

COMMUNICATION FROM CHAIR OF  
COMMITTEE ON TRANSPORTATION  
AND INFRASTRUCTURE

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

COMMITTEE ON TRANSPORTATION AND  
INFRASTRUCTURE, HOUSE OF REPRESENTATIVES,

*Washington, DC, April 13, 2018.*

Hon. PAUL RYAN,  
*House of Representatives, The Capitol, Washington, DC.*

DEAR MR. SPEAKER: On April 12, 2018, pursuant to section 3307 of Title 40, United States Code, the Committee on Transportation and Infrastructure met in open session to consider 16 resolutions included in

the General Services Administration's Capital Investment and Leasing Programs.

The Committee continues to work to reduce the cost of federal property and leases. The 16 resolutions considered include 11 lease prospectuses, four special emphasis program prospectuses, and one acquisition and represent \$71 million in savings from avoided lease costs and space reductions.

I have enclosed copies of the resolutions adopted by the Committee on Transportation and Infrastructure on April 12, 2018.

Sincerely,

BILL SHUSTER,  
*Chairman.*

Enclosures.

COMMITTEE RESOLUTION  
ALTERATION—CONSOLIDATION ACTIVITIES  
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 the recon-*

figuration and renovation of space within government-owned and leased buildings during fiscal year 2018 to improve space utilization, optimize inventory, and decrease reliance on leased space at a total cost of \$100,000,000, a prospectus for which is attached to and included in this resolution

*Provided, that an Expenditure Plan be submitted to the Committee prior to the expenditure of any funds. Provided, that consolidation projects result in reduced annual rent paid by the tenant agency.*

*Provided, that no consolidation project exceeds \$20,000,000 in costs.*

*Provided further, that preference is given to consolidation projects that achieve an office utilization rate of 130 usable square feet or less per person.*

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

GSA

PBS

**PROSPECTUS - ALTERATION  
CONSOLIDATION ACTIVITIES PROGRAM  
VARIOUS BUILDINGS**

Prospectus Number: PCA-0001-MU18

**FY 2018 Project Summary**

The General Services Administration (GSA) proposes the reconfiguration and renovation of space within Government-owned and leased buildings during Fiscal Year (FY) 2018 to support GSA's ongoing consolidation efforts to improve space utilization, optimize inventory, decrease reliance on leased space, and reduce the Government's environmental footprint.

Since inception of the Consolidation Activities Program in FY 2014, GSA has received \$215 million in support of the program. Through FY 2016, the consolidation activities program has funded 69 projects. When complete, the 69 projects will result in more than a 1.4 million square foot reduction, reduce agency rental payments paid to GSA by \$54 million annually, and provide \$112 million in annual government lease cost avoidance.

**FY 2018 Committee Approval and Appropriation Requested .....\$100,000,000**

**Program Summary**

As part of its ongoing effort to improve space utilization, optimize inventory, decrease reliance on leased space, and reduce the Government's environmental footprint, GSA is identifying consolidation opportunities within its inventory of real property assets. These opportunities are presented through surveys and studies, partnering with customer agencies and through agency initiatives. Projects will vary in size by location and agency mission and operations; however, no single project will exceed \$20 million GSA costs. Funds will support consolidation of customer agencies and will not be available for GSA internal consolidations. Preference will be given to projects that result in an Office Utilization Rate of 130 usable square feet per person or less and a total project payback period of 10 years or less.

Typical projects include the following:

- Reconfiguration and alteration of existing federal space to accommodate incoming agency relocation/consolidation. (Note: may include reconfigurations of existing occupied federal tenant space); and
- Incidental alterations and system upgrades, such as fire sprinklers or heating, ventilation and air conditioning, needed as part of relocation and consolidation.

Projects will be evaluated using the following criteria:

- Preference will be given to projects that are identified as a reduction opportunity in an existing Customer Portfolio Plan that has been agreed to by both GSA and the subject agency and meet the other criteria.

GSA

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**PROSPECTUS - ALTERATION  
CONSOLIDATION ACTIVITIES PROGRAM  
VARIOUS BUILDINGS**

Prospectus Number: PCA-0001-MU18

- 
- Proposed consolidation projects will result in a reduction in annual rent paid by the impacted customer agency.
  - Preference is given to consolidations within or into owned buildings over consolidations within or into leased space.
  - Consolidation of expiring leases into owned buildings will be given preference over those business cases for lease cancellations that include a cancellation cost.
  - Co-location with other agencies with shared resources and special space will be given preference.
  - Links to other consolidation projects will be given preference.

**Justification**

GSA supports the Administration and Congress's efforts to reduce space. GSA continually analyzes opportunities to improve space utilization and realize long-term cost savings for the Government. Funding for space consolidations is essential so that GSA can execute those opportunities.

Projects funded under this authorization will enable agencies to consolidate within Government-controlled leased space or relocate from either Government-controlled leased or federally owned space to federally owned space that more efficiently meets mission needs. These consolidations will result in improved space utilization, cost savings for the American taxpayers and a reduced environmental impact.

GSA

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**PROSPECTUS - ALTERATION  
CONSOLIDATION ACTIVITIES PROGRAM  
VARIOUS BUILDINGS**

Prospectus Number: PCA-0001-MU18

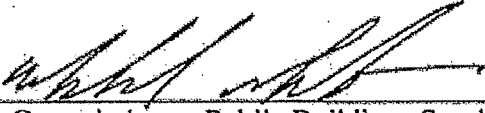
**Certification of Need**

Current Administration and Congressional initiatives call for improved space utilization, lower costs for the Government and a reduced environmental footprint. It has been determined that the proposed consolidation program is the most practical solution to meeting those goals.

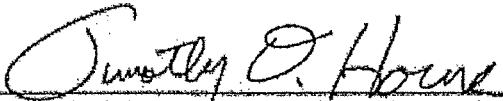
May 17, 2017

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

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

  
Acting Commissioner, Public Buildings Service

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

  
Acting Administrator, General Services Administration

April 13, 2018

CONGRESSIONAL RECORD—HOUSE

H3235

COMMITTEE RESOLUTION

ALTERATION—FIRE PROTECTION AND LIFE  
SAFETY PROGRAM, VARIOUS BUILDINGS

*Resolved by the Committee on Transportation  
and Infrastructure of the U.S. House of Rep-*

*resentatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for repairs and alterations to upgrade, replace, and improve fire protection systems and life safety features in government-owned buildings during Fiscal Year 2018 at a total cost of \$45,000,000,

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

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

GSA

PBS

**PROSPECTUS - ALTERATION  
FIRE PROTECTION AND LIFE SAFETY PROJECTS  
VARIOUS BUILDINGS**

Prospectus Number: PFP-0001-MU18

**FY 2018 Project Summary**

This prospectus proposes alterations to upgrade, replace and improve fire protection systems and life safety features in Government-owned buildings during Fiscal Year (FY) 2018.

Since FY 2010, GSA has received \$76,000,000 in support of this program. These funds supported 68 projects in over 60 Government-owned buildings.

**FY 2018 Committee Approval and Appropriation Requested.....\$45,000,000**

**Program Summary**

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

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

**Justification**

GSA periodically assesses all facilities using technical professionals to identify hazards and initiate correction or risk-reduction protection strategies so that its buildings do not present an unreasonable risk to GSA personnel, occupant agencies or the general public. Completion of these proposed projects will improve the overall level of safety from fire and similar risks in federally owned buildings in GSA's portfolio nationwide.

GSA

PBS

**PROSPECTUS - ALTERATION  
FIRE PROTECTION AND LIFE SAFETY PROJECTS  
VARIOUS BUILDINGS**

Prospectus Number: PFP-0001-MU18

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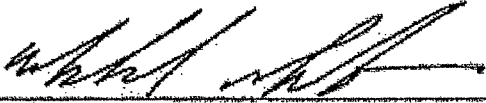
**Certification of Need**

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

May 17, 2017

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

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

  
Acting Commissioner, Public Buildings Service

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

  
Acting Administrator, General Services Administration

## COMMITTEE RESOLUTION

ALTERATION—JUDICIARY CAPITAL SECURITY  
PROGRAM, VARIOUS BUILDINGS

*Resolved by the Committee on Transportation  
and Infrastructure of the U.S. House of Rep-  
resentatives, that pursuant to 40 U.S.C. §3307,*

appropriations are authorized for alterations  
to improve physical security in Government-  
owned buildings occupied by the Judiciary  
and U.S. Marshals Service during Fiscal  
Year 2018 in lieu of future construction of  
new facilities at a total cost of \$20,000,000, a

prospectus for which is attached to and in-  
cluded in this resolution.

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



GSA

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**PROSPECTUS - ALTERATION  
JUDICIARY CAPITAL SECURITY PROGRAM  
VARIOUS BUILDINGS**

Prospectus Number: PJCS-0001-MU18

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**FY 2018 Project Summary**

This prospectus proposes alterations to improve physical security in Government-owned buildings occupied by the Judiciary and the U.S. Marshals Service (USMS) during fiscal year (FY) 2018.

Since FY 2012, GSA has received \$80,000,000 in support of this program. These funds supported 10 projects.

**FY 2018 Committee Approval and Appropriation Requested..... \$20,000,000**

**Program Summary**

The Judiciary Capital Security Program is dedicated to improving physical security in buildings occupied by the Judiciary and USMS. In most cases, these projects are in lieu of constructing new facilities, thereby providing cost savings and expedited delivery. These projects will vary in size, location and delivery method, and are designed to improve the separation of circulation for the public, judges and prisoners. Funding provided for the security improvement projects will address elements such as additional doors, reconfiguring or adding corridors, reconfiguring or adding elevators and sallyports, and constructing physical or visual barriers.

**Justification**

This program provides a vehicle for addressing security deficiencies in a timely and less costly manner when constructing a new courthouse is unlikely in the foreseeable future. The projects in this program are based on studies undertaken by the Judiciary. This prospectus requests separate funding to address security conditions at existing Federal courthouses for locations that are unlikely, in most cases, to be considered for construction of a new courthouse. The Judiciary's asset management planning process serves to help compile a preliminary assessment of potential projects that involve courthouses with poor security ratings nationwide.

GSA

PBS

**PROSPECTUS - ALTERATION  
JUDICIARY CAPITAL SECURITY PROGRAM  
VARIOUS BUILDINGS**

Prospectus Number: PJCS-0001-MU18

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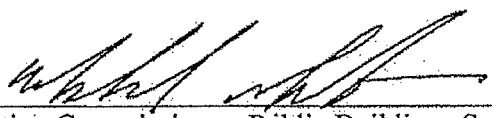
**Certification of Need**

Over the years, a number of security issues have been identified that need to be addressed to reduce risk to physical security. The proposed program is the best solution to meet a validated Government need.

