

The Clerk read the title of the resolution.

The SPEAKER pro tempore. The question is on the motion offered by the gentleman from Oregon (Mr. WALDEN) that the House suspend the rules and agree to the resolution.

This is a 5-minute vote.

The vote was taken by electronic device, and there were—yeas 393, nays 8, not voting 27, as follows:

[Roll No. 415]

YEAS—393

| | | |
|-----------------|----------------|-----------------|
| Abraham | Costello (PA) | Herrera Beutler |
| Adams | Courtney | Hice, Jody B. |
| Aderholt | Cramer | Higgins (LA) |
| Aguilar | Crawford | Higgins (NY) |
| Allen | Crist | Hill |
| Amodei | Crowley | Himes |
| Arrington | Cuellar | Holding |
| Babin | Culberson | Hollingsworth |
| Bacon | Cummings | Hoyer |
| Balderson | Curbelo (FL) | Hudson |
| Banks (IN) | Curtis | Huffman |
| Barletta | Davidson | Huizenga |
| Barr | Davis (CA) | Hultgren |
| Barragán | Davis, Danny | Hurd |
| Bass | Davis, Rodney | Issa |
| Beatty | DeFazio | Jackson Lee |
| Bera | DeGette | Jayapal |
| Bergman | Delaney | Jeffries |
| Beyer | DeLauro | Jenkins (KS) |
| Bilirakis | DelBene | Jenkins (WV) |
| Bishop (GA) | Denham | Johnson (GA) |
| Bishop (MI) | DeSaulnier | Johnson (LA) |
| Bishop (UT) | DesJarlais | Johnson (OH) |
| Black | Deutch | Johnson, E. B. |
| Blum | Diaz-Balart | Johnson, Sam |
| Blumenauer | Dingell | Jordan |
| Blunt Rochester | Doggett | Joyce (OH) |
| Bonamici | Donovan | Kaptur |
| Bost | Doyle, Michael | Katko |
| Boyle, Brendan | F. | Keating |
| F. | Duffy | Kelly (IL) |
| Brady (PA) | Duncan (SC) | Kelly (MS) |
| Brady (TX) | Duncan (TN) | Kelly (PA) |
| Brat | Dunn | Kennedy |
| Brooks (AL) | Emmer | Khanna |
| Brooks (IN) | Engel | Kihuen |
| Brown (MD) | Espallat | Kildee |
| Brownley (CA) | Estes (KS) | Kilmer |
| Buchanan | Esty (CT) | Kind |
| Buck | Evans | King (IA) |
| Bucshon | Faso | King (NY) |
| Budd | Ferguson | Kinzinger |
| Burgess | Fitzpatrick | Knight |
| Bustos | Fleischmann | Krishnamoorthi |
| Butterfield | Flores | Kuster (NH) |
| Byrne | Fortenberry | Kustoff (TN) |
| Calvert | Foster | LaHood |
| Capuano | Fox | LaMalfa |
| Carbajal | Frankel (FL) | Lamb |
| Cárdenas | Frelinghuysen | Lamborn |
| Carson (IN) | Fudge | Lance |
| Carter (GA) | Gallagher | Langevin |
| Carter (TX) | Galligo | Larsen (WA) |
| Cartwright | Garamendi | Larson (CT) |
| Castor (FL) | Gianforte | Latta |
| Chabot | Gibbs | Lawrence |
| Chu, Judy | Gonzalez (TX) | Lawson (FL) |
| Cicilline | Goodlatte | Lee |
| Clark (MA) | Gottheimer | Lesko |
| Clarke (NY) | Gowdy | Levin |
| Clay | Graves (GA) | Lewis (GA) |
| Cleaver | Graves (LA) | Lewis (MN) |
| Cloud | Graves (MO) | Lieu, Ted |
| Coffman | Green, Al | Lipinski |
| Cohen | Green, Gene | LoBiondo |
| Cole | Griffith | Loeb |
| Collins (GA) | Grijalva | Lofgren |
| Collins (NY) | Grothman | Long |
| Comer | Guthrie | Loudermilk |
| Comstock | Hanabusa | Love |
| Conaway | Handel | Lowenthal |
| Connolly | Harris | Lowe |
| Cook | Hartzler | Lucas |
| Cooper | Hastings | Luetkemeyer |
| Correa | Heck | Luján, Ben Ray |
| Costa | Hensarling | Lynch |

| | | |
|---------------|-----------------|----------------|
| MacArthur | Polis | Smith (NJ) |
| Maloney | Posey | Smith (TX) |
| Carolyn B. | Price (NC) | Smith (WA) |
| Maloney, Sean | Quigley | Smucker |
| Marchant | Raskin | Soto |
| Marino | Ratcliffe | Speier |
| Marshall | Reed | Stefanik |
| Mast | Reichert | Stewart |
| Matsui | Renacci | Stivers |
| McCarthy | Rice (NY) | Suozzi |
| McCaul | Rice (SC) | Swalwell (CA) |
| McCollum | Richmond | Takano |
| McEachin | Roby | Taylor |
| McGovern | Roe (TN) | Tenney |
| McHenry | Rogers (AL) | Thompson (CA) |
| McKinley | Rogers (KY) | Thompson (MS) |
| McMorris | Rohrabacher | Thompson (PA) |
| Rodgers | Rooney, Francis | Thornberry |
| McNeerney | Rooney, Thomas | Tipton |
| McSally | J. | Titus |
| Meadows | Ros-Lehtinen | Tonko |
| Meeks | Rosen | Torres |
| Meng | Roskam | Trott |
| Messer | Ross | Tsongas |
| Mitchell | Rothfus | Turner |
| Moolenaar | Rouzer | Upton |
| Mooney (WV) | Roybal-Allard | Valadao |
| Moore | Royce (CA) | Vargas |
| Mullin | Ruiz | Veasey |
| Murphy (FL) | Ruppersberger | Vela |
| Nadler | Russell | Velázquez |
| Napolitano | Rutherford | Visclosky |
| Neal | Ryan (OH) | Wagner |
| Newhouse | Sánchez | Walberg |
| Noem | Sarbanes | Walden |
| Norcross | Scalise | Walker |
| Norman | Schakowsky | Walorski |
| Nunes | Schiff | Walters, Mimi |
| O'Halleran | Schneider | Wasserman |
| O'Rourke | Schrader | Schultz |
| Palazzo | Schweikert | Waters, Maxine |
| Pallone | Scott (VA) | Watson Coleman |
| Palmer | Scott, Austin | Weber (TX) |
| Panetta | Scott, David | Webster (FL) |
| Pascarella | Sensenbrenner | Welch |
| Paulsen | Serrano | Wenstrup |
| Payne | Sessions | Westerman |
| Pearce | Sewell (AL) | Wilson (SC) |
| Perlmutter | Shea-Porter | Wittman |
| Perry | Sherman | Womack |
| Peters | Shimkus | Woodall |
| Peterson | Shuster | Yarmuth |
| Pingree | Simpson | Yoder |
| Pittenger | Sinema | Yoho |
| Poe (TX) | Sires | Young (AK) |
| Poliquin | Smith (MO) | Young (IA) |
| | Smith (NE) | Zeldin |

NAYS—8

| | | |
|-------|---------|------------|
| Amash | Garrett | McClintock |
| Biggs | Gosar | Sanford |
| Gaetz | Massie | |

NOT VOTING—27

| | | |
|-------------|----------------|-------------|
| Barton | Gomez | Nolan |
| Blackburn | Granger | Olson |
| Castro (TX) | Gutiérrez | Pelosi |
| Cheney | Harper | Rokita |
| Clyburn | Hunter | Rush |
| Demings | Jones | Walz |
| Ellison | Labrador | Williams |
| Eshoo | Lujan Grisham, | Wilson (FL) |
| Gabbard | M. | |
| Gohmert | Moulton | |

ANNOUNCEMENT BY THE SPEAKER PRO TEMPORE

The SPEAKER pro tempore (Mr. HULTGREN) (during the vote). There are 2 minutes remaining.

□ 1222

So (two-thirds being in the affirmative) the rules were suspended and the resolution was agreed to.

The result of the vote was announced as above recorded.

A motion to reconsider was laid on the table.

PERSONAL EXPLANATION

Mr. OLSON. Mr. Speaker, I was unable to vote on September 28, 2018 due a family

emergency that required me to return to Texas. Had I been present, I would have voted "nay" on rollcall No. 413, "yea" on rollcall No. 414, and "yea" on rollcall No. 415.

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, September 27, 2018.

Hon. PAUL RYAN,
Speaker of the House, House of Representatives,
Washington, DC.

DEAR MR. SPEAKER: On September 27, 2018, pursuant to section 3307 of title 40, United States Code, the Committee on Transportation and Infrastructure met in open session to consider 19 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 19 resolutions considered include 11 alteration prospectuses, five lease prospectuses, and two construction prospectuses and represent \$700 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 September 27, 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 reconfiguration and renovation of space within government-owned and leased buildings during Fiscal Year 2019 to improve space utilization, optimize inventory, and decrease reliance on leased space at a total cost of \$70,000,000, 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-MU19

FY 2019 Project Summary

The General Services Administration (GSA) proposes the reconfiguration and renovation of space within Government-owned and leased buildings during fiscal year (FY) 2019 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 \$263 million in support of the program. Through FY 2017, the Consolidation Activities Program has funded 78 projects. When complete, the 78 projects will result in more than a 1.67 million usable square foot (USF) reduction, reduce agency rental payments to GSA by \$66 million annually, and generate \$132 million in annual Government lease cost avoidance.

FY 2019 Committee Approval and Appropriation Requested\$70,000,000

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 in 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 USF 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 by both GSA and the subject agency, and that meet the other criteria.
- Proposed consolidation projects will result in a reduction in annual rent paid by the impacted customer agency.

GSA

PBS

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

Prospectus Number: PCA-0001-MU19

-
- 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 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

PBS

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


Prospectus Number: PCA-0001-MU19

Certification of Need

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

Submitted at Washington, DC, on February 12, 2018

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration

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 fea-
tures in government-owned buildings during

Fiscal Year 2019 at a total cost of \$30,000,000,
a prospectus for which is attached to and in-
cluded in this resolution.

GSA

PBS

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

Prospectus Number: PFP-0001-MU19

FY 2019 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) 2019.

Since FY 2010, the General Services Administration (GSA) has received \$94,000,000 in support of this program. These funds supported 87 projects in over 72 Government-owned buildings.

FY 2019 Committee Approval and Appropriation Requested.....\$30,000,000

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 PROGRAM
VARIOUS BUILDINGS**

Prospectus Number: PFP-0001-MU19

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.

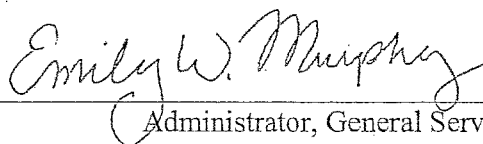
Submitted at Washington, DC, on February 12, 2018

Recommended:



Commissioner, Public Buildings Service

Approved:



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 FiscalYear 2019 in lieu of future construction of
new facilities at a total cost of \$11,500,000, a
prospectus for which is attached to and in-
cluded in this resolution.

GSA

PBS

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

Prospectus Number: PJCS-0001-MU19

FY 2019 Project Summary

This prospectus proposes alterations to improve physical security in Government-owned buildings occupied by the Judiciary and the Department of Justice–U.S. Marshals Service (USMS) during fiscal year (FY) 2019.

Since FY 2012, GSA has received \$106,700,000 in support of this program. These funds supported 11 projects.

FY 2019 Committee Approval and Appropriation Requested..... \$11,500,000

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 adding 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. The Judiciary's asset management planning process helps in the compilation of 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-MU19

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.

Submitted at Washington, DC, on February 12, 2018

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—DENVER FEDERAL CENTER
BUILDING 48, LAKEWOOD, 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 repairs and alterations for the full modernization of and to convert Building 48 from a vacant warehouse building into a fully occupied office building, including upgrading building systems and the fire suppression system, repairing structural and architectural deficiencies,

installing an elevator, abating hazardous materials, and improving landscaping and underground utilities at the Denver Federal Center located at West 6th Avenue and Kipling Street in Lakewood, Colorado at a design cost of \$3,821,000, an estimated construction cost of \$40,516,000 and a management and inspection cost of \$2,698,000 for a total estimated project cost of \$47,035,000, 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.

