(d) Availability of Record Votes on Committee Website. In addition to any other requirement of the Rules of the House, the Chair shall make the record votes on any measure or matter on which a record vote is taken, other than a motion to close a Committee hearing, briefing, or meeting, available on the Committee's website not later than 2 business days after such vote is taken. Such record shall include an unclassified description of the amendment, motion, order, or other proposition, the name of each member voting in favor of, and each member voting in opposition to, such amendment, motion, order, or proposition, and the names of

those members of the Committee present but not voting.

7. SUBCOMMITTEES

(a) Generally.

(1) Creation of subcommittees shall be by majority vote of the Committee.

(2) Subcommittees shall deal with such legislation and oversight of programs and policies as the Committee may direct.

(3) Subcommittees shall be governed by these rules.

(4) For purposes of these rules, any reference herein to the "Committee" shall be interpreted to include subcommittees, unless otherwise specifically provided.

(b) Establishment of Subcommittees. The Committee establishes the following subcommittees:

(1) Subcommittee on the Central Intelligence Agency;

(2) Subcommittee on the National Security Agency and Cybersecurity

(3) Subcommittee on Emerging Threats; and

(4) Subcommittee on Department of Defense Intelligence and Overhead Architecture.

(c) Subcommittee Membership.

(1) Generally. Each member of the Committee may be assigned to at least one of the subcommittees.

(2) *Ex Officio* Membership. In the event that the Chair and Ranking Minority Member of the full Committee do not choose to sit as regular voting members of one or more of the subcommittees, each is authorized to sit as an *ex officio* member of the subcommittees and participate in the work of the subcommittees. When sitting *ex officio*, however, they:

(A) Shall not have a vote in the subcommittee; and

(B) Shall not be counted for purposes of determining a quorum.

(d) Regular Meeting Day for Subcommittees. There is no regular meeting day for subcommittees.

8. PROCEDURES FOR TAKING TESTIMONY OR RECEIVING EVIDENCE

(a) Notice. Adequate notice shall be given to all witnesses appearing before the Committee.

(b) Oath or Affirmation. The Chair may require testimony of witnesses to be given under oath or affirmation.

(c) Administration of Oath or Affirmation. Upon the determination that a witness shall testify under oath or affirmation, any member of the Committee designated by the Chair may administer the oath or affirmation.

(d) Questioning of Witnesses.

(1) Generally. Questioning of witnesses before the Committee shall be conducted by members of the Committee.

(2) Exceptions.

(A) The Chair, in consultation with the Ranking Minority Member, may determine that Committee Staff will be authorized to question witnesses at a hearing in accordance with clause 2(j) of House Rule XI.

(B) The Chair and Ranking Minority Member are each authorized to designate Committee Staff to conduct such questioning.

(e) Counsel for the Witness.

(1) Generally. Witnesses before the Committee may be accompanied by counsel, subject to the requirements of paragraph (2).

(2) Counsel Clearances Required. In the event that a meeting of the Committee has been closed because the subject to be discussed deals with classified information, counsel accompanying a witness before the Committee must possess the requisite security clearance and provide proof of such clearance to the Committee at least 24 hours prior to the meeting at which the counsel intends to be present.

(3) Failure to Obtain Counsel. Any witness who is unable to obtain counsel should notify the Committee. If such notification occurs at least 24 hours prior to the witness'