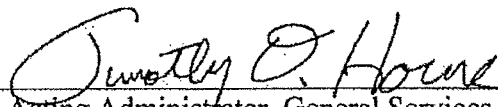
May 17, 2017

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

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

  
Acting Commissioner, Public Buildings Service

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

  
Acting Administrator, General Services Administration

*April 13, 2018*

CONGRESSIONAL RECORD—HOUSE

**H3241**

COMMITTEE RESOLUTION

ALTERATION—SEISMIC MITIGATION PROGRAM,  
VARIOUS BUILDINGS

*Resolved by the Committee on Transportation  
and Infrastructure of the U.S. House of Rep-*

*resentatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for alterations to install, upgrade and improve seismic performance in Government-owned buildings during Fiscal Year 2018 at a total cost of

\$40,000,000, a prospectus for which is attached to and included in this resolution.

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

GSA

PBS

**PROSPECTUS – ALTERATION  
SEISMIC MITIGATION PROGRAM  
VARIOUS BUILDINGS**

Prospectus Number: PSE-0001-MU18

**FY 2018 Project Summary**

This prospectus proposes alterations to install, upgrade and improve seismic performance in Government-owned buildings starting in Fiscal Year (FY) 2018.

**FY 2018 Committee Approval and Appropriation Requested ..... \$40,000,000**

**Program Summary**

As part of its Seismic Mitigation Program efforts, GSA is currently identifying seismic risks in federal buildings in high seismic areas throughout the country through previous seismic evaluations, inspections and 41 American Society of Civil Engineers Tier 1 studies undertaken as part of the GSA Seismic Risk Rating Program. The approval and appropriation requested in this prospectus is for a diverse set of retrofit projects with engineering solutions to reduce hazards. Resulting mitigation projects will vary in size, location and delivery method. Typical projects include:

- Installing or upgrading seismic bracing on fire suppression piping, water lines, gas lines, and steam lines to reduce fire risk and reduce risk from falling hazards to the building occupants.
- Installing seismic bracing on partitions with large height-to-thickness ratios, terra cotta or unbraced stairwell conditions, including revisions to stairs to allow for relative floor movement during seismic events.
- Installing seismic bracing and snubbers, as required, to mechanical and electrical equipment to reduce instability, fire risk and post-event down time.
- Installing seismic bracing on and above suspended ceilings to prevent falling ceilings, fixtures, equipment, and piping.
- Bracing parapet walls and other facade elements to reduce falling hazards at the exterior of buildings and at building exits.
- Strengthening diaphragm and connections to lateral load resisting elements.
- Strengthening critical structural members and connections.
- Anchoring features and installing seismic bracing on furniture, fixtures and equipment to mitigate injury risk.

**GSA****PBS**

**PROSPECTUS -- ALTERATION  
SEISMIC MITIGATION PROGRAM  
VARIOUS BUILDINGS**

Prospectus Number: PSE-0001-MU18

**Justification**

GSA is finalizing the seismic risk ratings of buildings located in high seismic areas. Based on the seismic work in conjunction with prior studies, GSA initiated a program to identify non-structural seismic hazards and initiated correction and risk reduction projects associated with those hazards. According to the Federal Emergency Management Agency, most of the damage caused by several recent U.S. earthquakes is the result of nonstructural failures. Falling non-structural building components are responsible for the majority of injuries in a seismic event. Completion of projects funded through this program will reduce the overall level of risk from seismic events in Government-owned buildings.

**FY 2018 Committee Approval and Appropriation Requested..... \$40,000,000**

GSAPBS

**PROSPECTUS – ALTERATION  
SEISMIC MITIGATION PROGRAM  
VARIOUS BUILDINGS**

Prospectus Number: PSE-0001-MU18

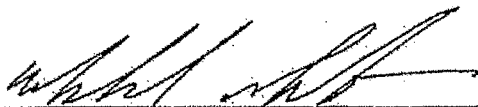
**Certification of Need**

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

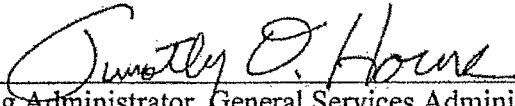
May 17, 2017

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

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

  
Acting Commissioner, Public Buildings Service

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

  
Acting Administrator, General Services Administration

## COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF DEFENSE—ARMY  
CORPS OF ENGINEERS, SACRAMENTO, CA

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 233,000 rentable square feet of space, including 65 official parking spaces, for the Department of Defense, Army Corps of Engineers currently located at 1325 J Street in Sacramento, California, at a proposed total annual cost of \$10,019,000 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 205 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided that*, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, in-

cluded in the prospectus that would result in an overall utilization rate of 205 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.

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

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

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

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF DEFENSE - ARMY CORPS OF ENGINEERS  
SACRAMENTO, CA**

Prospectus Number: PCA-01-SA18  
Congressional District: 06

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 233,000 rentable square feet (RSF) for the Department of Defense – Army Corps of Engineers (USACE), Sacramento District, currently located at 1325 J Street in Sacramento, CA.

The lease will provide continued housing for USACE and will improve the office and overall space utilization from 152 to 134 and 221 to 205 per person, respectively.

**Description**

Occupant:	U.S. Army Corps of Engineers
Current Rentable Square Feet (RSF)	227,025 (Current RSF/USF = 1.15)
Estimated Maximum RSF <sup>1</sup> :	233,000 (Proposed RSF/USF = 1.18)
Expansion RSF:	5,975
Current Usable Square Feet/Person:	221
Estimated Usable Square Feet/Person:	205
Expiration Dates of Current Lease(s):	05/31/2020 (leases are co-terminus)
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	Sacramento Central Business Area, bounded by North: American River; East: Hwy 80/Hwy 51/Alhambra Blvd.; South: Broadway; and West: Sacramento River
Number of Official Parking Spaces:	65
Scoring:	Operating
Current Total Annual Cost:	\$ 6,530,591 (leases effective 06/01/2010 & 11/18/2011)
Estimated Rental Rate <sup>2</sup> :	\$43.00 / RSF
Estimated Total Annual Cost <sup>3</sup> :	\$10,019,000

<sup>1</sup> The RSF/USF at the current location is approximately 1.15; however, to maximize competition a RSF/USF ratio of 1.18 is used for the estimated proposed maximum RSF as indicated in the housing plan.

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

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



GSA

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**PROSPECTUS – LEASE  
DEPARTMENT OF DEFENSE - ARMY CORPS OF ENGINEERS  
SACRAMENTO, CA**

Prospectus Number: PCA-01-SA18  
Congressional District: 06

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**Background**

The USACE Sacramento District, which comprises approximately 1,000 military and civilian engineers and scientists (biologists, geologists, hydrologists, natural resource managers, and others), is a leader in engineering and environmental matters in eight western states. The Sacramento District, one of the largest in USACE, is responsible for more than 2 million acres and 300,000 miles of waterways with an annual budget of over \$500 million.

The Sacramento District is also responsible for military design and construction, civil works, real estate services to the Army and Air Force, environmental services, emergency operations and regulatory and tribal nations program.

**Justification**

USACE occupies two leases at 1325 J Street, one GSA lease and one agency direct lease. Both leases expire on May 31, 2020. The agency anticipates a continued need beyond the proposed term of the lease (20 years) to support continuity in meeting the USACE mission requirements.

**Summary of Energy Compliance**

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

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF DEFENSE - ARMY CORPS OF ENGINEERS  
SACRAMENTO, CA**

Prospectus Number: PCA-01-SA18  
Congressional District: 06

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**Resolutions of Approval**

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

**Interim Leasing**


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

**Certification of Need**


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

Submitted at Washington, DC, on November 30, 2017

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

  
Commissioner, Public Buildings Service

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

  
Acting Administrator, General Services Administration

Housing Plan  
U.S. Army Corps of Engineers

PCA-01-SAI8  
Sacramento, CA

April 13, 2018

Locations	CURRENT				ESTIMATED/PROPOSED			
	Personnel		Usable Square Feet (USF) <sup>1</sup>		Personnel		Usable Square Feet (USF)	
	Office	Total	Office	Special	Office	Total	Office	Special
1325 J Street, Sacramento, CA (Army Corps of Engineers - Sacramento District)	891	891	161,277	3,054		184,266		
1325 J Street, Sacramento, CA (Army Corps of Engineers direct lease)	36	36	12,704			12,704		
Estimated/Proposed Lease								
Total	927	927	173,981	3,054	961	196,970	165,091	30,886

Office Utilization Rates (UR) <sup>2</sup>		
Rate	Current	Proposed
UR-average amount of office space per person	152	134

UR-average amount of office space per person

Current URs excludes 38,275 usf of office support space

Proposed URs excludes 36,320 usf of office support space

Overall UR <sup>3</sup>		
Rate	Current	Proposed
	221	205

R/U Factor <sup>4</sup>				
	Total USF	RSF/USF	Max RSF	
Current	196,970	1.15	227,025	
Estimated/Proposed	197,327	1.18	233,000	

Special Space		USF
Cafeteria/Kitchen		2,800
Training Rooms		12,250
Bank / Credit Union		2,000
High Density File Rooms		4,770
Media Studio		770
Print Shop		690
Emergency Operations Center		950
SCIF		350
Secured Entry Area		400
Equipment Sanitization Room		900
Clinic		300
Secure Comm Room		150
Server Room		1,600
IT Work Room		1,420
Mail Room		1,336
Total		30,886

## NOTES:

<sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.<sup>2</sup> Calculation excludes Judiciary, Congress and agencies with less than 10 people.<sup>3</sup> USF/Person = housing plan total USF divided by total personnel.<sup>4</sup> Rentable/Usable Factor (R/U Factor) = Max RSF divided by total USF

## COMMITTEE RESOLUTION

LEASE—SOCIAL SECURITY ADMINISTRATION,  
SALINAS, CA

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease of up to 70,000 rentable square feet of space, including 3 official parking spaces, for the Social Security Administration currently located at 100 East Alvin Drive in Salinas, California at a proposed total annual cost of \$3,534,300 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 177 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided that*, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, in-

cluded in the prospectus that would result in an overall utilization rate of 177 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.

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

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

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

GSA

PBS

**PROSPECTUS – LEASE  
SOCIAL SECURITY ADMINISTRATION  
SALINAS, CA**

Prospectus Number: PCA-02-SA18  
Congressional District: 20

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 70,000 rentable square feet (RSF), and 3 secured parking spaces, for the Social Security Administration (SSA), currently located at 100 East Alvin Drive, in Salinas, CA.