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 – ALTERATION
DENVER FEDERAL CENTER BUILDING 48
LAKEWOOD, CO**

Prospectus Number: PCO-0522-LA19
Congressional District: 7

FY 2019 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for a full modernization of Building 48 at the Denver Federal Center (DFC), located at West 6th Avenue and Kipling Street in Lakewood, CO. The project will convert Building 48 from a vacant warehouse building into a fully occupied Class A office building. The proposed project will upgrade building systems and the fire suppression system, repair structural and architectural deficiencies, install an elevator, abate hazardous materials, and improve landscaping and underground utilities. This project will provide an efficient office layout that both reduces agency utilization rates and allows for the backfill of approximately 149,000 rentable square feet (RSF) of vacant federally owned space. The renovated space will be occupied by the Department of the Interior (DOI) – Interior Business Center (IBC), which is currently housed in leased space. Relocation of IBC to Building 48 provides an annual lease cost avoidance of approximately \$4,600,000 and an annual agency rent savings of approximately \$1,200,000.

FY 2019 Committee Approval and Appropriation Requested

(Design, Construction, Management & Inspection)\$47,035,000

Major Work Items

Electrical, heating, ventilation and air conditioning (HVAC), plumbing, and fire protection systems replacement; roof replacement; exterior closure repairs and replacement; interior construction; paving and landscaping; interior finishes; structural upgrades; demolition; utilities relocation; and elevator installation

Estimated Project Budget

| | |
|---|---------------------|
| Design | \$ 3,821,000 |
| Estimated Construction Cost (ECC) | 40,516,000 |
| Management & Inspection (M&I) | 2,698,000 |
| Estimated Total Project Cost (ETPC)* | \$47,035,000 |

*Tenant agency may fund an additional amount for tenant improvements above the standard normally provided by GSA.

Schedule

| | Start | End |
|-------------------------|--------------|------------|
| Design and Construction | FY 2019 | FY 2022 |

GSA

PBS

**PROSPECTUS – ALTERATION
DENVER FEDERAL CENTER BUILDING 48
LAKEWOOD, CO**

Prospectus Number: PCO-0522-LA19
Congressional District: 7

Building

Building 48 is part of the DFC's main campus and contains 154,422 gross square feet. The first section of the building was originally constructed in 1941 as part of the Denver Ordinance Plant, with additions made in the 1950s, 1960s, and in 1971. The building is predominantly warehouse space that was formerly occupied by the National Archives and Records Administration (NARA), which moved to a new location in 2013.

Tenant Agencies

Department of the Interior – Interior Business Center

Proposed Project

The project proposes a full modernization of Building 48 to renovate approximately 149,000 RSF of space, including the addition of a main entrance with an atrium to provide for daylighting. A below-grade courtyard will provide access and natural light for the basement-level office space with new windows and landscaping. This project will allow for a higher density open office environment and the relocation of the IBC from leased space.

Exterior walls will be insulated, repaired, and re-caulked, and the masonry will be repointed. All exterior windows will be replaced with efficient insulated glazing. Additional windows will be added to increase natural light. The entire roof and roof drain system will be replaced with skylights and solar tubes to provide top lighting, thereby increasing daylight penetration into the building's interior spaces. The project also will replace exterior stairs, railings, ramps, and sidewalks. A parking lot to accommodate approximately 500 parking spaces will be constructed. Site utilities will be replaced and relocated.

The basement will be built out and used for office space. To accommodate the use of the basement, a passenger elevator will be installed. Walls that do not provide structural support will be removed to create an open office area. Some loading docks will be removed, and the remaining docks will have new levelers, seal enclosures on doors, and electric vehicle charging stations installed. There also will be structural repairs and upgrades to provide sufficient support to the existing structure and additions.

The plumbing systems for hot water, chilled water, and sanitary sewer piping will be replaced, along with two domestic hot water heaters and gas piping. The project also includes an energy-efficient cooling and heating system with appropriate air distribution and building automation system, new electrical system, emergency power, a lighting

GSA

PBS

**PROSPECTUS – ALTERATION
DENVER FEDERAL CENTER BUILDING 48
LAKEWOOD, CO**

Prospectus Number: PCO-0522-LA19
Congressional District: 7

system, a telecom room and equipment, security access control equipment, and a lightning protection system. Fire protection upgrades, including fire sprinklers and new fire alarm, will be installed. Architectural Barriers Act Accessibility Standards requirements will be addressed by automatic entrances, audible and visual notification systems, egress doors, larger stairwells, and accessible restrooms and parking spaces. The project also will abate hazardous materials encountered during construction.

Major Work Items

| | |
|---|---------------------|
| Electrical Replacement | \$7,979,000 |
| HVAC Replacement | 8,486,000 |
| Interior Finishes | 5,453,000 |
| Plumbing Replacement | 4,171,000 |
| Interior Construction | 2,378,000 |
| Paving and Landscaping | 2,975,000 |
| Exterior Closures Repairs and Replacement | 2,305,000 |
| Structural Upgrades | 1,453,000 |
| Fire Protection Replacement | 607,000 |
| Demolition | 3,962,000 |
| Roof Replacement | 455,000 |
| Utilities Relocation | <u>292,000</u> |
| Total ECC | \$40,516,000 |

Justification

Building 48 was occupied by NARA for approximately 50 years and has been vacant for approximately 3 years. The building is predominantly warehouse space and is essentially a building shell that requires a complete modernization to facilitate the backfill.

Completion of this project reduces vacant space by approximately 149,000 RSF and eliminates approximately \$5 million in future annual lease payments to the private sector. IBC is currently housed in three leased locations and experiencing growth. GSA has been working closely with IBC since 2009 to create a solution that will allow it to consolidate its leases, provide more efficient work space, and upgrade its space to meet the modern day demands of running its business.

This project will provide IBC with a higher quality, more efficient work environment, progressive alternative workplace arrangements with shared resources, open office space, flexible conference rooms, and collaboration areas, in addition to telework and office

GSA

PBS

**PROSPECTUS – ALTERATION
DENVER FEDERAL CENTER BUILDING 48
LAKEWOOD, CO**

Prospectus Number: PCO-0522-LA19

Congressional District: 7

sharing. IBC will be closer to the other DOI bureaus and offices at the DFC, thereby providing easier access to its services.

The proposed full modernization of Building 48 will transform a deteriorating core asset at the heart of one of the country's largest Federal Government campuses into a high-performing LEED Gold facility capable of housing Class A office space for at least the next 30 years.

Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

None

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

None

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

| | |
|-------------------------|---------------|
| Alteration: | \$76,036,000 |
| Lease | \$179,994,000 |
| New Construction: | \$109,031,000 |

The 30-year, present value cost of alteration is \$103,958,000 less than the cost of leasing, with an equivalent annual cost advantage of \$3,465,000.

Recommendation

ALTERATION

GSAPBS

**PROSPECTUS – ALTERATION
DENVER FEDERAL CENTER BUILDING 48
LAKEWOOD, CO**

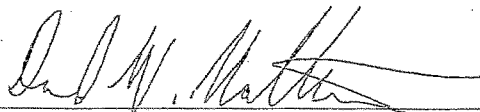
Prospectus Number: PCO-0522-LA19
Congressional District: 7

Certification of Need

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

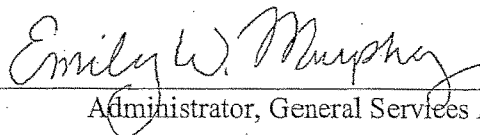
Submitted at Washington, DC, on February 12, 2018

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—DENVER FEDERAL CENTER
BUILDING 53, LAKEWOOD, 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 repairs and alterations for the partial modernization of Building 53, including upgrading building systems and backfilling vacant space at the Denver Federal Center located at West 6th

Avenue and Kipling Street in Lakewood, Colorado at a design cost of \$3,464,000, an estimated construction cost of \$38,306,000 and a management and inspection cost of \$2,757,000 for a total estimated project cost of \$44,527,000, 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.

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 – ALTERATION
DENVER FEDERAL CENTER BUILDING 53
LAKEWOOD, CO**

Prospectus Number: PCO-0530-LA19
Congressional District: 7

FY 2019 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for a partial modernization and backfill of Building 53 at the Denver Federal Center (DFC) located at West 6th Avenue and Kipling Street in Lakewood, CO. The proposed project will upgrade building systems and backfill vacant space. This project will provide a more efficient layout that both reduces agency utilization rates and allows for the recapture of and backfill of approximately 164,000 rentable square feet of vacant federally owned space. The vacant space will be occupied by the Department of the Interior (DOI) – Business Integration Office (BIO), DOI – Fish & Wildlife Service (FWS), and DOI – Office of Chief Information Officer (OCIO). Relocation of FWS and OCIO to Building 53 provides an annual lease cost avoidance of approximately \$3,000,000 and an annual agency rent savings of approximately \$600,000.

FY 2019 Committee Approval and Appropriation Requested

(Design, Construction, Management & Inspection)\$44,527,000

Major Work Items

Electrical, heating, ventilation and air conditioning (HVAC), roof, fire protection, and plumbing systems replacements; exterior closure repairs; interior finishes; paving, landscaping and site utilities; structural upgrades; and elevator repair and installation

Estimated Project Budget

| | |
|---|---------------------|
| Design | \$ 3,464,000 |
| Estimated Construction Cost (ECC) | 38,306,000 |
| Management & Inspection (M&I) | 2,757,000 |
| Estimated Total Project Cost (ETPC)* | \$44,527,000 |

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

Schedule

| | Start | End |
|-------------------------|--------------|------------|
| Design and Construction | FY 2019 | FY 2022 |

GSA

PBS

**PROSPECTUS – ALTERATION
DENVER FEDERAL CENTER BUILDING 53
LAKEWOOD, CO**

Prospectus Number: PCO-0530-LA19
Congressional District: 7

Building

Building 53 is part of the DFC's main campus and contains 387,826 gross square feet. The building was originally constructed in 1941 as part of the Denver Ordinance Plant. The building is a two-story brick structure with predominantly office space and some lab and warehouse space.

Tenant Agencies

Department of Agriculture – Forest Service, Natural Resources Conservation Service; Department of Health and Human Services – Office of the Secretary, Centers for Disease Control and Prevention; Department of Labor – Office of Inspector General, Employee Standards Administration, Office of Workers Compensation Program; Department of the Interior – Geological Survey, Bureau of Land Management, National Park Service, Bureau of Reclamation, Office of the Secretary, Office of Natural Resources and Revenue, BIO, FWS, OCIO; Department of Transportation – Pipeline and Hazardous Materials Safety Administration; Department of Veterans Affairs – Office of Information and Technology, Veteran Benefits Administration; Department of Homeland Security – Federal Protective Service; Environmental Protection Agency; Department of Defense – Defense Civilian Personnel Advisory Service; Small Business Administration; GSA – Public Buildings Service Field Office, Retail Service.

Proposed Project

This project will allow for a higher density open office environment and the relocation of FWS and OCIO from leased space. BIO also will be relocating from other Government-owned space at the DFC.

In addition to vacant space recapture, the following work will take place in the vacant space to be backfilled, as well as the common spaces: replace electrical power devices, cables, and telephone and data systems; replace light fixtures, lighting controls and related cable; upgrade the cooling and heating system equipment, controls and air distribution; and fire protection upgrades, including fire sprinklers and alarms. The plumbing systems for hot water and chilled water and plumbing fixtures will be replaced.

The project includes paving and landscaping for a parking lot to accommodate approximately 65 vehicles and relocation of utilities to provide lighting for the parking lot.

The foundation and floor slab will be repaired throughout the building, as required. The project includes replacement of the sanitary sewer system for the entire building, the roof,

GSA

PBS

**PROSPECTUS – ALTERATION
DENVER FEDERAL CENTER BUILDING 53
LAKEWOOD, CO**

Prospectus Number: PCO-0530-LA19
Congressional District: 7

and the exterior windows, which replacement will include efficient insulated glazing. Exterior walls will be insulated and repaired, the masonry will be re-caulked and repointed, and some exterior doors will be replaced. All restrooms will be upgraded with new finishes. The existing elevators will be upgraded and one new elevator will be installed at the main entrance.

Major Work Items

| | |
|---|---------------------|
| Electrical Replacement | \$10,385,000 |
| Interior Finishes | 7,655,000 |
| HVAC Replacement | 3,266,000 |
| Exterior Closures Repairs and Replacement | 5,312,000 |
| Roof Replacement | 5,043,000 |
| Fire Protection Replacement | 2,272,000 |
| Plumbing Replacement | 1,605,000 |
| Paving, Landscaping and Site Utilities | 1,268,000 |
| Structural Upgrades | 945,000 |
| Elevator Repair and Installation | <u>555,000</u> |
| Total ECC | \$38,306,000 |

Justification

The building has not undergone significant reinvestment since originally constructed in 1941. Many of its systems no longer meet the current code requirements or have exceeded their useful life, and replacement parts are expensive and difficult to find. DOI is the largest tenant on the DFC and is actively working with GSA to reduce its footprint and eliminate multiple private sector leases. This project will provide a high-quality, more efficient work environment, the ability to embrace new technologies, and better space layout. This allows increased collaboration and coordination among DOI's bureaus to better fulfill their missions and goals. These moves are part of the GSA and DOI long-term strategic plan for the DFC and will transform a deteriorating core asset into a high-performing facility that will continue operating for at least another 30 years.

The lighting, electrical system, and various components of the HVAC system are beyond their useful lives and need to be brought up to current design standards. Currently, there is no emergency generator to support the building. The windows are outdated and do not meet required thermal and infiltration performance levels. The roof is in poor condition and beyond its useful life, and the building envelope needs to be sealed to prevent water infiltration into customer space and avoid further work outages. The fire protection system is outdated and will be upgraded in renovated space and common areas. The

GSA

PBS

**PROSPECTUS – ALTERATION
DENVER FEDERAL CENTER BUILDING 53
LAKEWOOD, CO**

Prospectus Number: PCO-0530-LA19
Congressional District: 7

sewer piping is at the end of its useful life and needs to be replaced. New domestic water supply and fixtures will be required for newly renovated areas, as well as common areas. An additional parking area is needed to accommodate the increased number of tenants. The floor is uneven in some areas and the floor slab is cracking and heaving. The existing elevators are in need of upgrades, in addition to a new passenger elevator to better distribute upper level access across the building.

Undertaking the necessary infrastructure improvements will reduce greenhouse gas emissions, improve energy efficiency, reduce maintenance costs, help facilitate long-term tenancy, and meet customer agency needs.

Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

None

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

None

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

| | |
|------------------------|---------------|
| Alteration | \$ 65,113,000 |
| Lease | \$308,688,000 |
| New Construction | \$199,403,000 |

The 30-year, present value cost of alteration is \$243,575,000 less than the cost of leasing, with an equivalent annual cost advantage of \$8,119,000.

Recommendation

ALTERATION

GSA

PBS

**PROSPECTUS – ALTERATION
DENVER FEDERAL CENTER BUILDING 53
LAKEWOOD, CO**

Prospectus Number: PCO-0530-LA19

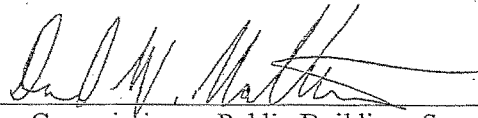
Congressional District: 7

Certification of Need

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

Submitted at Washington, DC, on February 12, 2018

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—LYNDON BAINES JOHNSON
FEDERAL BUILDING, WASHINGTON, DC

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for repairs and alterations for realigning and reconfiguring approximately 286,000 usable square feet of Department of Education-occupied space and upgrading or replacing multiple building sys-

tems at the Lyndon Baines Johnson Federal Building located at 400 Maryland Avenue, SW in Washington, D.C. at an additional design cost of \$1,266,000, an estimated construction cost of \$30,431,000, a management and inspection cost of \$825,000 for a total additional project cost of \$32,522,000 and a total estimated project cost of \$36,722,000, 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.

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 – ALTERATION
LYNDON BAINES JOHNSON FEDERAL BUILDING
WASHINGTON, DC**

Prospectus Number: PDC-0010-WA19

FY 2019 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Lyndon Baines Johnson (LBJ) Federal Building located at 400 Maryland Avenue, SW, Washington, DC. The proposed project will realign and reconfigure approximately 286,000 usable square feet (USF) of Department of Education (Education)-occupied space and upgrade or replace multiple building systems. The proposed renovation will support GSA and Education's ongoing efforts to improve Education's utilization of space and generate an annual lease cost avoidance of approximately \$6,500,000 and an annual agency rent savings of approximately \$3,000,000.

FY 2019 Committee Approval and Appropriation Requested

(Additional Design, Construction, Management & Inspection).....\$32,522,000

Major Work Items

Electrical, heating, ventilation and air conditioning (HVAC), fire and life safety, and plumbing systems upgrades/replacements; demolition; interior construction

Project Budget

| | |
|---|---------------------|
| Design (FY 2018) | \$ 4,200,000 |
| Design | 1,266,000 |
| Estimated Construction Cost (ECC) | 30,431,000 |
| Management and Inspection (M&I) | 825,000 |
| Estimated Total Project Cost (ETPC)* | \$36,722,000 |

*The tenant agency may fund an additional amount for tenant improvements above the standard normally provided by GSA.

Schedule

| | Start | End |
|--------------|--------------|------------|
| Design | FY 2018 | FY 2019 |
| Construction | FY 2019 | FY 2023 |

Building

Constructed in 1959, the LBJ Federal Building consists of 640,332 gross square feet and 386,635 USF. The building has seven floors occupied above grade, plus a mechanical penthouse, and two levels below grade, including the basement parking area. The property is across the street from the Smithsonian's Air and Space Museum, as well as the National Museum of the American Indian. A planned memorial to President Dwight D.

GSA

PBS

**PROSPECTUS – ALTERATION
LYNDON BAINES JOHNSON FEDERAL BUILDING
WASHINGTON, DC**

Prospectus Number: PDC-0010-WA19

Eisenhower is expected to be constructed in the next few years on the north side of the LBJ Federal Building.

Tenant Agencies

Department of Education

Proposed Project

The project proposes to renovate and reconfigure floors 3, 4, 6, and 7 of the existing building, resulting in an open office environment with sufficient work and meeting space to meet Education's programmatic requirements in a much more efficient manner while consolidating personnel from leased space.

The majority of the building system capacities will meet the forecast demand after consolidation, but a few system upgrades are needed. These upgrades include the HVAC controls, new power distribution circuits and breaker ties, open mobile workspace construction, and a new generator.

The proposed project also includes life safety items, such as new fire alarm annunciators and replacement of equipment in fire control rooms, and items to improve energy efficiency. Additionally, the switchgear replacement project will replace the medium and low voltage switchgear and network transformers and protectors, and upgrade the monitoring devices within the switchgears to be compatible with GSA requirements for the advanced metering systems.

Major Work Items

| | |
|----------------------|---------------------|
| Electrical Upgrades | \$ 21,603,000 |
| Interior Alterations | 6,892,000 |
| Life Safety Upgrades | 974,000 |
| Plumbing Upgrades | <u>962,000</u> |
| TOTAL ECC | \$30,431,000 |

Justification

The proposed project will increase the utilization of the LBJ Federal Building, thereby allowing Education to use the space more efficiently and cost effectively and reduce its reliance on privately owned leased space. This reduction will further reduce the Government's real estate footprint and save the taxpayer's money.

GSA

PBS

PROSPECTUS – ALTERATION
LYNDON BAINES JOHNSON FEDERAL BUILDING
WASHINGTON, DC

Prospectus Number: PDC-0010-WA19

The existing medium- and low-voltage switchgear is obsolete and lacks the safety features and equipment required. Upgrading the current equipment will achieve at least another 20 years of reliable service.

Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

None

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

None

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

| | |
|-------------------------|---------------|
| Alteration: | \$314,697,947 |
| Lease | \$580,101,162 |
| New Construction: | \$325,073,546 |

The 30-year, present value cost of alteration is \$265,403,215 less than the cost of leasing, with an equivalent annual cost advantage of \$13,192,970.

Recommendation

ALTERATION

GSA

PBS

PROSPECTUS – ALTERATION
LYNDON BAINES JOHNSON FEDERAL BUILDING
WASHINGTON, DC

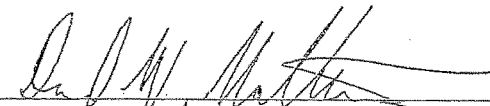
Prospectus Number: PDC-0010-WA19

Certification of Need


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

Submitted at Washington, DC, on February 12, 2018

Recommended:


Commissioner, Public Buildings Service

Approved:


Administrator, General Services Administration

AMENDED COMMITTEE RESOLUTION

ALTERATION—MINTON-CAPEHART FEDERAL
BUILDING, INDIANAPOLIS, IN

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for repairs and alterations for structural and related system upgrades of the parking garage at the Minton-Capehart Federal Building located at 575 North Pennsylvania Street in Indianap-

olis, Indiana of a reduction in design cost of \$195,000, an additional estimated construction cost of \$3,358,000 and a reduction in management and inspection cost of \$6,000 for a total additional cost of \$3,157,000 and total estimated project cost of \$13,941,000, a prospectus for which is attached to and included in this resolution. This resolution amends the authorization of the Committee on May 25, 2016 of Prospectus No. PIN-0133-1N17.

Provided, 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.

GSA

PBS

**AMENDED PROSPECTUS – ALTERATION
MINTON-CAPEHART FEDERAL BUILDING
INDIANAPOLIS, IN**

Prospectus Number: PIN-0133-IN19
Congressional District: 7

FY 2019 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to undertake structural and related system upgrades of the parking garage at the Minton-Capehart Federal Building located at 575 North Pennsylvania Street in Indianapolis, IN. The proposed project will address safety and operability issues of the rapidly deteriorating garage.

This prospectus amends Prospectus No. PIN-0133-IN17. GSA is requesting approval of an additional \$3,157,000 to account for cost escalations and refined project scope and budget.

FY 2019 Committee Approval Requested

(Construction) \$3,157,000¹

FY 2019 Committee Appropriation Requested

(Design, Construction, Management & Inspection) \$13,941,000

Major Work Items

Superstructure repairs and demolition; electrical and fire protection replacement/upgrades

Project Budget

| | |
|---|---------------------|
| Design | \$904,000 |
| Estimated Construction Cost (ECC) | 12,165,000 |
| Management and Inspection (M&I) | 872,000 |
| Estimated Total Project Cost (ETPC)* | \$13,941,000 |

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

¹ The amount approved for Design and Management and Inspection in Prospectus No. PIN-0133-IN17 by the House and Senate Committees includes \$201,000 (\$195,000 Design and \$6,000 Management and Inspection) more than the current estimate. The approval requested in this FY 2019 amended prospectus reflects the balance needed for the project, assuming reallocation of the previously approved \$195,000 from Design and \$6,000 from Management and Inspection to Construction.

GSA

PBS

**AMENDED PROSPECTUS – ALTERATION
MINTON-CAPEHART FEDERAL BUILDING
INDIANAPOLIS, IN**

Prospectus Number: PIN-0133-IN19
Congressional District: 7

| <u>Schedule</u> | <u>Start</u> | <u>End</u> |
|-------------------------|--------------|------------|
| Design and Construction | FY 2019 | FY 2022 |

Building

The Minton-Capehart Federal Building, built in 1974, is six stories above grade and includes a mezzanine and basement. The attached parking garage, which is original to the building, is two stories, with the first story partially below grade and partially exposed to the elements. The garage provides 464 parking spaces, which accommodates Government-owned, including law enforcement, vehicles, and 75 vehicles associated with the nearby Birch Bayh Federal Building and U.S. Courthouse tenants. The upper deck serves as a partial cover for the lower deck. The garage is elevated and entirely open to the atmosphere and elements. The garage's upper deck is joined to the Federal Building's first floor entry and plaza. The lower level has a dock area that is also attached to the Federal Building.

Tenant Agencies

Department of Housing and Urban Development, Department of Justice, Department of the Treasury, Department of Veterans Affairs, Department of Homeland Security, GSA, Department of Transportation, National Labor Relations Board, Social Security Administration, Department of Labor (parking only), and Judiciary (parking only)

Proposed Project

The proposed project scope includes concrete repairs and upgrades to lateral load resistance, which will extend the life of the parking structure for several decades. The upper level slab will be replaced, and a new membrane for vehicle bearing surfaces will be installed over the top of the new slab. Existing beams will be repaired or replaced at locations where concrete has spalled. New concrete shear walls will be constructed. The project also includes improvements to the supporting columns, shear walls, and exterior stairwells, as well as improvements to the lighting and fire protection and installation of bollards at the garage entrance and exits.