The lease will provide continued housing for SSA's Salinas Teleservice Center (TSC), and will maintain the overall utilization rate of 177 useable square feet (USF) per person and the office utilization rate of 116 USF per person.

**Description**

Occupant:	Social Security Administration
Current Rentable Square Feet (RSF)	66,664 (Current RSF/USF = 1.10)
Estimated Maximum RSF <sup>1</sup> :	70,000 (Proposed RSF/USF = 1.15)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	177
Estimated Usable Square Feet/Person:	177
Expiration Dates of Current Lease(s):	10/31/2020
Proposed Maximum Leasing Authority:	15 years
Delineated Area:	City Limits of Salinas, CA
Number of Official Parking Spaces:	3
Scoring:	Operating
Current Total Annual Cost:	\$2,603,229 (lease effective 11/01/2015)
Estimated Rental Rate <sup>2</sup> :	\$50.49 / RSF
Estimated Total Annual Cost <sup>3</sup> :	\$3,534,300

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

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

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

GSA

PBS

**PROSPECTUS — LEASE  
SOCIAL SECURITY ADMINISTRATION  
SALINAS, CA**

Prospectus Number: PCA-02-SA18  
Congressional District: 20

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**Justification**

The SSA office at 100 East Alvin Drive houses the Salinas TSC, and the current lease expires on October 31, 2020. SSA requires continued housing to carry out its mission at the TSC.

The TSC is designed as a call center with a large number of employees working side-by-side, each engaged in serving their particular customer over the telephone. Very minimal special space is included in the build-out, and call centers are a critical link between SSA and its customers.

TSC Contact Representatives are often the first point of contact for the public. Each representative interviews beneficiaries and the general public by telephone and/or by correspondence to determine the nature of the issue, explain technical information, gather facts, and resolve problems relating to Social Security programs. TSCs may also receive requests for these services from other agencies or community organizations.

**Summary of Energy Compliance**

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

**Resolutions of Approval**

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

**Interim Leasing**

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

GSA

PBS

PROSPECTUS – LEASE  
SOCIAL SECURITY ADMINISTRATION  
SALINAS, CA

Prospectus Number: PCA-02-SA18  
Congressional District: 20

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Certification of Need

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

Submitted at Washington, DC, on November 30, 2017

Recommended:



Commissioner, Public Buildings Service

Approved:



Acting Administrator, General Services Administration

Office Utilization Rates (UR)²		
	Current	Proposed
Rate	116	116

Proposed URs excludes 9,310 usf of office support space

	R/U Factor <sup>a</sup>		
	Total USF	RSF/USF	Max RSF
Current	60,385	1.10	66,664
Estimated/Proposed	60,385	1.15	70,000

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



## COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF THE TREASURY—INTERNAL REVENUE SERVICE, TREASURY INSPECTOR GENERAL FOR TAX ADMINISTRATION, DENVER, CO

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease of up to 125,000 rentable square feet of space, including 44 official parking spaces, for the Department of the Treasury—Internal Revenue Service and Treasury Inspector General for Tax Administration to consolidate three separate leases in the Denver, Colorado area at a proposed total annual cost of \$5,125,000 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 136 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided that*, except for interim leases as described above, the Administrator may not enter into any leases that are below pro-

spectus 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 136 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.

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

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

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

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF THE TREASURY – INTERNAL REVENUE SERVICE  
TREASURY INSPECTOR GENERAL FOR TAX ADMINISTRATION  
DENVER, CO**

Prospectus Number: PCO-01-DE18  
Congressional District: 1

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 125,000 rentable square feet (RSF) for the Department of the Treasury – Internal Revenue Service (IRS) and Treasury Inspector General for Tax Administration (TIGTA). This action will consolidate three separate leases (two GSA leases and one delegated lease) in the Denver area.

The lease will provide continued housing for IRS and TIGTA and will improve the office and overall space utilization from 112 to 79 and 177 to 136 usable square feet (USF) per person, respectively.

**Description**

Occupant:	IRS AND TIGTA
Current Rentable Square Feet (RSF)	212,237 (Current RSF/USF = 1.33)
Estimated Maximum RSF <sup>1</sup> :	125,000 (Proposed RSF/USF = 1.15)
Expansion/Reduction RSF:	87,237 Reduction
Current Usable Square Feet/Person:	177
Estimated Usable Square Feet/Person:	136
Expiration Dates of Current Lease(s):	05/31/2018, 01/13/2026, 03/24/2018
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	North: South Platte River to Park Ave. W.; East: Park Ave. W. to Broadway to 20th St. to Grant St.; South: 6th Ave.; West: Speer Blvd. to South Platte River (including the CBD of Denver)
Number of Official Parking Spaces:	44
Scoring:	Operating
Current Total Annual Cost:	\$6,647,000 (leases effective 6/1/2008, 1/14/2016, 3/25/2008)
Estimated Rental Rate <sup>2</sup> :	\$41.00 / RSF
Estimated Total Annual Cost <sup>3</sup> :	\$5,125,000

<sup>1</sup> The RSF/USF at the current location is approximately 1.33; however, to maximize competition a RSF/USF ratio of 1.15 is used for the estimated proposed maximum RSF as indicated in the housing plan.

<sup>2</sup> This estimate is for fiscal year 2018 and may be escalated by 2 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

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

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF THE TREASURY – INTERNAL REVENUE SERVICE  
TREASURY INSPECTOR GENERAL FOR TAX ADMINISTRATION  
DENVER, CO**

Prospectus Number: PCO-01-DE18  
Congressional District: 1

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**Justification**

To fulfill its mission, IRS requires both internal and public-facing business units. This particular location comprises five business units, including Criminal Investigations (CI), General Office/Services (GO), Service Center (SC), Taxpayer Assistance Center (TAC), and Taxpayer Advocate Service (TAS). TAC and TAS are public-facing business units that require the support of GO and SC. CI also provides support to the other business units. In order for these business units to perform effectively, they should be co-located to share services and support operations.

TIGTA should also be co-located with IRS. The main function to be housed in this space is the Office of Investigation (OI), which is a law enforcement operation. This co-location is necessary because this TIGTA office is a first responder to IRS in the event of a security breach or threat to an IRS employee. TIGTA provides employee protection against assaults and threats by taxpayers, employee workplace violence, and biological threats, as well as providing armed escorts.

**Summary of Energy Compliance**

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

**Resolutions of Approval**

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

**Interim Leasing**

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

**Certification of Need**

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF THE TREASURY – INTERNAL REVENUE SERVICE  
TREASURY INSPECTOR GENERAL FOR TAX ADMINISTRATION  
DENVER, CO**

Prospectus Number: PCO-01-DE18  
Congressional District: 1

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

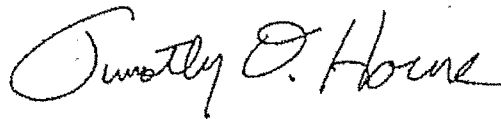
Submitted at Washington, DC, on November 30, 2017

Recommended:



Commissioner, Public Buildings Service

Approved:



Acting Administrator, General Services Administration

June 2017

Housing Plan  
IRS and TIGTA

PC0-01-DE18  
Denver, CO

April 13, 2018

CONGRESSIONAL RECORD — HOUSE

H3259

Leased Locations	CURRENT				ESTIMATED/PROPOSED			
	Personnel		Usable Square Feet (USF) <sup>1</sup>		Personnel		Usable Square Feet (USF)	
	Office	Total	Office	Special	Office	Total	Office	Special
1999 Broadway Bldg - 1999 Broadway, Denver, CO								
Internal Revenue Service	732	732	106,457	6,124		128,942		
Treasury Inspector General for Tax Administration	15	15	2,400	100		2,920		
Greens At Inverness - 56 Inverness Dr E, Englewood, CO								
Internal Revenue Service	97	97	12,152	471		16,850		
Golden Hill - 12600 W Collax Ave, Lakewood, CO								
Internal Revenue Service	60	60	8,541	805		10,890		
Estimated/Proposed Lease								
Internal Revenue Service	-	-	-	-	779	779	77,880	20,712
Treasury Inspector General for Tax Administration	-	-	-	-	15	15	2,171	349
<b>Total</b>	<b>904</b>	<b>904</b>	<b>129,550</b>	<b>7,500</b>	<b>794</b>	<b>159,602</b>	<b>80,051</b>	<b>21,061</b>

Office Utilization Rate (UR) <sup>2</sup>	
Rate	Proposed
UR = average amount of office space per person	79
Current UR excludes 28,501 usf of office support space	
Proposed UR excludes 17,611 usf of office support space	

Overall UR <sup>3</sup>	
Rate	Proposed
Current	177
Proposed	136

R/U Factor <sup>4</sup>			
Total USF	RSF/USF	Max RSF	
Current	159,602	1.33	212,237
Estimated/Proposed	108,062	1.15	125,000

Special Space		USF
ADP		3,314
Conference Rooms		15,963
Break Rooms/Areas		1,784
<b>Total</b>		<b>21,061</b>

NOTES:

\*IRS currently has 27,069 USF of office space that is vacant in the 1999 Broadway location.

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

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

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

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

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

## COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF THE TREASURY—  
INTERNAL REVENUE SERVICE, PLANTATION, FL

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease extension of up to 135,819 rentable square feet of space, including 65 official parking spaces, for the Department of the Treasury, Internal Revenue Service currently located at 7850 SW 6th Court in Plantation, Florida at a proposed total annual cost of \$5,025,303 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 261 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided that*, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, in-

cluded in the prospectus that would result in an overall utilization rate of 261 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.

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

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

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

GSA

PBS

**PROSPECTUS — LEASE**  
**DEPARTMENT OF THE TREASURY — INTERNAL REVENUE SERVICE**  
**PLANTATION, FL**

Prospectus Number: PFL-01-PL18  
Congressional District: 23

**Executive Summary**

The General Services Administration (GSA) proposes a lease extension of approximately 135,819 rentable square feet (RSF) for the Department of the Treasury, Internal Revenue Service (IRS), currently located at 7850 SW 6<sup>th</sup> Court in Plantation, FL. The current lease expires on April 30, 2019.

The proposed extension will enable IRS to provide continued housing for its personnel while the long-term, below-prospectus housing solution is completed.