Major Work Items

| | |
|---------------------------------------|---------------------|
| Superstructure Repairs and Demolition | \$10,875,000 |
| Electrical Replacement/Upgrades | 771,000 |
| Fire Protection Replacement/Upgrades | <u>519,000</u> |
| Total ECC | \$12,165,000 |

GSA

PBS

**AMENDED PROSPECTUS – ALTERATION
MINTON-CAPEHART FEDERAL BUILDING
INDIANAPOLIS, IN**

Prospectus Number: PIN-0133-IN19
Congressional District: 7

Justification

The garage is over 40 years old and is in urgent need of a major renovation. The garage is suffering from multiple concrete-related failures including: delamination on the floor slabs and beams, and slab reinforcement with extensive section loss; concrete spalling and delamination at some column facades; water leakage on the underside of the supported level; and deteriorated expansion joints. The current electrical infrastructure will be upgraded/replaced to meet current codes. The installation of bollards on both the entrance and exit ramps of the garage will enhance security.

Interim short-term repairs have been undertaken with minor repair and alteration program funds over the past decade in an attempt to address immediate safety measures. The corrosion, spalling, and delamination of the structure are threatening tenant and property safety. Sections of the garage have been closed due to the risk. Currently, two parking spaces in the lower level are closed due to falling concrete. Ten additional parking spaces in the lower level are closed due to water leaks from the upper deck that have damaged several vehicles. Until a major repair is completed, tenant safety will continue to be threatened, closures of sections of the garage will need to be continued and expanded, and degradation of the garage deck will continue.

Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

GSA

PBS

**AMENDED PROSPECTUS – ALTERATION
MINTON-CAPEHART FEDERAL BUILDING
INDIANAPOLIS, IN**

Prospectus Number: PIN-0133-IN19
Congressional District: 7

Prior Appropriations

None

Prior Committee Approvals

| Prior Committee Approvals | | | |
|---------------------------|-----------|--------------|--|
| Committee | Date | Amount | Purpose |
| House T&I | 5/25/2016 | \$10,784,000 | Design = \$1,099,000 ECC = \$8,807,000 M&I = \$878,000 |
| Senate EPW | 5/18/2016 | \$10,784,000 | Design = \$1,099,000 ECC = \$8,807,000 M&I = \$878,000 |

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

| Prospectus | Description | FY | Amount |
|-------------------|---------------|------|--------------|
| P.L. 111-5 (ARRA) | Modernization | 2009 | \$48,086,000 |

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

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

Recommendation

ALTERATION

GSA

PBS

AMENDED PROSPECTUS — ALTERATION
MINTON-CAPEHART FEDERAL BUILDING
INDIANAPOLIS, IN


Prospectus Number: PIN-0133-IN19
Congressional District: 7

Certification of Need

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

Submitted at Washington, DC, on February 12, 2018

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—POTTER STEWART U.S.
COURTHOUSE, CINCINNATI, OH

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for repairs and alterations for a consolidation project that will relocate the U.S. Bankruptcy Court from leased space to owned space at the Pot-

ter Stewart U.S. Courthouse located in Cincinnati, Ohio at a design cost of \$3,086,000, an estimated construction cost of \$27,229,000, a management and inspection cost of \$2,570,000 for a total estimated project cost of \$32,885,000, 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.

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 – ALTERATION
POTTER STEWART U.S. COURTHOUSE
CINCINNATI, OH**

Prospectus Number: POH-0028-CN19
Congressional District: 1

FY 2019 Project Summary

The General Services Administration (GSA) proposes a consolidation project that will relocate the U.S. Bankruptcy Court (USBC) from over 38,000 usable square feet (USF) of leased space to approximately 21,000 USF in the Potter Stewart U.S. Courthouse (Potter Stewart Courthouse). The project will meet the long-term housing needs of USBC, decrease the Federal Government’s reliance on leased space, reduce federally owned vacant space, and improve space utilization in the Potter Stewart Courthouse. Approximately \$1.6 million in annual lease costs will be avoided, with savings of approximately \$160,000 in annual agency rent payments.

FY 2019 Committee Approval and Appropriation Requested

(Design, Construction, Management & Inspection).....\$32,885,000

Major Work Items

Interior construction; demolition and hazardous materials abatement; heating, ventilation, and air conditioning (HVAC); electrical, plumbing and life safety upgrades

Project Budget

Design.....\$3,086,000
Estimated Construction Cost (ECC)27,229,000
Management & Inspection (M&I)2,570,000
Estimated Total Project Cost (ETPC)*\$32,885,000

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

Schedule

| | Start | End |
|-------------------------|--------------|------------|
| Design and Construction | FY 2019 | FY 2024 |

Building

The Potter Stewart Courthouse, built in 1938, is a nine-story structure designed in the Art Modern style. The primary elevations are clad in limestone atop a granite base. The courthouse is approximately 529,000 gross square feet, with 11 outside parking spaces. It is located within Cincinnati’s Central Business District and is listed in the National Register of Historic Places. It serves as the main office for the Sixth Circuit Court Executive. A service and pedestrian tunnel connects the building to the John Weld Peck Federal Building.

GSA

PBS

**PROSPECTUS – ALTERATION
POTTER STEWART U.S. COURTHOUSE
CINCINNATI, OH**

Prospectus Number: POH-0028-CN19
Congressional District: 1

Tenant Agencies

Judiciary, Department of Justice, GSA

Proposed Project

The proposed project involves alterations to consolidate USBC's space into the Potter Stewart Courthouse from leased space. The construction will create two USBC courtrooms and chambers, clerk space, and shared support spaces. HVAC, electrical, plumbing, and life safety system upgrades required to house USBC in the courthouse also will be completed. To provide contiguous space for USBC, some of the existing customer agency space may be relocated within the courthouse.

Major Work Items

| | |
|---|---------------------|
| Interior Construction | \$21,411,000 |
| Demolition /Hazardous Materials Abatement | 1,825,000 |
| HVAC Upgrades | 2,630,000 |
| Electrical Upgrades | 1,128,000 |
| Plumbing Upgrades | 133,000 |
| Life Safety Upgrades | <u>102,000</u> |
| Total ECC | \$27,229,000 |

Justification

The Potter Stewart Courthouse has approximately 30,000 USF of vacant space. USBC, which currently is in 38,000 USF of leased space, will backfill approximately 21,000 USF in the building once the project is completed. The majority of the remaining vacant space will be in the basement and sub-basement of the building. Bringing USBC into the Potter Stewart Courthouse will co-locate all of the judiciary's space in Cincinnati into one location and will avoid approximately \$1.6 million in annual lease costs.

Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

GSA

PBS

**PROSPECTUS — ALTERATION
POTTER STEWART U.S. COURTHOUSE
CINCINNATI, OH**

Prospectus Number: POH-0028-CN19
Congressional District: 1

Prior Committee Approvals

None

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

None

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

| | |
|------------------------|--------------|
| Alteration | \$40,715,000 |
| Lease | \$66,844,000 |
| New Construction | \$45,072,000 |

The 30-year, present value cost of alteration is \$26,129,000 less than the cost of leasing, with an equivalent annual cost advantage of \$1,299,000.

Recommendation

ALTERATION

GSA

PBS

PROSPECTUS — ALTERATION
POTTER STEWART U.S. COURTHOUSE
CINCINNATI, OH

Prospectus Number: POH-0028-CN19
Congressional District: 1

Certification of Need

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

Submitted at Washington, DC, on February 12, 2018

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration

Housing Plan
Potter Stewart U.S. Courthouse

POH-0028-CN19
Cincinnati, OH

September 28, 2018

CONGRESSIONAL RECORD — HOUSE

H9295

| | CURRENT | | | | | | PROPOSED | | | | | |
|----------------------------------|-----------|-------|---------------------------------------|---------|---------|---------|-----------|-------|---------------------------------------|---------|---------|---------|
| | Personnel | | Usable Square Feet (USF) ¹ | | | | Personnel | | Usable Square Feet (USF) ¹ | | | |
| | Office | Total | Office | Storage | Special | Total | Office | Total | Office | Storage | Special | Total |
| Leased Location | | | | | | | | | | | | |
| 221 E. 4th St. | | | | | | | | | | | | |
| Judiciary-U.S. Bankruptcy Court | 25 | 25 | 38,305 | - | - | 38,305 | - | - | - | - | - | - |
| Subtotal | 25 | 25 | 38,305 | - | - | 38,305 | - | - | - | - | - | - |
| Federally-owned Locations | | | | | | | | | | | | |
| Potter Stewart U.S. Courthouse | | | | | | | | | | | | |
| DOJ - U.S. Marshals Service | 32 | 32 | 11,877 | 4,306 | 3,908 | 20,091 | 32 | 32 | 11,877 | 4,306 | 3,908 | 20,091 |
| DOJ - Office of U.S. Attorneys | - | - | 1,697 | 403 | 95 | 2,195 | - | - | 1,697 | 403 | 95 | 2,195 |
| DHS - Federal Protective Service | - | - | - | 225 | - | 225 | - | - | - | 225 | - | 225 |
| GSA | 8 | 8 | 4,917 | 88 | 90 | 5,095 | 3 | 3 | 1,596 | - | - | 1,596 |
| Judiciary-U.S. District Court | 53 | 53 | 23,843 | 2,346 | 53,603 | 79,792 | 53 | 53 | 25,148 | 2,346 | 53,603 | 81,097 |
| Judiciary-U.S. Court of Appeals | 144 | 144 | 38,785 | 2,992 | 54,437 | 96,214 | 144 | 144 | 37,165 | 3,366 | 55,483 | 96,014 |
| Judiciary - Circuit Executive | 21 | 21 | 10,361 | 5,591 | 3,892 | 19,844 | 21 | 21 | 10,361 | 5,591 | 3,892 | 19,844 |
| Judiciary-Probation | 22 | 22 | 10,705 | 1,303 | 900 | 12,908 | 22 | 22 | 4,904 | 757 | 2,078 | 7,739 |
| Judiciary- Pretrial Services | 4 | 4 | 1,693 | - | 84 | 1,777 | 4 | 4 | 1,693 | - | 84 | 1,777 |
| U.S. Tax Court | - | - | 42 | - | 2,299 | 2,341 | - | - | 42 | - | 2,299 | 2,341 |
| Judiciary-U.S. Bankruptcy Court | - | - | - | - | - | - | 25 | 25 | 9,108 | 3,834 | 8,459 | 21,401 |
| Joint Use | - | - | 2,928 | 316 | 4,315 | 7,559 | - | - | 2,928 | 316 | 4,315 | 7,559 |
| Vacant | - | - | 19,637 | 7,379 | 4,044 | 31,060 | - | - | 7,352 | 7,100 | 2,769 | 17,222 |
| Subtotal | 284 | 284 | 126,485 | 24,949 | 127,667 | 279,101 | 304 | 304 | 113,871 | 28,244 | 136,986 | 279,101 |
| Total | 309 | 309 | 164,790 | 24,949 | 127,667 | 317,406 | 304 | 304 | 113,871 | 28,244 | 136,986 | 279,101 |

| Office Utilization Rate ² | | Current | | Proposed | |
|---|--|---------|--|----------|--|
| Building Office Tenants (excluding Judiciary, Congress, and agencies with less than 10 employees) | | 290 | | 290 | |
| All Building Office Tenants (including Judiciary, Congress, and agencies with less than 10 employees) | | 347 | | 292 | |
| Total Building USF Rate ³ | | Current | | Proposed | |
| Building Tenants (excluding Judiciary, Congress, and agencies with less than 10 employees) | | 628 | | 628 | |
| Building Tenants (including Judiciary, Congress, and agencies with less than 10 employees) | | 983 | | 918 | |

| Special Space | | USF | |
|-----------------------|--|----------------|--|
| ADP | | 1,750 | |
| Conference/ Training | | 12,604 | |
| Courtrooms/ Judiciary | | 27,791 | |
| Food Service | | 3,969 | |
| Fitness Center | | 2,754 | |
| Judge's Chambers | | 58,328 | |
| Judicial Hearing Room | | 2,713 | |
| Private Toilet | | 8,070 | |
| Structurally Changed | | 2,341 | |
| Tenant Floor Ctr | | 16,668 | |
| Total | | 136,986 | |

Current Office UR excludes: 2,613 usf of office support space
Proposed Office UR excludes: 2,613 usf of office support space

Current Office UR excludes: 27,827 usf of office support space
Proposed Office UR excludes: 23,052 usf of office support space

NOTES:

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

² Office Utilization Rate = total office space available for office personnel. UR calculation excludes office support space USF.