**Description**

Occupant:	Internal Revenue Service
Current Rentable Square Feet (RSF)	135,819 (Current RSF/USF = 1.11)
Estimated Maximum RSF:	135,819 (Proposed RSF/USF = 1.11)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	261
Estimated Usable Square Feet/Person:	261
Expiration Dates of Current Lease(s):	04/30/2019
Proposed Maximum Leasing Authority:	2 years
Delineated Area:	North Boundary -- W. Oakland Park Blvd East Boundary -- Interstate 95 South Boundary -- Interstate 595 West Boundary -- Sawgrass Expressway
Number of Official Parking Spaces:	65
Scoring:	Operating Lease
Current Total Annual Cost:	\$4,725,255 (leases effective 05/01/09)
Estimated Rental Rate <sup>1</sup> :	\$37.00 / RSF
Estimated Total Annual Cost <sup>2</sup> :	\$5,025,303

<sup>1</sup> This estimate is for fiscal year 2019 and may be escalated by 2 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

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

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF THE TREASURY – INTERNAL REVENUE SERVICE  
PLANTATION, FL**

Prospectus Number: PFL-01-PL18  
Congressional District: 23

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**Background**

IRS provides America's taxpayers top quality service by helping them understand and meet their tax responsibilities and enforce the law with integrity and fairness to all.

**Justification**

The current lease at 7850 SW 6th Court expires on April 30, 2019. IRS requires continued housing at this location to carry out its mission until it can relocate its personnel to another location better suited to operations in a smaller space. The long-term replacement lease is expected to be below prospectus level.

**Resolutions of Approval**

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

**Interim Leasing**

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



GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF THE TREASURY – INTERNAL REVENUE SERVICE  
PLANTATION, FL**

Prospectus Number: PFL-01-PL18  
Congressional District: 23


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**Certification of Need**

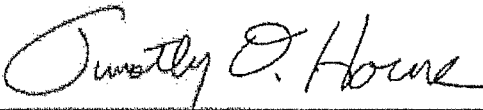
The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on November 30, 2017

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

  
Commissioner, Public Buildings Service

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

  
Acting Administrator, General Services Administration

Leased Locations	CURRENT			ESTIMATED/PROPOSED				
	Personnel		Usable Square Feet (USF)*		Personnel		Usable Square Feet (USF)	
	Office	Total	Office	Total	Office	Total	Office	Total
7850 SW 6th Court Building, Plantation FL								
IRS	457	457	119,930	-	457	457	-	119,930
TIGTA	13	13	2,551	-	13	13	-	2,551
Estimated/Proposed Lease								
Total	470	470	122,481	-	470	470	-	122,481

Office Utilization Rate (UR)*		
Rate	Current	Proposed
	203	203

UR=average amount of office space per person  
 Current UR excludes 26,946 usf of office support space  
 Proposed UR excludes 26,946 usf of office support space

Overall UR*		
Rate	Current	Proposed
	261	261

R/U Factor*			
	Total USF	RSF/USF	Max RSF
Current	122,481	1.11	135,819
Estimated/Proposed	122,481	1.11	135,819

## NOTES:

\*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.

\*Calculation excludes Judiciary, Congress and agencies with less than 10 people.

\*USF/Person = housing plan total USF divided by total personnel.

\*R/U Factor = Max RSF divided by total USF

## COMMITTEE RESOLUTION

LEASE—DRUG ENFORCEMENT ADMINISTRATION,  
WESTON, FL

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease of up to 133,503 rentable square feet of space, including 480 official parking spaces, for the Department of Justice, Drug Enforcement Administration currently located at 2100 and 2200 North Commerce Parkway in Weston, Florida at a proposed total annual cost of \$5,354,805 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 233 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided that*, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, in-

cluded in the prospectus that would result in an overall utilization rate of 233 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.

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

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity,

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

GSAPBS

**PROSPECTUS – LEASE  
DEPARTMENT OF JUSTICE  
DRUG ENFORCEMENT ADMINISTRATION  
WESTON, FL**

Prospectus Number: PFL-04-WE18  
Congressional District: 20, 22, 23, 24, 25

**Executive Summary**

The General Services Administration (GSA) proposes a lease for approximately 133,503 rentable square feet (RSF) for the Department of Justice – Drug Enforcement Administration (DEA). DEA is currently housed at 2100 and 2200 North Commerce Parkway in Weston, FL, under two leases that expire April 9, 2019.

The proposed lease will provide continued housing for DEA, and maintain its office and overall utilization at 63 and 233 usable square feet (USF) per person, respectively.

**Description**

Occupant:	Drug Enforcement Administration
Current (RSF)	133,503 (Current RSF/USF = 1.15)
Estimated Maximum RSF:	133,503 (Proposed RSF/USF = 1.15)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	233
Estimated Usable Square Feet/Person:	233
Expiration Dates of Current Lease(s):	04/09/2019
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	North: I-75 and US Highway 27 N. East on I-75 to I-595 Expressway, continuing East on I-595 Expressway to Federal Highway (US Hwy 1) East: South on Federal Highway (US Hwy 1) to Broward/Miami-Dade County Line South: West along Broward/Miami-Dade County Line to Florida Turnpike (SR 821); West on Florida Turnpike (SR 821) to I-75; North on I-75 to Honey Hill Road; West on Honey Hill Road to US Highway 27 N West: North on US Highway 27 N to I-75 (including the CBD of Weston, FL)
Number of Official Parking Spaces:	480
Scoring:	Operating
Current Total Annual Cost:	\$ 4,410,723
Estimated Rental Rate <sup>1</sup> :	\$40.11 / RSF

<sup>1</sup> This estimate is for fiscal year 2019 and may be escalated by 2 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the

GSAPBS

**PROSPECTUS – LEASE  
DEPARTMENT OF JUSTICE  
DRUG ENFORCEMENT ADMINISTRATION  
WESTON, FL**

Prospectus Number: PFL-04-WE18  
Congressional District: 20, 22, 23, 24, 25

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Estimated Total Annual Cost<sup>2</sup>: \$ 5,354,805

**Background**

DEA is currently located at 2100 and 2200 North Commerce Parkway in Weston, FL, under two separate leases of 96,175 RSF and 37,450 RSF, respectively.

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

**Justification**

DEA's Miami Division Office plays a critical role in assisting the State and local governments with gathering intelligence and coordinating law enforcement strategies to reduce the supply of illegal drugs in the United States. The Miami office's 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.

DEA requires continued housing to carry out its mission. The agency has been housed in this location since 2009 and anticipates a continued need beyond the proposed term of this lease (20 years).

**Summary of Energy Compliance**

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

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

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

GSAPBS

PROSPECTUS – LEASE  
DEPARTMENT OF JUSTICE  
DRUG ENFORCEMENT ADMINISTRATION  
WESTON, FL

Prospectus Number: PFL-04-WE18  
Congressional District: 20, 22, 23, 24, 25

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**Resolutions of Approval**

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

**Interim Leasing**

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

**Certification of Need**

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

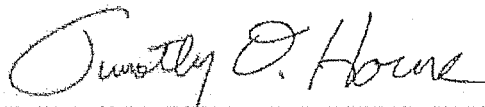
Submitted at Washington, DC, on November 30, 2017

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



Commissioner, Public Buildings Service

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



Acting Administrator, General Services Administration

**Housing Plan  
Drug Enforcement Administration**

PFL-04-WE18  
Weston, FL

April 13, 2018

Leased Locations	CURRENT				ESTIMATED/PROPOSED			
	Personnel		Usable Square Feet (USF) <sup>1</sup>		Personnel		Usable Square Feet (USF)	
	Office	Total	Office	Storage <sup>2</sup>	Office	Total	Storage <sup>3</sup>	Special
Beacon Point II, 2100 North Commerce Parkway	359	359	29,009	-	-	83,659	-	-
Beacon Point IV, 2200 North Commerce Parkway	139	139	11,270	-	-	32,430	-	-
Estimated/Proposed Lease	-	-	-	-	498	498	40,279	75,810
Total	498	498	40,279	-	498	498	40,279	75,810
								116,089

Office Utilization Rate (UR) <sup>4</sup>		
Rate	Current	Proposed
	63	63

UR = average amount of office space per person  
 Current UR excludes 8,861 usf of office support space  
 Proposed UR excludes 8,861 usf of office support space

Overall UR <sup>5</sup>		
Rate	Current	Proposed
	233	233

R/U Factor <sup>6</sup>			
	Total USF	RSF/USF	Max RSF
Current	116,089	1.15	133,503
Estimated/Proposed	116,089	1.15	133,503

## NOTES:

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

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

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

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

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

Special Space		USF
Conference/Training		5,810
Physical Fitness		5,600
ADP		12,390
Lab (Dry/electronic)		700
Lab (Wet/chemistry)		700
Credit Union		1,750
Break Room/Food Service		1,120
Lock/Show Room		1,680
Secured Reception/Polygraph		8,540
Secured Storage		19,250
Evidence Storage		13,020
Weapons Cleaning and Storage		1,680
Secured Interview Room		1,120
Processing/Holding Room		2,450
Total		75,810

## COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF DEFENSE, DEFENSE INTELLIGENCE AGENCY, PRINCE GEORGES COUNTY, MD

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease of up to 266,000 rentable square feet of office and warehouse space, including 10 official surface parking spaces, for the Department of Defense, Defense Intelligence Agency currently located at 3300 75th Street in Landover, Maryland at a proposed total annual cost of \$4,921,000 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 office utilization rate of 115 square feet or less per person, except that, if the Administrator determines that the office utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided that*, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any

of the requirements, or portions thereof, included in the prospectus that would result in an office utilization rate of 115 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.

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

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

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



GSA

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**PROSPECTUS – LEASE  
DEPARTMENT OF DEFENSE  
DEFENSE INTELLIGENCE AGENCY  
PRINCE GEORGES COUNTY, MD**

Prospectus Number: PMD-01-WA18  
Congressional District: 4

**Executive Summary**

The General Services Administration (GSA) proposes a lease of up to 266,000 rentable square feet (RSF) of office and warehouse space for the Department of Defense (DoD), Defense Intelligence Agency (DIA), currently located at 3300 75<sup>th</sup> Street, Landover, MD. The proposed lease will provide continued housing for DoD-DIA as well as more modern, streamlined, and efficient operations.

**Description**

Occupant:	DoD DIA
Current Rentable Square Feet (RSF)	266,000 (Current RSF/USF = 1.05)
Estimated Maximum RSF:	266,000 (Proposed RSF/USF = 1.05)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	115 office usable square feet per person
Estimated Usable Square Feet/Person:	115 office usable square feet per person
Proposed Maximum Leasing Authority:	20 Years
Expiration Dates of Current Leases:	8/31/2019
Delineated Area:	North: Riverdale Road/MD 450. West: Baltimore-Washington Parkway. South: MD 202. East: I-495
Number of Official Parking Spaces <sup>1</sup> :	10 Surface Parking
Scoring:	Operating lease
Estimated Rental Rate <sup>2</sup> :	\$18.50 per rentable square foot
Estimated Total Annual Cost: <sup>3</sup>	\$4,921,000
Current Total Annual Cost:	\$4,860,413 (Lease effective 9/1/2009)

<sup>1</sup> DoD security requirements may necessitate control of parking at this location. This control 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). An outdoor surface parking area will be used as a ware yard to accommodate storage containers, trailers used to stage materials for jobs on a long-term basis, military vehicles, and oversized items such as diesel generators. The parking lot will also be used for 10 official Government vehicles.

<sup>2</sup> This estimate is for fiscal year 2019 and may be escalated by 2 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as a basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

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

GSAPBS

**PROSPECTUS – LEASE  
DEPARTMENT OF DEFENSE  
DEFENSE INTELLIGENCE AGENCY  
PRINCE GEORGES COUNTY, MD**

Prospectus Number: PMD-01-WA18  
Congressional District: 4

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**Background**

DIA is a DoD combat support agency that produces, analyzes, and disseminates military intelligence information to combat and non-combat military missions. The DIA serves as the Nation's primary manager and producer of foreign military intelligence, and is a central intelligence producer and manager for the Secretary of Defense, the Joint Chiefs of Staff, and the Unified Combatant Command.

**Justification**

The DoD-DIA has a mission-based requirement that serves DIA personnel. The mission requires the highest level of protection since it directly supports Overseas Contingency Operations. The location requires Anti-Terrorism/Force Protection and Interagency Security Committee requirements to be fully met.

The current lease expires August 31, 2019. DoD-DIA requires continued housing to carry out its mission and anticipates a continued need beyond the proposed term of this lease. GSA will consider whether DoD-DIA's continued housing needs should be satisfied in the existing location based on an analysis of other potential locations within the delineated area. If other potential locations are identified, a cost-benefit analysis will be conducted to determine whether the Government can expect to recover the relocation and duplication costs of real and personal property needed for DoD-DIA to accomplish its mission.

**Summary of Energy Compliance**

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

**Resolutions of Approval**

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

GSAPBS

**PROSPECTUS – LEASE  
DEPARTMENT OF DEFENSE  
DEFENSE INTELLIGENCE AGENCY  
PRINCE GEORGES COUNTY, MD**

Prospectus Number: PMD-01-WA18  
Congressional District: 4

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**Interim Leasing**


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

**Certification of Need**

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

Submitted at Washington, DC, on November 30, 2017

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

  
Commissioner, Public Buildings Service

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

  
Acting Administrator, General Services Administration

PMD-01-WA18  
Prince Georges County, Md

	R/U Factor <sup>a</sup>	Total USF	RSF/USF	Max RSF
Current		252,687	1.05	266,000
Estimated/Proposed		252,687	1.05	266,000

$$R/U \text{ Factor} = \text{Max RSF divided by total USF}$$

## COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF AGRICULTURE, KANSAS CITY, MO

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease of up to 374,000 rentable square feet of space, including 20 official parking spaces, for six components of the Department of Agriculture—Farm Service Agency, Risk Management Agency, Office of General Counsel, Agricultural Marketing Service, Animal and Plant Health Inspection Service, and components of the Office of Chief Information Officer currently located at 6501 Beacon Drive in Kansas City, Missouri at a proposed total annual cost of \$11,751,080 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 200 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided that*, except for interim leases as described above, the Administrator may not

enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 200 square feet or higher per person.

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

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

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

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

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

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

GSA

PBS

**PROSPECTUS -- LEASE  
DEPARTMENT OF AGRICULTURE  
KANSAS CITY, MO**

Prospectus Number: PMO-02-KC18  
Congressional District: 05

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 374,000 rentable square feet (RSF) for six components of the Department of Agriculture (USDA): Farm Service Agency, Risk Management Agency (USDA-RMA), Office of General Counsel, Agricultural Marketing Service, Animal and Plant Health Inspection Service, and components of the Office of Chief Information Officer, currently located at 6501 Beacon Drive in Kansas City, MO. The Government has occupied space in this building since 2000.

The lease will provide continued housing for various USDA agencies and will slightly improve the office and overall space utilization from 128 to 126 and 203 to 200 usable square feet (USF) per person, respectively.

**Description**

Occupant:	U.S. Department of Agriculture
Current Rentable Square Feet (RSF)	327,865 (Current RSF/USF = 1.01)
Estimated Maximum RSF <sup>1</sup> :	374,000 (Proposed RSF/USF = 1.15)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	203
Estimated Usable Square Feet/Person:	200
Expiration Date of Current Lease:	02/29/2020
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	The area bounded by I-35/Independence Avenue on the north; I-435 on the east; Gregory Blvd on the south; I-35/MO-KS State Line on the west and includes the entire Central Business Area.
Number of Official Parking Spaces:	20
Scoring:	Operating
Current Total Annual Cost:	\$6,097,737 (lease effective 03/01/2010)
Estimated Rental Rate <sup>2</sup> :	\$31.42 / RSF
Estimated Total Annual Cost <sup>3</sup> :	\$11,751,080

**Acquisition Strategy**

<sup>1</sup> The RSF/USF at the current location is approximately 1.01; however, to maximize competition a RSF/USF ratio of 1.15 is used for the estimated proposed maximum RSF as indicated in the housing plan.

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

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

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF AGRICULTURE  
KANSAS CITY, MO**

Prospectus Number: PMO-02-KC18  
Congressional District: 05

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

**Background**

The USDA mission is to provide leadership on food, agriculture, natural resources, rural development, nutrition, and related issues based on public policy, science, and effective management. The missions of the various sub-agencies range from marketing and inspection services, administration of food and assistance programs, information resources management, crop insurance and actuarial services, cybersecurity, and conservation services, to the administrative services provided by the Office of the General Counsel.

**Justification**

The current lease at 6501 Beacon Drive expires February 29, 2020, and USDA requires continued housing to carry out its mission. This location serves as the regional office of USDA and functions as an emergency site to maintain USDA operations in the event that a catastrophe prevents existing facilities from carrying out the USDA mission. The location of the new lease will be similarly certified.

USDA–RMA will increase personnel by 19 to accomplish program expansions through the approved Farm Bill in 2014–18 and the 2016 reorganization. The continued co-location of the various USDA agencies maximizes operational efficiencies, improves performance of USDA agency missions and programs, and achieves economies for better utilization of common facilities and support space.

**Summary of Energy Compliance**

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

**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

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF AGRICULTURE  
KANSAS CITY, MO**

Prospectus Number: PMO-02-KC18  
Congressional District: 05

constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

**Interim Leasing**

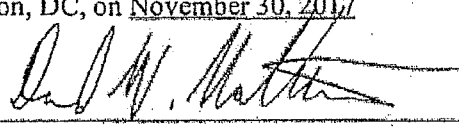
GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

**Certification of Need**


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

Submitted at Washington, DC, on November 30, 2017

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

  
Commissioner, Public Buildings Service

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

  
Acting Administrator, General Services Administration



Housing Plan  
U.S. Department of Agriculture

PMO-02-KC18  
Kansas City, MO

April 13, 2018

Leased Locations	CURRENT				ESTIMATED/PROPOSED			
	Personnel		Usable Square Feet (USF) <sup>1</sup>		Personnel		Usable Square Feet (USF) <sup>1</sup>	
	Office	Total	Office	Total	Office	Total	Office	Total
6501 Beacon Drive								
USDA - Farm Service Agency 6	1,267	1,267	6,838	264,120	-	-	-	-
USDA - Risk Management Agency	305	305	46,276	51,692	-	-	-	-
USDA - Office of General Counsel	16	16	3,598	4,514	-	-	-	-
USDA - Animal and Plant Health Inspection Service	12	12	4,158	4,158	-	-	-	-
Estimated/Proposed Lease								
USDA - Farm Service Agency	-	-	-	-	1,205	1,205	193,576	22,527
USDA - Risk Management Agency	-	-	-	-	324	324	51,174	4,983
USDA - Office of General Counsel	-	-	-	-	16	16	3,506	500
USDA - Agricultural Marketing Service 6	-	-	-	-	22	22	4,863	416
USDA - Animal and Plant Health Inspection Service	-	-	-	-	12	12	4,871	-
USDA - OIC Agricultural Security Operations Center <sup>6</sup>	-	-	-	-	40	40	4,256	-
Joint Use 6	-	-	-	-	-	-	-	-
<b>Total</b>	<b>1,600</b>	<b>1,600</b>	<b>262,246</b>	<b>324,484</b>	<b>1,619</b>	<b>1,619</b>	<b>262,246</b>	<b>324,484</b>

Office Utilization Rate (UR) <sup>2</sup>		
Rate	Current	Proposed
UR = average amount of office space per person	128	126

Current UR excludes 57,694 usf of office support space

Proposed UR excludes 37,694 usf of office support space

Overall UR <sup>3</sup>		
Rate	Current	Proposed
	203	200

R/U Factor <sup>4</sup>			
	Total USF	RSP/USF	Max RSP
Current	324,484	1.01	327,865
Estimated/Proposed	324,484	1.15	374,000

Special Space		USF
ADP		8,764
Conference/Training		29,094
Workroom		1,134
Food Service/Break Room		10,847
Health Unit		1,062
Fitness Center		3,470
Mailroom		96
<b>Total</b>		<b>54,467</b>

## NOTES:

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

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

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

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

<sup>5</sup> Storage excludes warehouse, which, if applicable, is classified as part of Special Space breakout

<sup>6</sup> OICO ASOC, AMS, and joint use space are currently under the same OA as FSA. OICO ASOC and AMS will have individual OAs for future space.

COMMITTEE RESOLUTION  
LEASE—SECURITIES AND EXCHANGE  
COMMISSION, WASHINGTON, DC

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 1,274,000 rentable square feet of space, including 10 official parking spaces, for the Securities and Exchange Commission currently located at 100 F Street NE, 600 Second Street NE, and 700 Second Street NE in Washington, D.C. at a proposed total annual cost of \$63,700,000 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 229 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided that*, except for interim leases as described above, the Administrator may not enter into any leases that are below pro-

spectus 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 229 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*, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if

it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

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

GSA

PBS

**PROSPECTUS – LEASE  
SECURITIES AND EXCHANGE COMMISSION  
WASHINGTON, DC**

Prospectus Number: PDC-11-WA17

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 1,274,000 rentable square feet (RSF) of space for the Securities and Exchange Commission (SEC), currently located at 100 F Street NE, 600 Second Street NE, and 700 Second Street NE in Washington, DC. The leases expire on April 24, 2019; January 6, 2020; and February 28, 2021.