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

AMENDED COMMITTEE RESOLUTION

ALTERATION—CARL B. STOKES U.S.
COURTHOUSE, CLEVELAND, OH

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for repairs and alterations to complete, repair, and expand the plaza system at the Carl B. Stokes U.S. Courthouse located at the intersection of Superior Avenue and Huron Road in Cleveland,

Ohio of an additional design cost of \$342,000, an additional estimated construction cost of \$3,788,000 and an additional management and inspection cost of \$310,000 for a total additional cost of \$4,400,000 and total estimated project cost of \$19,964,000, a prospectus for which is attached to and included in this resolution. This resolution amends the authorization of the Committee on May 25, 2016 of Prospectus No. POH-0301-CL17.

Provided, 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.

GSA

PBS

**AMENDED PROSPECTUS – ALTERATION
CARL B. STOKES U.S. COURTHOUSE
CLEVELAND, OH**

Prospectus Number: POH-0301-CL19
Congressional District: 11

FY 2019 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to complete, repair, and expand the plaza system at the Carl B. Stokes U.S. Courthouse (Stokes Courthouse) located at 801 W. Superior Avenue in Cleveland, OH. The completion of the proposed repairs will correct the ongoing deterioration of the plaza system, eliminate water infiltration into the building, and allow for the completion of the plaza toward Superior Avenue, which has remained unfinished since construction of the courthouse in 2002.

This prospectus amends Prospectus No. POH-0301-CL17. GSA is requesting approval of an additional \$4,440,000 to account for cost escalations and refined project scope.

FY 2019 Committee Approval Requested

(Design, Construction, and Management & Inspection).....\$4,440,000

FY 2019 Appropriation Requested

(Design, Construction, and Management & Inspection).....\$19,964,000

Major Work Items

Sitework

Project Budget

| | |
|--|---------------------|
| Design | \$1,855,000 |
| Estimated Construction Cost (ECC) | 16,515,000 |
| Management and Inspection (M&I) | 1,594,000 |
| Estimated Total Project Cost (ETPC) | \$19,964,000 |

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

Schedule

| | Start | End |
|-------------------------|--------------|------------|
| Design and Construction | FY 2019 | FY 2023 |

Building

The Stokes Courthouse is a 766,000 gross square foot building with 21 stories above grade and 3 below grade. Construction of the building was completed in 2002, and its

GSAPBS

**AMENDED PROSPECTUS – ALTERATION
CARL B. STOKES U.S. COURTHOUSE
CLEVELAND, OH**

Prospectus Number: POH-0301-CL19
Congressional District: 11

primary function is to serve as a Federal courthouse. The Stokes Courthouse is located at the intersection of Superior Avenue and Huron Road. The existing plaza spans the front of the property along Huron Road and was originally designed to extend to the corner of Superior Avenue. The building acts as an anchor to the downtown area of Cleveland and is prominent in the city's skyline.

Tenant Agencies

Judiciary, Department of Justice, Senate, GSA

Proposed Project

The project proposes to repair the plaza at the Stokes Courthouse to eliminate water leaks and infiltration into the lower levels of the building. The scope includes refinishing and reinforcing the structural steel that supports the plaza, along with repairs to fireproofing and upgrading the surface parking lot.

The project also proposes to extend the currently incomplete plaza toward Superior Avenue as was envisioned in the original design. Due to a funding shortage when the building was originally constructed, a portion of the plaza was left unfinished.

Major Work Items

| | |
|------------------|---------------------|
| Sitework | \$16,515,000 |
| Total ECC | \$16,515,000 |

Justification

The structural steel that supports the plaza is exposed to the elements and has been since the original construction. The steel has considerable rust damage, and the structural beams that support the plaza and connect into the parking garage are heavily corroded. Part of the unfinished plaza includes the base of the structural steel columns that are at grade with the Cleveland Regional Transit Authority train tracks and support beams that run above and across the train tracks. If the steel continues to be left unattended, it will become difficult to repair and will result in structural issues. The corroded steel is also very unsightly and detracts from the appearance of the courthouse.

The plaza has experienced excessive water infiltration in many areas that will worsen until repairs are completed. The leaks have been causing damage to the structure, interior finishes, and the fireproofing in the lower levels of the building.

GSA

PBS

**AMENDED PROSPECTUS – ALTERATION
CARL B. STOKES U.S. COURTHOUSE
CLEVELAND, OH**

Prospectus Number: POH-0301-CL19
Congressional District: 11

The plaza surrounding the Stokes Courthouse remains incomplete from the time of the original construction in 2002. The sidewalk on the northwest side of the site is built on a portion of the city-owned and controlled Huron Road. This sidewalk is the only way to access the building from the southeast intersection of Huron Road and Superior Avenue. Once the plaza is completed, the sidewalk will be returned to the city, and this will restore a lane of traffic on Huron Road. Completion of the plaza will protect the structural steel from future damage, improve pedestrian access to the building, incorporate the building into the surrounding urban environment, and significantly improve the appearance of the Stokes Courthouse. The building's location within the city acts as a prominent gateway for those entering into the city from the west. Unfortunately, this impression is lost when visitors reach the intersection of Huron Road and Superior Avenue, where the steel installed for the completion of the plaza is rusting and the appearance of the facility at street level is that of a public building that is difficult to approach.

Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

| Prior Committee Approvals | | | |
|---------------------------|-----------|--------------|---|
| Committee | Date | Amount | Purpose |
| House T&I | 5/25/2016 | \$15,524,000 | Design = \$1,513,000 ECC = \$12,727,000 M&I = \$1,284,000 |
| Senate EPW | 5/18/2016 | \$15,524,000 | Design = \$1,513,000 ECC = \$12,727,000 M&I = \$1,284,000 |

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

None

GSA

PBS

AMENDED PROSPECTUS – ALTERATION
CARL B. STOKES U.S. COURTHOUSE
CLEVELAND, OH

Prospectus Number: POH-0301-CL19
Congressional District: 11

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

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

Recommendation

ALTERATION

GSA

PBS

AMENDED PROSPECTUS — ALTERATION
CARL B. STOKES U.S. COURTHOUSE
CLEVELAND, OH

Prospectus Number: POH-0301-CL19
Congressional District: 11

Certification of Need

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

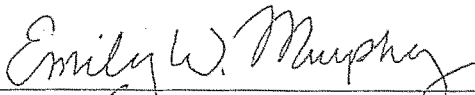
Submitted at Washington, DC, on February 12, 2018

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—U.S. CUSTOM HOUSE,
PHILADELPHIA, PA

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for repairs and alterations for repairing and replacing domestic and storm water systems and upgrading and replacing the heating, ventilation, and air conditioning system at the U.S. Custom

House located at 200 Chestnut Street in Philadelphia, Pennsylvania at a design cost of \$7,440,000, an estimated construction cost of \$78,025,000, a management and inspection cost of \$10,005,000 for a total estimated project cost of \$95,470,000, 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.

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 – ALTERATION
U.S. CUSTOM HOUSE
PHILADELPHIA, PA**

Prospectus Number: PPA-0144-PH19
Congressional District: 1

FY 2019 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the U.S. Custom House (Custom House) located at 200 Chestnut Street in Philadelphia, PA. The proposed project will repair/replace the building's domestic and storm water systems and upgrade/replace the heating, ventilation, and air conditioning (HVAC) system to a more efficient, modern design.

FY 2019 Committee Approval and Appropriation Requested

(Design, Construction, Management & Inspection)\$95,470,000

Major Work Items

HVAC upgrades/replacement; interior construction; demolition/abatement; plumbing repair/replacement; electrical, fire and life safety system upgrades; and roof upgrades

Project Budget

| | |
|--|---------------------|
| Design | \$ 7,440,000 |
| Estimated Construction Cost (ECC)..... | 78,025,000 |
| Management & Inspection (M&I) | 10,005,000 |
| Estimated Total Project Cost (ETPC) | \$95,470,000 |

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

Schedule

| | Start | End |
|-------------------------|--------------|------------|
| Design and Construction | FY 2019 | FY 2025 |

Building

The Custom House is a 19-story, approximately 565,000 gross square foot building located on the eastern side of the Philadelphia central business district. The building was originally constructed in 1934 and is primarily utilized as office space. The Custom House is listed in the National Register of Historic Places and is distinguished by an ornate, three-story rotunda situated in the main lobby.

GSA

PBS

**PROSPECTUS – ALTERATION
U.S. CUSTOM HOUSE
PHILADELPHIA, PA**

Prospectus Number: PPA-0144-PH19
Congressional District: 1

Tenant Agencies

Department of Homeland Security, Department of Justice, Department of Health and Human Services, Department of the Interior, Department of State, Department of Agriculture, U.S. Tax Court, U.S. Senate, GSA

Proposed Project

The building is suffering from recurrent flooding caused by the aged domestic water piping system and significant temperature and indoor air quality issues caused by the insufficient and outdated HVAC system. Electrical system components will be replaced to support the HVAC systems. Mitigation of hazardous materials and associated sprinkler modifications will be accomplished in disturbed areas as part of the project.

To repair the building's domestic water system, the piping will need to be exposed, abated of asbestos, inspected, and repaired. Concurrently, the building's induction unit system will be removed, abated of asbestos, and upgraded to a four-pipe fan coil system. Due to the invasive nature of this work and the presence of hazardous materials, the majority of building tenants will be moved into internal swing space.

The less invasive aspects of the project include repairing the storm water system, replacing the building automation system, replacing the air handling units, partial conversion to variable air volume serving interior zones, replacing the heating and chilled water systems, and replacing the boilers.

As noted above, this renovation is in an occupied building so the proposed project includes allowances for internal swing space. The project minimizes tenant impact by using internal swing space and hazardous materials enclosures, as well as by completing the scope items together.

GSA

PBS

**PROSPECTUS — ALTERATION
U.S. CUSTOM HOUSE
PHILADELPHIA, PA**

Prospectus Number: PPA-0144-PH19
Congressional District: 1

Major Work Items

| | |
|-------------------------------|---------------------|
| HVAC Upgrades/Replacement | \$45,363,000 |
| Interior Construction | 16,491,000 |
| Demolition/Abatement | 9,360,000 |
| Plumbing Repair/Replacement | 3,624,000 |
| Electrical Upgrades | 2,225,000 |
| Fire and Life Safety Upgrades | 852,000 |
| Roof Upgrades | <u>110,000</u> |
| Total ECC | \$78,025,000 |

Justification

The project will address the failing domestic water piping system that has flooded the building three times in the past 4 years, creating millions of dollars in damage to the building and personal property. The damage has displaced tenants for months at a time and interfered with their ability to carry out their missions. The threat of another major flood is imminent, and there is a serious risk that additional flooding could potentially damage the historic rotunda, which would be enormously costly to repair. If left unaddressed, the building could potentially become uninhabitable and would need to be considered for disposal.

Due to the major disruption caused by the repair of the plumbing system, GSA determined that this project will provide the opportunity to upgrade the deficient HVAC systems. The HVAC systems in the building are approximately 20 years past their useful lives and are vulnerable to a large-scale failure in both the air handling units and the branch piping leading to the perimeter induction units. There have been longstanding temperature and indoor air quality issues caused by a system that was not designed for office space. In addition to affecting occupant comfort, poor dehumidification has caused the paint, plaster, and wall materials to peel at numerous locations in the building, including in the historic rotunda and in areas with lead-based paint. The two pipe induction system is highly inefficient, forcing entire building switchover between heating and cooling to address unseasonal temperatures (e.g., cooling in the winter and heating in the summer). Simultaneously completing these projects will save the Government approximately \$13 million in duplicative costs, while minimizing disruption to building tenants.