The proposed lease will enable SEC to provide continued housing as well as more streamlined and efficient operations. It will improve space utilization, as the office and overall utilization rates will be improved from 151 to 139 usable square feet (USF) per person, and 247 to 229 USF per person, respectively.

**Description**

Occupant:	U.S. Securities and Exchange Commission
Current Rentable Square Feet (RSF)	1,273,090 (Current RSF/USF = 1.20)
Estimated Maximum RSF:	1,274,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	910 (Expansion)
Current Usable Square Feet/Person:	247
Estimated Usable Square Feet/Person:	229
Proposed Maximum Lease Term:	15 Years
Expiration Dates of Current Leases:	04/24/2019, 01/06/2020, 02/28/2021
Delineated Area:	Washington DC, Central Employment Area
Number of Official Parking Spaces:	10
Scoring:	Operating lease
Estimated Proposed Rental Rate <sup>1</sup> :	\$50.00/RSF
Estimated Total Annual Cost <sup>2</sup> :	\$63,700,000
Current Total Annual Cost:	\$58,756,847 (Leases effective 4/25/2005, 1/7/2006, and 11/1/2010)

<sup>1</sup>This estimate is for fiscal year 2019 and may be escalated by 1.95 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including 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.

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

**GSA****PBS**

**PROSPECTUS – LEASE  
SECURITIES AND EXCHANGE COMMISSION  
WASHINGTON, DC**

Prospectus Number: PDC-11-WA17

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**Justification**

The leases at 100 F Street NE, 600 Second Street NE, and 700 Second Street NE in Washington, DC, comprise the SEC headquarters, whose mission is to protect investors; maintain fair, orderly, and efficient markets; and facilitate capital formation. SEC entered into these leases using independent leasing authority granted by Congress in 1990. All the spaces are directly controlled by SEC. GSA proposes to use its leasing authority to secure headquarters space for SEC following the expiration of the current leases.

**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**

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

GSA

PBS

**PROSPECTUS — LEASE  
SECURITIES AND EXCHANGE COMMISSION  
WASHINGTON, DC**

Prospectus Number: PDC-11-WA17

**Certification of Need**


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

Submitted at Washington, DC, on December 20, 2016

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

  
Commissioner, Public Buildings Service

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

  
Administrator, General Services Administration

Leased Locations	CURRENT				ESTIMATED/PROPOSED			
	Personnel		Usable Square Feet (USF) <sup>1</sup>		Personnel		Usable Square Feet (USF)	
	Office	Total	Office	Total	Office	Total	Storage	Special
100 F Street, NE	2,126	2,126	440,204	596,142				
600 Second Street, NE	1,531	1,531	247,199	294,218				
700 Second Street, NE	634	634	141,729	170,348				
Estimated/Proposed Lease					4,634	4,634	46,594	191,893
<b>Total</b>	<b>4,291</b>	<b>4,291</b>	<b>829,132</b>	<b>1,060,908</b>	<b>4,634</b>	<b>4,634</b>	<b>46,594</b>	<b>191,893</b>

Office Utilization Rate (UR) <sup>2</sup>		
Rate	Current	Proposed
	151	139

UR = average amount of office space per person

Current UR excludes 179,988 sq ft of office support space

Proposed UR excludes 181,552 sq ft of office support space

Overall UR <sup>3</sup>		
Rate	Current	Proposed
	247	229

R/U Factor <sup>4</sup>			
	Total USF	RSP/USF	Max RSP
Current	1,060,908	1.20	1,273,090
Estimated/Proposed	1,061,380	1.20	1,274,000

## NOTES:

<sup>1</sup>USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.<sup>2</sup>Calculation excludes Judiciary, Congress and agencies with less than 10 people<sup>3</sup>USF/Person = housing plan total USF divided by total personnel.<sup>4</sup>R/U Factor = Max RSP divided by total USF

Special Space		USF
Auditorium		20,422
Video Recording Studio		666
Multipurpose Room		12,974
Print Shop		3,403
Litigation Support		1,729
High Density Filing		14,855
Library Stacks		2,531
Command Center/Guard Station/SCIF		7,696
OIT Network Operation		22,480
Testimony Suite		7,111
Child Care Center		19,362
Station Express		1,441
Fitness Center		14,300
Hearing Room		3,835
Closed Commission Hearing Room		4,583
Market Watch		1,710
Mail Room		4,329
VTC Centers		27,322
Training Room		8,791
Forensic Lab		10,849
Health Unit		1,704
<b>Total</b>		<b>191,893</b>

## COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF STATE, WASHINGTON,  
DC

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 101,000 rentable square feet of space, including 15 official parking spaces, for the Department of State currently located at 515 22nd Street NW in Washington, D.C. at a proposed total annual cost of \$5,050,000 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 200 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided that*, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, in-

cluded in the prospectus that would result in an overall utilization rate of 200 square feet or higher per person.

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

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

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

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

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

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

GSA

PBS

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

Prospectus Number: PDC-06-WA17

**Executive Summary**

The U.S. General Services Administration (GSA) proposes a lease for approximately 101,000 rentable square feet (RSF) of space for the U.S. Department of State (DOS), currently located in leased space at 515 22<sup>nd</sup> Street NW, Washington, DC.

The replacement lease will provide DOS with continued housing and will improve DOS office and overall utilization rates from 149 to 142 usable square feet (USF) per person and 210 to 200 USF per person, respectively.

**Description**

Occupant:	Department of State
Current Rentable Square Feet (RSF)	95,995 (Current RSF/USF = 1.14)
Estimated Maximum RSF:	101,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	210
Estimated Usable Square Feet/Person:	200
Proposed Maximum Leasing Authority:	15 years
Expiration Dates of Current Lease(s):	09/30/2019
Delineated Area:	Washington, DC, Central Employment Area and Foggy Bottom
Number of Official Parking Spaces <sup>1</sup> :	15
Scoring:	Operating Lease
Estimated Proposed Rental Rate <sup>2</sup> :	\$50.00 / RSF
Estimated Total Annual Cost <sup>3</sup> :	\$5,050,000
Current Total Annual Cost:	\$4,385,218 (lease effective 10/01/2009)

<sup>1</sup> DOS security requirements may necessitate control of the parking at the leased location. This control may be accomplished as a lessor-furnished service, as a separate operating agreement with the lessor, or as part of the Government's leasehold interest in the building.

<sup>2</sup> This estimate is for fiscal year 2019 and may be escalated by 1.95 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

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



GSA

PBS

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

Prospectus Number: PDC-06-WA17

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**Justification**

The current lease at 515 22<sup>nd</sup> Street NW expires September 30, 2019. DOS requires continued housing for 420 personnel currently working at this location. The administrative and support functions performed by the staff at 515 22<sup>nd</sup> Street NW are imperative in DOS carrying out its mission.

**Summary of Energy Compliance**

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

**Resolutions of Approval**

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

**Interim Leasing**

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

GSA

PBS

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


Prospectus Number: PDC-06-WA17

**Certification of Need**

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

Submitted at Washington, DC, on January 30, 2017

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

  
Commissioner, Public Buildings Service

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

  
Acting Administrator, General Services Administration



## COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF STATE, WASHINGTON,  
DC

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 198,000 rentable square feet of space, including 15 official parking spaces, for the Department of State currently located at 2200 C Street NW in Washington, D.C. at a proposed total annual cost of \$9,900,000 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 168 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided that*, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, in-

cluded in the prospectus that would result in an overall utilization rate of 168 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.

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

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

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

GSA

PBS

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

Prospectus Number: PDC-07-WA17

**Executive Summary**

The U.S. General Services Administration (GSA) proposes a lease of approximately 198,000 rentable square feet (RSF) of space for the U.S. Department of State (DOS), currently located in the APhA building, at 2200 C Street NW, Washington, DC.

The proposed lease will provide DOS with continued housing and maintain its office and overall utilization rates of 94 usable square feet (USF) per person and 168 USF per person, respectively.

**Description**

Occupant:	Department of State
Current Rentable Square Feet (RSF)	189,008 (Current RSF/USF = 1.14)
Estimated Maximum RSF:	198,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	168
Estimated Usable Square Feet/Person:	168
Proposed Maximum Lease Term:	15 years
Expiration Date of Current Lease:	06/23/2019
Delineated Area:	Washington, DC, Central Employment Area and Foggy Bottom
Number of Official Parking Spaces <sup>1</sup> :	15
Scoring:	Operating Lease
Estimated Proposed Rental Rate <sup>2</sup> :	\$50.00 / RSF
Estimated Total Annual Cost <sup>3</sup> :	\$9,900,000
Current Total Annual Cost:	\$9,180,739 (lease effective 06/24/2009)

<sup>1</sup> DOS security requirements may necessitate control of the parking at the location. This control may be accomplished as a lessor-furnished service, as a separate operating agreement with the lessor, or as part of the Government's leasehold interest in the building.

<sup>2</sup> This estimate is for fiscal year 2019 and may be escalated by 1.95 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

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

GSA

PBS

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

Prospectus Number: PDC-07-WA17

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**Justification**

The current 189,008 rentable square foot lease at the APhA Building expires on June 23, 2019, and DOS requires continued housing for 979 personnel. The proposed lease will maintain its current efficiency and provide for more modern streamlined operations.