GSA

PBS

**PROSPECTUS – ALTERATION
U.S. CUSTOM HOUSE
PHILADELPHIA, PA**

Prospectus Number: PPA-0144-PH19
Congressional District: 1

Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

None

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

| Prospectus | Description | FY | Amount |
|-----------------|---|-------|--------------|
| PL 111-5 (ARRA) | Window Replacement, Green Roof Installation, Exterior Masonry Repairs | FY 09 | \$30,490,000 |

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

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

Recommendation

ALTERATION

GSA

PBS

PROSPECTUS — ALTERATION
U.S. CUSTOM HOUSE
PHILADELPHIA, PA

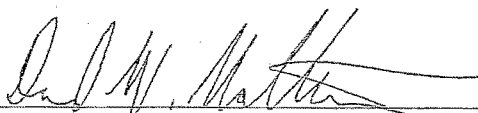
Prospectus Number: PPA-0144-PH19
Congressional District: 1

Certification of Need

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

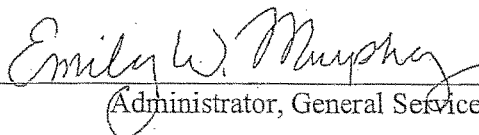
Submitted at Washington, DC, on February 12, 2018

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration

AMENDED COMMITTEE RESOLUTION

ALTERATION—AUSTIN FINANCE CENTER, AUSTIN,
TX

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for repairs and alterations for modernization, including replacing building systems, at the Austin Finance Center located at 1619 Woodward Street in Austin, Texas of a reduction in de-

sign cost of \$465,000, an additional estimated construction cost of \$7,131,000 and a reduction in management and inspection cost of \$725,000 for a total additional cost of \$5,941,000 and total estimated project cost of \$28,722,000, a prospectus for which is attached to and included in this resolution. This resolution amends the authorization of the Committee on May 25, 2016 of Prospectus No. PTX-1618-AU17.

Provided, 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.

GSA

PBS

**AMENDED PROSPECTUS – ALTERATION
AUSTIN FINANCE CENTER
AUSTIN, TX**

Prospectus Number: PTX-1618-AU19
Congressional District: 25

FY 2019 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to modernize the existing Austin Finance Center (AFC), located at 1619 Woodward Street in Austin, Texas. The project will replace building systems and improve energy efficiency.

This prospectus amends Prospectus No. PTX-1618-AU17. GSA is requesting approval of an additional \$5,941,000 to account for cost escalation due to time and market conditions, and a tenant improvement component.

FY 2019 Committee Approval Requested

(Construction) \$5,941,000¹

FY 2019 Appropriation Requested

(Design, Construction, and Management & Inspection).....\$28,722,000

Major Work Items

Interior construction; exterior construction; electrical, heating, ventilation and air conditioning (HVAC), mechanical, life safety/emergency, and plumbing replacement; and sitework

Project Budget

| | |
|---|---------------------|
| Design | \$ 2,070,000 |
| Estimated Construction Cost (ECC)..... | 24,994,000 |
| Management & Inspection (M&I) | 1,658,000 |
| Estimated Total Project Cost (ETPC)* | \$28,722,000 |

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

¹ The House and Senate committees approved Design, M&I and Construction of \$22,781,000 in Prospectus No. PTX-1618-AU17. The approval requested in this FY 2019 amended prospectus reflects the balance needed for the project, assuming reallocation of the previously approved \$1,190,000 from Design and M&I to Construction.

GSA

PBS

**AMENDED PROSPECTUS – ALTERATION
AUSTIN FINANCE CENTER
AUSTIN, TX**

Prospectus Number: PTX-1618-AU19
Congressional District: 25

| <u>Schedule</u> | <u>Start</u> | <u>End</u> |
|-------------------------|--------------|------------|
| Design and Construction | FY 2019 | FY 2022 |

Building

AFC was constructed in 1969 as an office building and was purchased by the United States in 1985. It is located on a 40-acre Federal campus in southeast Austin, along with the federally owned Department of the Treasury – Internal Revenue Service (IRS) Service Center, the Department of Veterans Affairs Automation Center and a leased IRS office/warehouse. It consists of a single, freestanding, one-story building of approximately 85,000 gross square feet. The building is home to the Department of the Treasury – Bureau of the Fiscal Service.

Tenant Agencies

Treasury Department – Bureau of the Fiscal Service

Proposed Project

The project includes HVAC replacement, separation of storm and sanitary lines, domestic water line replacement, main electrical switchboard replacement, window replacement, and power distribution system replacement.

Major Work Items

| | |
|--|---------------------|
| Interior Construction | \$ 7,511,000 |
| Exterior Construction | 5,132,000 |
| Electrical Replacement | 5,211,000 |
| HVAC/Mechanical Replacement | 4,906,000 |
| Plumbing Replacement | 872,000 |
| Life Safety/Emergency System Replacement | 842,000 |
| Sitework | <u>520,000</u> |
| Total ECC | \$24,994,000 |

Justification

Historically, the building has been used by Treasury as one of four regional check printing and distribution facilities for Federal obligations to vendors and the general public. Treasury's transition to electronic transfer of funds resulted in the removal of all check printing and distribution functions, and has significantly altered the type and amount of space the agency requires.

GSA

PBS

**AMENDED PROSPECTUS – ALTERATION
AUSTIN FINANCE CENTER
AUSTIN, TX**

Prospectus Number: PTX-1618-AU19
Congressional District: 25

The 48-year-old building has undergone various renovation projects over the years, but never a complete modernization, including upgrades. The space, converted from light industrial to office use, does not include the appropriate lighting, HVAC, ceilings, or finishes for office space. Window replacement will provide energy efficiency and costs savings. The building systems are outdated and have reached the end of their useful lives. The old main switchboard needs replacement to comply with the National Electric Code. The control system and related electronic components need frequent repairs, and parts are no longer available. The original power distribution system is inadequate for the electrical loads that are now required. The HVAC equipment has reached or surpassed its life expectancy. The storm water and sanitary lines do not meet current code and need to be separated. Runoff from heavy rains often floods the loading dock's storm drain, causing flooding in the building when floor drains back up. All the domestic water lines are old and corroded and need to be replaced.

Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

| Prior Committee Approvals | | | |
|---------------------------|---------|--------------|---|
| Committee | Date | Amount | Purpose |
| Senate EPW | 5/18/16 | \$22,781,000 | Design = \$2,535,000; ECC=\$17,863,000; M&I=\$2,383,000 |
| House T&I | 5/25/16 | \$22,781,000 | Design = \$2,535,000; ECC=\$17,863,000; M&I=\$2,383,000 |
| Approvals to Date | | \$22,781,000 | |

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

None

GSA

PBS

AMENDED PROSPECTUS – ALTERATION
AUSTIN FINANCE CENTER
AUSTIN, TX

Prospectus Number: PTX-1618-AU19
Congressional District: 25

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

| | |
|-------------------------|--------------|
| Alteration: | \$43,770,000 |
| Lease | \$98,737,000 |
| New Construction: | \$46,636,000 |

The 30-year, present value cost of alteration is \$54,967,000 less than the cost of leasing, with an equivalent annual cost advantage of \$2,732,000.

Recommendation

ALTERATION

GSA

PBS

AMENDED PROSPECTUS — ALTERATION
AUSTIN FINANCE CENTER
AUSTIN, TX

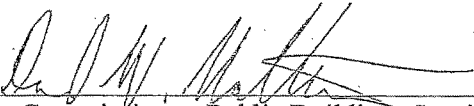
Prospectus Number: PTX-1618-AU19
Congressional District: 25

Certification of Need

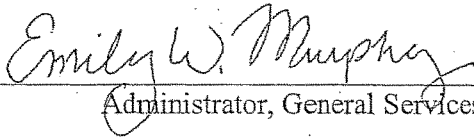
The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on February 12, 2018

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration

AMENDED COMMITTEE RESOLUTION

CONSTRUCTION—U.S. LAND PORT OF ENTRY,
CALEXICO, CA

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. § 3307, additional appropriations are authorized for Phase II of a two-phase project to reconfigure and expand the existing land port of

entry in Calexico, California at an additional design cost of \$970,000, an additional estimated construction cost of \$14,847,000 and a reduction of management and inspection cost of \$1,625,000 for a total additional cost of \$14,192,000, a prospectus for which is attached to and included in this resolution. This resolution amends the authorization of the Committee on July 16, 2014 of Prospectus No. PCA-BSC-CA15.

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

**AMENDED PROSPECTUS – CONSTRUCTION
U.S. LAND PORT OF ENTRY
CALEXICO, CA**

Prospectus Number: PCA-BSC-CA19
Congressional District: 51

FY 2019 Project Summary

The General Services Administration (GSA) requests additional approval and funding for construction of Phase II of a two-phase project to reconfigure and expand the existing land port of entry (LPOE) in downtown Calexico, CA. The project includes new pedestrian processing and privately owned vehicle (POV) inspection facilities, a new head house to provide supervision and services to the non-commercial vehicle inspection area, new administration offices, and a parking structure. The expanded facilities will occupy both the existing inspection compound and the site of the former commercial inspection facility, decommissioned in 1996 when commercial traffic was redirected to the newly completed LPOE six miles east of downtown Calexico.

This prospectus amends Prospectus No. PCA-BSC-CA15. GSA is requesting approval of an additional \$27,687,000 to account for cost escalations and design refresh.

FY 2019 Committee Approval Requested

(Additional Design and Construction) \$14,192,000¹

FY 2019 Appropriation Requested

(Additional Design, Construction, Management & Inspection)..... \$275,900,000²

Overview of Project

The existing LPOE is a pedestrian and vehicle inspection facility constructed in 1974. It comprises a main building and a decommissioned commercial inspection building. The project includes the creation of new pedestrian and POV inspection facilities, and expansion of the port onto the site of the former commercial inspection facility. The commercial inspection operation was moved to Calexico East in 1996. POV inspection facilities will include expanded northbound inspection lanes, new southbound inspection lanes, and a parking structure. There will be new administration space, a new head house

¹ The amount approved for Management & Inspection in Prospectus No. PCA-BSC-CA11 by the House and Senate committees includes \$1,625,000 more than the current estimate. The approval requested in this FY 2019 amended prospectus reflects the balance needed for the project, assuming reallocation of the previously approved \$1,625,000 from Management & Inspection to Construction.

² GSA works closely with Department of Homeland Security program offices responsible for developing and implementing security technology at LPOEs. This prospectus contains funding for infrastructure requirements known at the time of prospectus development. Additional funding by a reimbursable work authorization may be required to provide for as yet unidentified security technology elements to be implemented at this port.

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AMENDED PROSPECTUS – CONSTRUCTION
U.S. LAND PORT OF ENTRY
CALEXICO, CA

Prospectus Number: PCA-BSC-CA19
Congressional District: 51

and design guide-mandated secondary inspection stations serving both northbound and southbound traffic. The project will be constructed in two phases.

The first phase included a head house, 10 of the project’s northbound POV inspection lanes, all southbound POV inspection lanes with temporary asphalt paving, and a bridge across the New River for southbound POV traffic.

The second phase will include the balance of the project, including the remaining northbound POV lanes, southbound POV inspection islands, booths, canopies and concrete paving, an administration building, an employee parking structure, a pedestrian processing building with expanded northbound pedestrian inspection stations, and a photovoltaic generation facility.

Site Information

Government-Owned 13.5 acres
Acquired as part of Phase I 4.3 acres

Building Area

Building (including canopies and indoor parking)³ 333,719 GSF
Building (excluding canopies and indoor parking) 162,015 GSF
Outside parking spaces 79
Structured parking spaces 264

³ Gross square feet (GSF) in this Amended Prospectus was developed from the final construction drawings. It reflects a 2.63 percent increase in total GSF from that listed in Prospectus No. PCA-BSC-CA15 (where the square footage was developed from the concept drawings). The parking structure is not included in GSF.

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**AMENDED PROSPECTUS – CONSTRUCTION
U.S. LAND PORT OF ENTRY
CALEXICO, CA**

Prospectus Number: PCA-BSC-CA19
Congressional District: 51

Project Budget**Site Acquisition**

| | |
|--|--------------------|
| Site Acquisition (FY 2007)..... | \$2,000,000 |
| Additional Site Acquisition (FY 2010)..... | <u>3,000,000</u> |
| Total Site Acquisition | \$5,000,000 |

Design

| | |
|-----------------------------------|---------------------|
| Design (FY 2007) | \$12,350,000 |
| Additional Design (FY 2010) | 6,437,000 |
| Additional Design | <u>970,000</u> |
| Total Design | \$19,757,000 |

Estimated Construction Cost (ECC)

| | |
|------------------------------------|----------------------|
| Phase I (2015) | \$90,838,000 |
| Phase II | <u>255,660,000</u> |
| Total ECC⁴ | \$346,498,000 |

| | |
|---|---------------|
| Site Development Costs | \$146,550,000 |
| Building Costs (includes inspection canopies) (\$599/GSF) | \$199,948,000 |

Management & Inspection (M&I)

| | |
|----------------------------|---------------------|
| Phase I (2015) | \$7,224,000 |
| Phase II | <u>\$19,270,000</u> |
| Total M&I | \$26,494,000 |

Estimated Total Project Cost (ETPC)* **\$397,749,000**

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

Location

The site is located at 200 East 1st Street, Calexico, CA.