**Summary of Energy Compliance**

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

**Resolutions of Approval**

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

**Interim Leasing**

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

GSA

PBS

PROSPECTUS – LEASE  
DEPARTMENT OF STATE  
WASHINGTON, DC

Prospectus Number: PDC-07-WA17

Certification of Need

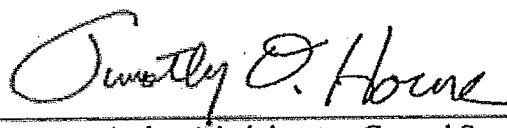
The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on January 30, 2017

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

  
Commissioner, Public Buildings Service

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

  
Acting Administrator, General Services Administration

Leased Locations	CURRENT						ESTIMATED/PROPOSED							
	Personnel			Usable Square Feet (USF) <sup>1</sup>			Personnel			Usable Square Feet (USF)				
	Office	Total	979	Office	Storage	Special	Total	Office	Total	979	Office	Storage	Special	Total
Alpha Building														
Estimated/Proposed Lease														
Total														

Office Utilization Rate (UR) <sup>2</sup>			
Current	94	Proposed	94
Rate			
UR = average amount of office space per person			
Current UR excludes 25,957 usf of office support space			
Proposed UR excludes 25,957 usf of office support space			

Overall UR <sup>3</sup>			
Current	168	Proposed	168
Rate			

R/U Factor <sup>4</sup>			
Total USF	RSF/USF	Max RSF	
Current	164,549	1.14	189,008
Estimated/Proposed	164,549	1.20	198,000

Special Space		USF
Conference		7,752
ADP/LAN		1,625
File Rooms		3,761
Break Rooms		4,330
Security		1,250
Copy Rooms		3,086
Library		2,113
Mail Room		533
Work Room		5,992
Lab/Studio		13,726
Total		44,168

## NOTES:

<sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.<sup>2</sup> Calculation excludes Judiciary, Congress and agencies with less than 10 people<sup>3</sup> USF/Person = housing plan total USF divided by total personnel.<sup>4</sup> R/U Factor = Max RSF divided by total USF



## COMMITTEE RESOLUTION

LEASE—U.S. PATENT AND TRADEMARK OFFICE,  
ARLINGTON, VA

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease of up to 191,000 rentable square feet of space, including 3 official parking spaces, for the U.S. Patent and Trademark Office currently located at Randolph Square, 2800 South Randolph Street in Arlington, Virginia, at a proposed total annual cost of \$7,449,000 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.

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

*Provided that*, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 153 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided that*, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, in-

cluded in the prospectus that would result in an overall utilization rate of 153 square feet or higher per person.

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

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

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

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

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

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

GSAPBS

**PROSPECTUS – LEASE  
U.S. PATENT AND TRADEMARK OFFICE  
ARLINGTON, VA**

Prospectus Number: PVA-04-WA17  
Congressional District 8, 10, 11

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 191,000 rentable square feet (RSF) of space for the U.S. Patent and Trademark Office (USPTO), currently located at Randolph Square, 2800 South Randolph Street in Arlington, VA.

The proposed lease will provide continued housing for USPTO and improve USPTO office and overall utilization rates from 138 to 109 usable square feet (USF) per person and 193 to 153 USF per person, respectively.

**Description**

Occupant:	U.S. Patent and Trademark Office
Current Rentable Square Feet (RSF)	189,871 (Current RSF/USF = 1.19)
Estimated Maximum RSF:	191,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	193
Estimated Usable Square Feet/Person:	153
Proposed Maximum Lease Term:	15 Years
Expiration Dates of Current Leases:	03/31/2019, and 01/7/2020
Delineated Area:	Northern Virginia
Number of Official Parking Spaces:	3
Scoring:	Operating lease
Estimated Rental Rate <sup>1</sup> :	\$39.00 / RSF
Estimated Total Annual Cost <sup>2</sup> :	\$7,449,000
Current Total Annual Cost:	\$6,034,419 (Leases effective 04/01/2009 and 01/08/2010)

<sup>1</sup> This estimate is for fiscal year 2019 and may be escalated by 1.95 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including 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.

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

GSAPBS

**PROSPECTUS – LEASE  
U.S. PATENT AND TRADEMARK OFFICE  
ARLINGTON, VA**

Prospectus Number: PVA-04-WA17  
Congressional District 8, 10, 11

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**Justification**

The current leases at 2800 South Randolph Street, Arlington, VA, expire on March 31, 2019, and January 7, 2020. USPTO requires continued housing to carry out its mission of granting patents and registering trademarks. USPTO is also responsible for advising the President, the Secretary of Commerce, and Federal agencies on intellectual property (IP) policy, protection, and enforcement; and to promote stronger and more effective IP protection around the world.

The primary group occupying the leases at 2800 South Randolph is the Search and Information Resource Facilities. In addition, portions of the Office of Chief Administrative Officer, Office of the Chief Information Officer, the Office of Patents, and the Patent Trial and Appeal Board (under the Under Secretary of Commerce for Intellectual Property and USPTO Deputy Director) will occupy the facility to be leased. The requirement will continue to support the USPTO headquarters for critical service functions, including mail acceptance.

**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  
U.S. PATENT AND TRADEMARK OFFICE  
ARLINGTON, VA**

Prospectus Number: PVA-04-WA17  
Congressional District 8, 10, 11

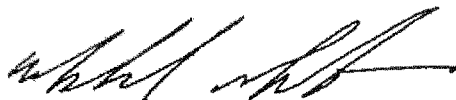
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**Certification of Need**

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

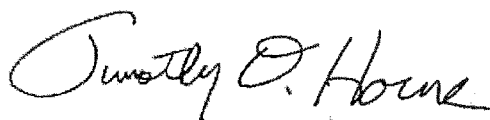
Submitted at Washington, DC, on May 2, 2017.

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



Acting Commissioner, Public Buildings Service

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



Acting Administrator, General Services Administration



## COMMITTEE RESOLUTION

BUILDING ACQUISITION—ROBERT T. STAFFORD  
U.S. POST OFFICE & COURTHOUSE, RUTLAND, VT

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for the acquisition of the Robert T. Stafford U.S. Post Office and Courthouse composed of 72,000 gross square feet of space located at 151 West Street in Rutland, Vermont at a total esti-

mated project cost of \$6,431,000, a prospectus for which is attached to and included in this resolution as amended by this resolution.

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

*Provided further*, that the Administrator of General Services shall ensure that the space occupied by the U.S. Courts contains no more than one courtroom.

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

GSA

PBS

**PROSPECTUS - BUILDING PURCHASE & ALTERATION  
ROBERT T. STAFFORD U.S. POST OFFICE & COURTHOUSE  
RUTLAND, VT**

Prospectus Number: PVT-BPS-RU16  
Congressional District: 01

**FY2016 Project Summary**

The General Services Administration (GSA) proposes the acquisition and alteration of the Robert T. Stafford U.S. Post Office and Courthouse (Stafford POCH) from the United States Postal Service (USPS), located at 151 West Street, Rutland, Vermont. GSA currently leases the building, which is under the custody and control of USPS. Acquisition and alteration of this facility will allow GSA to continue to serve the needs of the Judiciary and other Federal agencies in the city of Rutland.

**FY2016 House and Senate Committee Approval Requested**

**(Building Purchase, Design, Construction, Management & Inspection).....\$12,631,000**

**FY 2016 Funding (as outlined in the FY 2016 Spend Plan)**

**(Building Purchase, Design, Construction, Management & Inspection).....\$12,631,000**

**Estimated Project Budget**

Estimated Building Purchase & Acquisition of Proximate Parcels .....	\$6,000,000
Estimated Study, Design & Review.....	\$900,000
Estimated Construction Cost (ECC).....	\$5,256,000
Estimated Management & Inspection.....	\$475,000
<b>Estimated Total Project Cost (ETPC)* .....</b>	<b>\$12,631,000<sup>1</sup></b>

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

**Schedule**

	<b>Start</b>	<b>End</b>
Building Purchase & Alteration	FY2017	FY2020

**Overview of Project**

The Stafford POCH, built in 1931, is a five-story masonry structure with a basement and a large addition built in the 1960s. The building is approximately 72,000 gross square feet and located in downtown Rutland. The building and site include approximately 1.3 acres. The original building is historic, and includes a recently renovated historic courtroom, chambers, and a postal lobby with murals commissioned under Treasury Relief Art Project. GSA currently leases space

<sup>1</sup> GSA requests approval for a total project cost. The subtotals comprising the estimated project budget are intended to provide a breakdown in support of the ETPC. The actual total cost to perform the entire project may differ from what is represented in this prospectus by the various subcomponents.

GSA

PBS

**PROSPECTUS - BUILDING PURCHASE & ALTERATION  
ROBERT T. STAFFORD U.S. POST OFFICE & COURTHOUSE  
RUTLAND, VT**

Prospectus Number: PVT-BPS-RU16  
Congressional District: 01

in the building from USPS. The proposed project includes acquisition of the building from USPS and alteration work.

**Tenant Agencies**

Court of Appeals, District Court, Probation and Pretrial Services, Department of Justice – U.S. Marshals Service and the Office of the U.S. Attorney, and trial preparation space for the Office of the Federal Public Defender.

**Major Work Items**

Repair and alteration work items will consist of interior alterations to accommodate security related work as well as alteration of existing space to accommodate jury assembly and the relocation of Probation. The total available in the FY 2016 budget for alteration is \$6,631,000 (including study, design, construction, and management and inspection). GSA will complete a study to determine full scope of alteration items. A follow-on project to address any potential remaining items may be requested in a future fiscal year. All work will consider the historic features of the building.

**Justification**

The Judiciary has a long-term need for space in Rutland. The building is generally in good condition, but USPS has not been able to fund renovations to meet the changing needs of the tenants, causing the Court and GSA to invest almost \$2,000,000 in renovations over the last several years, including renovation of the historic courtroom.

The USPS operation has become increasingly incompatible with the Judiciary's security requirements. USPS owns another building on an adjacent property, known as the Carrier Annex, and plans to consolidate all USPS operations into the Annex and dispose of the Stafford POCH, providing the opportunity for GSA to acquire the building. Acquisition of the building by GSA will allow for lease cost avoidance of approximately \$660,000 annually.



GSA

PBS

**PROSPECTUS - BUILDING PURCHASE & ALTERATION  
ROBERT T. STAFFORD U.S. POST OFFICE & COURTHOUSE  
RUTLAND, VT**

Prospectus Number: PVT-BPS-RU16  
Congressional District: 01

**Space Requirements of the U.S. Courts**

	Current		Proposed (10-year)	
	Courtrooms	Judges	Courtrooms	Judges
District				
- Active	1	1	1	1
- Senior	0	0	0	0
- Visiting*	0	1	0	1
Circuit	0	1	0	1
Magistrate	0	0	0	0
Bankruptcy	0	0	0	0
<b>Total:</b>	<b>1</b>	<b>3</b>	<b>1</b>	<b>3</b>

\* Per U.S. Courts Design Guide standards, dedicated courtrooms are not provided for visiting judges.

**Summary of Energy Compliance**

All work in the Stafford POCH will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service (P100) 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**

Prior Appropriations			
Public Law	Fiscal Year	Amount	Proposed Project
114-113*	2016	\$12,631,000	Study, Purchase, Design, ECC, M&I
<b>Appropriations to Date</b>		<b>\$12,631,000</b>	

\*Public Law 114-113 funded \$52,733,000 for new construction and acquisition projects that are joint United States Courthouses and Federal Buildings, including U.S. Post Offices, on the "FY 2015-FY 2019 Five Year Capital Investment Plan" submitted by GSA with the agency's Fiscal Year 2016 Congressional Justification. GSA's Spend Plan describes each project to be undertaken with this funding. The FY 2016 allocation for Rutland is \$12,631,000.