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

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**AMENDED PROSPECTUS – CONSTRUCTION
U.S. LAND PORT OF ENTRY
CALEXICO, CA**

Prospectus Number: PCA-BSC-CA19
Congressional District: 51

| <u>Schedule</u> | <u>Start</u> | <u>End</u> |
|-----------------------|--------------|------------|
| Design | FY 2007 | FY 2013 |
| Design Refresh | FY 2019 | FY 2020 |
| Construction | | |
| Phase I | FY 2015 | FY 2018 |
| Phase II | FY 2019 | FY 2023 |

Tenant Agencies

Department of Homeland Security – Customs and Border Protection, and Immigration and Customs Enforcement; GSA

Justification

On an average day, 12,000 POVs and approximately 11,000 pedestrians enter the U.S. through this LPOE. The existing facilities are undersized relative to existing traffic loads and obsolete in terms of inspection officer safety and border security. The space required to accommodate modern inspection technologies is not available in the existing facility. When completed, the project will provide the port operation with adequate operational space, reduced traffic congestion, and a safe environment for port employees and visitors.

Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

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**AMENDED PROSPECTUS – CONSTRUCTION
U.S. LAND PORT OF ENTRY
CALEXICO, CA**

Prospectus Number: PCA-BSC-CA19
Congressional District: 51

Prior Appropriations

| Prior Appropriations | | | |
|-------------------------------|-------------|----------------------|--------------------------------------|
| Public Law | Fiscal Year | Amount | Purpose |
| 110-5 | 2007 | \$14,350,000 | Site acquisition & design |
| 111-117 | 2010 | \$9,437,000 | Additional site acquisition & design |
| 113-235 | 2015 | \$98,062,000 | Phase I Construction |
| Appropriations to Date | | \$121,849,000 | |

Prior Committee Approvals

| Prior Committee Approvals | | | |
|---------------------------|------------|----------------------|---|
| Committee | Date | Amount | Purpose |
| House T&I | 4/5/2006 | \$14,350,000 | Design = \$12,350,000; Site acquisition = \$2,000,000 |
| Senate EPW | 5/23/2006 | \$14,350,000 | Site Acquisition & Design |
| House T&I | 11/5/2009 | \$9,437,000 | Additional design = \$6,437,000; additional site acquisition = \$3,000,000 |
| Senate EPW | 2/4/2010 | \$9,437,000 | Additional site acquisition & design |
| House T&I | 12/2/2010 | \$274,463,000 | Construction = \$246,344,000; M&I = \$28,119,000 |
| Senate EPW | 11/30/2010 | \$274,463,000 | Construction = \$246,344,000; M&I = \$28,119,000 |
| House T&I | 07/16/2014 | \$85,307,000 | Additional Construction of \$85,307,000 |
| Senate EPW | 04/28/2015 | \$85,307,000 | Additional Construction of \$85,307,000 |
| Approvals to Date | | \$383,557,000 | |

Alternatives Considered

GSA has jurisdiction, custody, and control over and maintains the existing facilities at this LPOE. No alternative other than Federal construction was considered.

Recommendation

CONSTRUCTION

GSAPBS

AMENDED PROSPECTUS — CONSTRUCTION
U.S. LAND PORT OF ENTRY
CALEXICO, CA

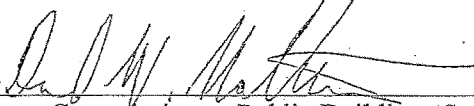
Prospectus Number: PCA-BSC-CA19
Congressional District: 51

Certification of Need

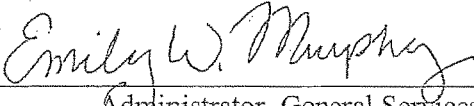
The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on February 12, 2018

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration

COMMITTEE RESOLUTION

CONSTRUCTION—FOOD AND DRUG
ADMINISTRATION LABORATORY, LAKEWOOD, 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 construction of a new laboratory facility of 68,000 gross square feet to provide a long-term housing solution for the Department of Health and Human Services—Food and Drug

Administration at the Denver Federal Center at West 6th Avenue and Kipling Street in Lakewood, Colorado at a design cost of \$3,570,000, an estimated construction cost of \$23,335,000, a management and inspection cost of \$2,414,000 for a total estimated project cost of \$29,319,000, 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.

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

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**PROSPECTUS - CONSTRUCTION
FOOD AND DRUG ADMINISTRATION LABORATORY
LAKEWOOD, CO**

Prospectus Number: PCO-LAB-LA19
Congressional District: 07

FY 2019 Project Summary

The General Services Administration (GSA) requests approval for construction of a new laboratory facility of approximately 68,000 gross square feet (GSF) to provide a long-term housing solution for the Department of Health and Human Services – Food and Drug Administration (FDA) at the Denver Federal Center (DFC), at West 6th Avenue and Kipling Street in Lakewood, CO. This project will allow FDA to occupy a laboratory building that meets modern standards for functional laboratory space that will accommodate a floor plan with the most optimal layout in support of its mission on a secure campus.

FY 2019 Committee Approval and Appropriation Requested

(Design, Construction, Management & Inspection).....\$29,319,000

Overview of Project

GSA proposes the design and construction of a new Federal laboratory building on a 4-acre Government-owned site, just south of existing Building 20 at the DFC. This project will provide FDA a state-of-the-art laboratory facility with ancillary office space to support laboratory functions. The facility will be built to meet biosafety level 2 specifications. Laboratory layout will be modular and designed to create higher efficiency of workflow while maintaining agency chain-of-custody regulations. The office space will primarily consist of open workstations and a collaborative environment.

Site Area

Government-Owned 4 acres

Project Budget

Design\$ 3,570,000
Estimated Construction Cost (ECC)..... 23,335,000
Management & Inspection (M&I)..... 2,414,000
Estimated Total Project Cost (ETPC)*\$29,319,000

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

GSA

PBS

**PROSPECTUS - CONSTRUCTION
FOOD AND DRUG ADMINISTRATION LABORATORY
LAKEWOOD, CO**

Prospectus Number: PCO-LAB-LA19
Congressional District: 07

Schedule**Start****End**

Design and Construction

FY 2019

FY 2023

Tenant Agencies

Department of Health and Human Services – Food and Drug Administration

Justification

FDA is currently housed in laboratory and laboratory support space at the DFC in Building 20, a converted ammunitions plant building that also houses multiple Federal operations and offices. Building 20 is well past its useful life and experiencing major building system deficiencies. Due to current conditions, failing building systems are projected to cause a shutdown of its current space within 1 to 5 years.

The building uses excessive amounts of energy and struggles to maintain proper humidity and pressurization levels due to inadequacies in the heating, ventilation, and air conditioning system and building enclosure, which are critical components to prevent contamination within laboratories.

FDA processes evidence in court cases that must be tested and stored appropriately; some samples must be stored for up to 8 years. These samples are irreplaceable and failing infrastructure could place them at risk for contamination and spoilage. Costly laboratory equipment is at risk of being damaged due to severe roof leaks.

The current space is compartmentalized with hard wall offices and no capability of changing space to accommodate workflow or to facilitate collaboration. FDA has storage spaces and conference rooms that were built to accommodate program areas that no longer exist, and later built laboratory space around those areas. As its space has changed and evolved, the result is pockets of unused space sprinkled throughout the area. This situation has resulted in inefficient use of space that does not meet regulatory requirements to isolate laboratory space from office work areas.

This location is the regional regulatory arm of FDA and a critical part of its mission. Various departments include laboratories that analyze food, drugs, and cosmetics; a compliance department; investigators; and an administration team. For sections of the country west of the Mississippi River and east of Nevada, this facility is responsible for managing foodborne illness outbreaks. FDA uses this facility to analyze food samples to determine the source of the illness so the food can be immediately recalled to prevent further illness or death. This laboratory analyzes foods crossing State boundaries, as well as foods that are flown in from other countries to ensure it is safe for consumption.

GSA

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PROSPECTUS - CONSTRUCTION
FOOD AND DRUG ADMINISTRATION LABORATORY
LAKEWOOD, CO

Prospectus Number: PCO-LAB-LA19
Congressional District: 07

Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

None

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

| | |
|------------------------|--------------|
| New Construction | \$39,221,000 |
| Lease | \$49,540,000 |

The 30-year, present value cost of new construction is \$10,319,000 less than the cost of lease, an equivalent annual cost advantage of \$344,000.

Recommendation

CONSTRUCTION

GSA

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PROSPECTUS - CONSTRUCTION
FOOD AND DRUG ADMINISTRATION LABORATORY
LAKEWOOD, CO

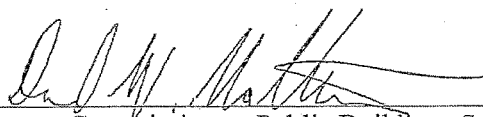
Prospectus Number: PCO-LAB-LA19
Congressional District: 07

Certification of Need

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

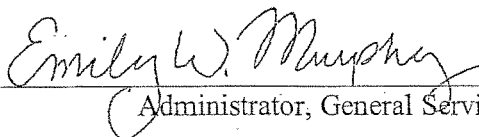
Submitted at Washington, DC, on February 12, 2018

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration

COMMITTEE RESOLUTION

BUILDING ACQUISITION—DEPARTMENT OF
TRANSPORTATION HEADQUARTERS, 1200 NEW
JERSEY AVENUE, SOUTHEAST, WASHINGTON,
DC

*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 the acquisition, through a purchase option under an existing lease, of the building located at 1200 New Jersey Avenue SE in Washington, D.C. composed of 1,900,000 gross square feet and indoor parking spaces currently occupied by the Department of Transportation at a building and site acquisition cost of \$760,000,000,

closing costs of \$7,900,000 and total estimated project cost of \$767,900,000, 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

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**PROSPECTUS – BUILDING ACQUISITION
DEPARTMENT OF TRANSPORTATION HEADQUARTERS
1200 NEW JERSEY AVENUE, SOUTHEAST
WASHINGTON, DC**

Prospectus Number: PDC-0689-WA19

Description

The General Services Administration (GSA) proposes to acquire, through a purchase option under an existing space lease, the building located at 1200 New Jersey Avenue SE, Washington, DC. The 1,900,000 gross square foot facility, currently leased by GSA, provides 1,350,000 rentable square feet (RSF) of space and 936 indoor parking spaces, and is occupied entirely by the Department of Transportation (DOT) and serves as its headquarters (HQ). The proposed purchase will reduce the Government’s rental payment to the private sector by approximately \$49,400,000 annually.

FY 2019 Committee Approval and Appropriation Requested

(Building Acquisition)\$767,900,000

Situated on 10 acres of land to the southwest of the U.S. Capitol building, along the south side of M Street SE, between New Jersey Avenue SE on the west and 4th Street SE on the east, the building has served as the DOT HQ since its construction in 2006. The building houses approximately 5,000 employees. The office space is contained in two towers, referred to as the West Building and the East Building, each containing nine stories above grade and two stories below grade.

The site was originally part of the 18th century Navy Yard. Part of the Navy Yard was exscessed in the mid-20th century to GSA and became known as the Southeast Federal Center. GSA sold the parcel that is the subject of this prospectus to the developer specifically for the construction of the DOT HQ.

Project Budget

Building and Site Acquisition.....\$760,000,000
Closing Costs.....\$7,900,000
Estimated Total Project Cost (ETPC).....\$767,900,000¹

Schedule

Date

Notice of Intent to Consider Purchase 10/2018
Building Acquisition Notice of Intent to Exercise Purchase Option 10/2019
Purchase Option Expiration 10/2021

¹ The actual purchase price and closing costs will be determined by negotiation in accordance with the terms of the existing purchase option under the lease.

GSA

PBS

**PROSPECTUS – BUILDING ACQUISITION
DEPARTMENT OF TRANSPORTATION HEADQUARTERS
1200 NEW JERSEY AVENUE, SOUTHEAST
WASHINGTON, DC**

Prospectus Number: PDC-0689-WA19

Overview of Project

GSA leased the building on behalf of DOT following completion of construction in 2006. The current lease agreement expires on October 19, 2021. GSA has an option to negotiate the purchase of the building and site at the end of the current lease term, provided 24 months’ prior notice is given to lessor. A Notification of Intent to consider exercising the purchase option is required 36 months prior to the lease expiration. The estimated purchase price is based on a current fair market value appraisal of the property, escalated to the purchase date, multiplied by 95%.