**Prior Committee Approvals**

None

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

None

GSAPBS

**PROSPECTUS - BUILDING PURCHASE & ALTERATION  
ROBERT T. STAFFORD U.S. POST OFFICE & COURTHOUSE  
RUTLAND, VT**

Prospectus Number: PVT-BPS-RU16  
Congressional District: 01

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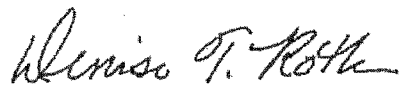
**Certification of Need**

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

Submitted at Washington, DC, on December 21, 2016

Recommended: 

\_\_\_\_\_  
Commissioner, Public Buildings Service

Approved: 

\_\_\_\_\_  
Administrator, General Services Administration

**Housing Plan**  
**Robert T. Stafford U.S. Post Office and**  
**Courthouse**

PVT-BPS-RU16  
Rutland, VT

April 13, 2018

CONGRESSIONAL RECORD — HOUSE

H3305

Locations	CURRENT				PROPOSED			
	Personnel		Usable Square Feet (USF)		Personnel		Usable Square Feet (USF)	
	Office	Total	Office	Total	Office	Total	Office	Total
<b>STAFFORD PO/CH</b>								
Federal Public Defender	2	2	510	510	2	2	510	510
U.S. Court of Appeals (courtrooms/chambers)	6	6	2,183	2,459	6	6	2,183	2,459
U.S. District Court (courtrooms/chambers)	11	11	6,632	11,537	11	11	6,632	11,537
U.S. District Court - Clerk	9	9	1,700	1,878	9	9	3,069	3,247
U.S. Probation Office	2	2	750	851	5	5	2,393	2,693
DOJ - U.S. Marshals Service	14	14	2,057	3,505	14	14	2,057	3,505
DOJ - Office of U.S. Attorneys	4	4	3,107	3,176	4	4	3,107	3,176
United States Postal Service	8	30	3,636	22,202	-	-	-	-
GSA	-	-	-	-	2	2	500	500
Joint Use	-	-	-	-	-	-	120	880
Potential Leases for Backfill*	-	-	-	-	-	-	18,666	21,646
Vacant	-	-	-	-	-	-	-	-
<b>Sub-Total</b>	<b>56</b>	<b>78</b>	<b>21,750</b>	<b>50,273</b>	<b>123</b>	<b>123</b>	<b>39,237</b>	<b>50,273</b>
<b>POTENTIAL LEASES FOR BACKFILL</b>	<b>70</b>	<b>70</b>	<b>21,646</b>	<b>21,646</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total:</b>	<b>126</b>	<b>148</b>	<b>43,396</b>	<b>71,919</b>	<b>123</b>	<b>123</b>	<b>39,237</b>	<b>50,273</b>

Special Space	USF
Restrooms	725
Holding Cells	1,306
Tenant Floor Cut	2,362
Food Service	263
Courtroom	2,034
ADP	286
Mailroom	880
Laboratory	200
<b>Total</b>	<b>8,056</b>

NOTES:  
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.  
Building has not been measured by GSA and all square foot numbers are subject to verification.  
Proposed USF amounts are expected to vary pending results of the feasibility study and final design.  
\*Backfill to be accomplished with future project.

There was no objection.

### TRUMP CABINET'S SPENDING HABITS

The SPEAKER pro tempore. Under the Speaker's announced policy of January 3, 2017, the gentleman from Arizona (Mr. GALLEGO) is recognized for 60 minutes as the designee of the minority leader.

Mr. GALLEGO. Mr. Speaker, this weekend, millions of Americans will stop procrastinating and sit down and do their taxes.

Nobody likes paying taxes, but what people really hate is when their tax dollars are wasted or, worse, when the money they have worked so hard to earn, money that could have gone to paying for their mortgage or the rent, or money that could have gone to pay our troops or rebuild our roads instead ends up in the pockets of corrupt politicians.

When that happens, when a public official takes your hard-earned money and uses it to pay, for example, for a first-class flight or a fancy hotel, the American taxpayer has a right to know. That is why, today, we have written a letter to every worker in this country who pays taxes. You can find it posted on our websites or on medium.com.

Our letter simply lists, for the benefit of everyone who will be sending in a return before April 17, some of the ways that the Trump administration has been spending your money. The American taxpayer has a right to know where those dollars are going.

With the help of the gentleman from California (Mr. TED LIEU), my good friend, I would like to share with you a quick accounting of the Trump Cabinet's spending habits. We think a pattern will quickly emerge.

While Lincoln had his "Team of Rivals" and Kennedy assembled the "Best and the Brightest," Donald Trump is running a "Cabinet of Corruption." So let's get started.

I yield to the gentleman.

Mr. TED LIEU of California. Mr. Speaker, Mr. GALLEGO and I both served in the Active Duty U.S. military because we believe America is an exceptional country, the best in the world. But what really bugs us is the fraud, waste, and abuse of taxpayers' funds and taxpayers' money, and the culture of corruption in this administration starts at the top with the President. So I am just going to go through some numbers—these are facts—of how much Donald Trump has wasted of taxpayers' money.

He has spent over \$58 million on 95 trips to golf clubs, including Mar-a-Lago, Bedminster, and other Trump-owned properties. Every time he takes one of these trips, according to *The Washington Post* and *Politico*, it costs about \$3 million, with all the staff and everyone that has to go and travel with him. In addition, \$137,000 was used for golf carts for the Secret Service between January and October 2017 alone.

At least \$190,000 of taxpayers' money was used for Trump brothers' business trips in the first 3 months of 2017; \$17,000 for custom rugs in the Oval Office; over \$12,000 on a custom conference table for the West Wing of the White House from, by the way, the same company used by President Nixon.

So this corruption starts at the top, and now you are going to see, as you go along through the Cabinet, the fraud, waste, and abuse of taxpayers' money.

Mr. GALLEGO. Mr. Speaker, another example, Treasury Secretary Mnuchin, nearly \$1 million on seven military flights, instead of flying commercial like his predecessors, including a day trip to Ottawa with his fiancée, a \$26,900 military flight to Kentucky in August—coincidentally, while at the same time there is a solar eclipse, a trip that is still under investigation by the investigator general.

Mr. TED LIEU of California. Mr. Speaker, and then we have Interior Secretary Ryan Zinke, who spent \$139,000 of taxpayers' money to renovate some office doors; \$39,000 for a helicopter tour of national monuments in Nevada; \$12,000 on a private jet from Las Vegas, Nevada, where he spoke to a hockey team owned by a major donor, to his home in Montana; as well as a taxpayer-funded security detail that also accompanied him and his wife on their personal vacation to Greece and Turkey at considerable taxpayer expense.

Mr. GALLEGO. Mr. Speaker, let's talk about HUD Secretary Ben Carson: for a mahogany dining set for his office, \$31,000.

Mr. TED LIEU of California. Mr. Speaker, and now we have Veterans' Affairs Secretary David Shulkin, who spent over \$122,000 of taxpayer funds with his wife to go to Europe for their primary purpose of sightseeing. David Shulkin has been fired.

I shall also note that Secretary Tom Price, who was also in the Trump Cabinet, spent huge amounts of taxpayers' dollars on first-class flights. He was also fired.

Mr. GALLEGO. That is, actually, they were personal planes that he took that cost a total of \$500,000, Congressman LIEU.

Mr. TED LIEU of California. Oh, that is correct. Sorry. I took your spot.

Mr. GALLEGO. That is all right. All is forgiven.

Mr. TED LIEU of California. Well, there are just so many folks.

The next person we have is former Secretary of State Rex Tillerson, who also was fired. He spent \$12 million of taxpayers' money in fees to consultants in an attempt to downsize and restructure the State Department.

Mr. GALLEGO. Mr. Speaker, we have our favorite cause, or celebrity nowadays, the EPA Administrator, Scott Pruitt, who, so far, has spent \$800,000 for around-the-clock security, nearly twice the cost of security for Pruitt's two immediate predecessors; \$105,000 in

first-class commercial airline tickets during his first year in office, including a \$40,000 trip to Morocco to promote the use of natural gas, which doesn't even fall under the EPA mission. He spent \$1,600 on a first-class plane ticket from Washington to New York in order to make two brief television appearances defending the decision to withdraw from the Paris climate agreement.

You could take a train that will take you just as long and will end up being, privately, one-tenth of that price if you wanted to go with everyday Americans instead of trying to live it up.

□ 1215

He also did an \$84,000 trip to Italy to meet with G7 Environment Ministers and took a private Vatican tour; more than \$58,000 on chartered flights, including a \$36,068 flight from Cincinnati, where Pruitt appeared alongside Trump at an event to New York, where he caught a flight for his Italy trip; a \$5,719 intra-State flight from Denver to Durango, Colorado—I have done this trip before. It does not cost you \$5,719—despite Governor Hickenlooper's offer of a State plane ride, which would have been free; \$120,000 for a right-leaning PR firm, known for its campaign-style opposition research that may have been used to target career EPA employees; and another \$43,000 on a sound-proof phone booth for Pruitt's office and \$6,000 on biometric fingerprinting locks for that booth.

Pruitt also bypassed the White House in order to grant raises to two of his aides worth tens of thousands of dollars. Pruitt's former deputy chief of staff reports that Pruitt far outspent the \$5,000 decorating allowance for his office, frequently stayed in luxury hotels that exceeded even the 300 percent per diem government rate cap for exceptional circumstances, and directed staff to find official reasons for Pruitt to fly home to Oklahoma or to various cities he wished to visit at taxpayer expense.

I would like to point out that we haven't even fully done 2 years in the Trump administration and we are talking about so many of his own Cabinet members who are creating waste, fraud, and abuse. Had any of this occurred during the time when President Obama occupied the White House, we would have a Congress—specifically, the Republican-led Congress—talking about this every day. They would have oversight hearings. They would actually be trying to keep the Presidency in check. Instead, with very few exceptions, what we have is a Republican Congress that is part of the problem and not part of the solution.

Mr. TED LIEU of California. Will the gentleman yield?

Mr. GALLEGO. I yield to the gentleman from California.

Mr. TED LIEU of California. Mr. Speaker, but wait. There is more on Scott Pruitt.

In addition to his waste of taxpayers' money, he also got a sweetheart deal