Tenant Agencies

DOT

Justification

DOT is a cabinet-level agency with a long-term requirement for a HQ facility. Exercising the purchase option will provide for a permanent, owned housing solution for DOT’s mission execution, lowering the cost to the taxpayer. Upon purchase, GSA will work with DOT to improve the utilization of the space.

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

| | |
|-----------------------|-----------------|
| Purchase..... | \$1,220,413,705 |
| Lease..... | \$1,629,450,889 |
| New Construction..... | \$1,444,009,181 |

The 30-year, present value cost of purchasing is \$409,037,184 less than the cost of leasing, with an equivalent annual cost advantage of \$20,332,893.

Recommendation

ACQUISITION

GSA

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**PROSPECTUS – BUILDING ACQUISITION
DEPARTMENT OF TRANSPORTATION HEADQUARTERS
1200 NEW JERSEY AVENUE, SOUTHEAST
WASHINGTON, DC**

Prospectus Number: PDC-0689-WA19

Certification of Need

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

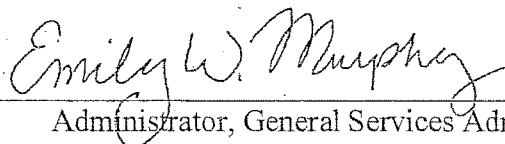
Submitted at Washington, DC, on February 12, 2018

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration

COMMITTEE RESOLUTION

LEASE—SECURITIES AND EXCHANGE
COMMISSION, NEW YORK, NY

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. 3307, appropriations are authorized for a lease of up to 207,000 rentable square feet of space for the Securities and Exchange Commission currently located at 200 Vesey Street in New York, New York at a proposed total annual cost of \$14,332,680 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 230 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 230 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.

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**PROSPECTUS – LEASE
SECURITIES AND EXCHANGE COMMISSION
NEW YORK, NY**

Prospectus Number: PNY-05-NY19
Congressional District: 7,10

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 207,000 rentable square feet (RSF) for the Securities and Exchange Commission (SEC), currently located at 200 Vesey Street in New York, NY. SEC has occupied space in the building since April 1, 2006, under a lease that expires on March 31, 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 space utilization rates will be improved from 189 to 139 usable square feet (USF) and 316 to 230 USF per person, respectively.

Description

| | |
|---|--|
| Occupant: | Securities and Exchange Commission |
| Current Rentable Square Feet (RSF) | 270,431 (Current RSF/USF = 1.32) |
| Estimated/Proposed Maximum RSF ¹ : | 207,000 (Proposed RSF/USF = 1.35) |
| Expansion/Reduction RSF: | 63,431 RSF (Reduction) |
| Current USF/Person: | 316 |
| Estimated/Proposed USF/Person: | 230 |
| Expiration Dates of Current Lease(s): | 03/31/2021 |
| Proposed Maximum Leasing Authority: | 20 years |
| Delineated Area: | North: Chambers Street; East: East River; South: Battery Park; West: Hudson River |
| Number of Official Parking Spaces: | 0 |
| Scoring: | Operating |
| Current Total Annual Cost: | \$15,344,613 (lease effective 4/1/2006) |
| Estimated Rental Rate ² : | \$69.24/RSF |
| Estimated Total Annual Cost ³ : | \$14,332,680 |

¹ The RSF/USF at the current location is approximately 1.32; however, to maximize competition a RSF/USF ratio of 1.35 is used for the estimated proposed maximum RSF as indicated in the housing plan.

² 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 the lease award is made in the best interest of the Government.

³ 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
SECURITIES AND EXCHANGE COMMISSION
NEW YORK, NY**

Prospectus Number: PNY-05-NY19
Congressional District: 7,10

Acquisition Strategy

In order to maximize the flexibility and competition in acquiring space for SEC, 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 lease at 200 Vesey Street in New York, NY, comprises the New York Regional Office headquarters for SEC with jurisdiction in New York and New Jersey. The mission of SEC is to protect investors; maintain fair, orderly and efficient markets; and facilitate capital formation. SEC entered into the current lease using independent leasing authority granted by Congress. GSA proposes to use its leasing authority to secure new office space in New York City following the expiration of the current lease.

Justification

The New York Regional Office is unique to the SEC organization because it encompasses divisions typically represented in regional offices, as well as HQ-based divisions with staff who are assigned to the New York Regional Office. The current lease at 200 Vesey Street expires March 31, 2021. SEC requires continued housing to carry 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.

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

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PROSPECTUS – LEASE
SECURITIES AND EXCHANGE COMMISSION
NEW YORK, NY

Prospectus Number: PNY-05-NY19
Congressional District: 7,10

Resolutions of Approval

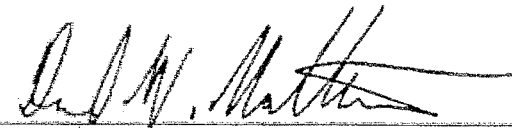
Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

Certification of Need

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

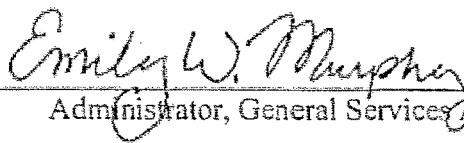
Submitted at Washington, DC, on September 10, 2018

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration

October 2017

**Housing Plan
Securities and Exchange Commission**

PNY-05-NY19
New York, NY

H9334

CONGRESSIONAL RECORD — HOUSE

September 28, 2018

| Leased Locations | CURRENT ¹ | | | | | | ESTIMATED/PROPOSED | | | | | |
|--------------------------|----------------------|------------|---------------------------------------|--------------|---------------|----------------|--------------------|------------|--------------------------|----------------------|----------------------|----------------|
| | Personnel | | Usable Square Feet (USF) ² | | | | Personnel | | Usable Square Feet (USF) | | | |
| | Office | Total | Office | Storage | Special | Total | Office | Total | Office | Storage ⁵ | Special ⁶ | Total |
| 200 Vesey Street, NY, NY | 650 | 650 | 157,734 | 2,082 | 45,679 | 205,495 | - | - | - | - | - | - |
| Estimated/Proposed | - | - | - | - | - | - | 663 | 663 | 118,537 | 2,000 | 32,207 | 152,744 |
| Total | 650 | 650 | 157,734 | 2,082 | 45,679 | 205,495 | 663 | 663 | 118,537 | 2,000 | 32,207 | 152,744 |

| Office Utilization Rate (UR) ³ | | |
|---|---------|----------|
| | Current | Proposed |
| Rate | 189 | 139 |

UR = average amount of office space per person
 Current UR excludes 34,701 usf of office support space
 Proposed UR excludes 26,078 usf of office support space

| Overall UR ⁴ | | |
|-------------------------|---------|----------|
| | Current | Proposed |
| Rate | 316 | 230 |

| R/U Factor ⁴ | | | |
|-------------------------|-----------|---------|---------|
| | Total USF | RSF/USF | Max RSF |
| Current | 205,495 | 1.32 | 270,431 |
| Estimated/Proposed | 152,744 | 1.35 | 207,000 |

NOTES:

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

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

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

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

⁵ Storage excludes warehouse, which is part of Special Space.

⁶ Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (RLP) is issued to meet specific agency requirements.

| Special Space | USF |
|-------------------------------|---------------|
| Conference/Training | 1,680 |
| Testimony Suite | 6,720 |
| Hearing Room | 1,960 |
| ADP | 1,400 |
| VTC Center | 9,065 |
| Closed Commission Room | 840 |
| Multi Purpose Room/AV Control | 3,402 |
| High Density Filing Room | 2,100 |
| Quantitative Analysis Unit | 2,800 |
| Wellness Room | 280 |
| Copy Room | 1,680 |
| Bloomberg Room | 280 |
| Total | 32,207 |

COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF HEALTH AND HUMAN SERVICES, FOOD AND DRUG ADMINISTRATION, JAMAICA, NY

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 224,000 rentable square feet of space, including 100 official parking spaces, for the Department of Health and Human Services—Food and Drug Administration currently located at 158–15 Liberty Avenue in Jamaica, New York at a proposed total annual cost of \$6,944,000 for a lease term of up to 10 years, a prospectus for which is attached to and included in this resolution.

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

Provided that, the Administrator of General Services and tenant agencies agree to apply an office utilization rate of 109 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 109 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 General Services Administration shall not delegate to any other agency the authority granted by this resolution.

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
DEPARTMENT OF HEALTH AND HUMAN SERVICES –
FOOD AND DRUG ADMINISTRATION
JAMAICA, NY**

Prospectus Number: PNY-02-QU19
Congressional District: 05

Executive Summary

The General Services Administration (GSA) proposes a lease for approximately 224,000 rentable square feet (RSF) for the Department of Health and Human Services—Food and Drug Administration (FDA). FDA is currently housed at 158-15 Liberty Avenue, Jamaica, NY, under a lease that expires on October 19, 2019.

The lease will provide continued housing for FDA and will maintain the office utilization rate at 109 usable square feet (USF) per person.

Description

| | |
|---|---|
| Occupant: | Food and Drug Administration |
| Current Rentable Square Feet (RSF) | 224,000 (Current RSF/USF = 1.28) |
| Estimated/Proposed Maximum RSF ¹ : | 224,000 (Proposed RSF/USF = 1.28) |
| Expansion/Reduction RSF: | None |
| Current Office USF/Person: | 109 |
| Estimated/Proposed Office USF/Person: | 109 |
| Expiration Dates of Current Lease(s): | 10/19/2019 |
| Proposed Maximum Leasing Authority: | 10 years |
| Delineated Area: | North: Merrick Blvd. West: Archer Ave. East: Liberty Ave. South: Sutphin Blvd. |
| Number of Official Parking Spaces: | 100 |
| Scoring: | Operating |
| Current Total Annual Cost: | \$10,417,071.84 (lease effective 10/20/1999) |
| Estimated Rental Rate ² : | \$31.00 / RSF |
| Estimated Total Annual Cost ³ : | \$6,944,000 |

¹ A RSF/USF ratio of 1.28 is used for the estimated/proposed maximum RSF as indicated in the housing plan.

² This estimate is for fiscal year 2020 and may be escalated by 1.9 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including standard 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.

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

GSAFBS

**PROSPECTUS – LEASE
DEPARTMENT OF HEALTH AND HUMAN SERVICES –
FOOD AND DRUG ADMINISTRATION
JAMAICA, NY**

Prospectus Number: PNY-02-QU19
Congressional District: 05

Background

FDA's Northeast Region (NER) is responsible for carrying out the programs of FDA's Office of Regulatory Affairs (ORA) within a geographical area that includes seven states: Connecticut, Maine, Massachusetts, New Hampshire, New York, Rhode Island, and Vermont. Principal components of NER include the Regional Office, the New York District Office, and the Northeast Regional Laboratory (NERL). These are all currently located at 158-15 Liberty Avenue, Jamaica, NY (the Jamaica Complex). NER has regulatory responsibility over more than 18,000 private firms within its inspectional jurisdiction, with the largest number of firms being in the food and medical-device areas. NER's regulatory efforts promote and protect the health of the public by ensuring the safety, efficacy, and security of medical devices, as well as the safety of radiation-emitting products. FDA is also responsible for enforcing legislation such as the Federal Food, Drug and Cosmetic Act and the Food Safety Modernization Act.

FDA must have laboratory facilities that are fully functioning to protect the public and ensure effective global and domestic commerce. ORA operates high-throughput field laboratories, located strategically across the United States, to support FDA's mission to protect the public health and to create new knowledge in the field of regulatory science.

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

Justification

Remaining at the Jamaica Complex will ensure that FDA makes the best use of its investment in the existing flexible, modern space and reliable building systems. The current location supports evolving regulatory science within a secure, safe, and healthy work environment for FDA employees. Extending the service life of the Jamaica Complex, and of the Bio Safety Level 3 (BSL-3) laboratory in particular, by renewing the existing lease will improve the economic performance of the significant investment of taxpayer dollars required to establish and maintain the facility.

NERL is one of FDA's largest field laboratories. This key laboratory responds to outbreaks involving food and microbiological pathogens. The laboratory's areas of expertise and specialization include:

GSAPBS

**PROSPECTUS – LEASE
DEPARTMENT OF HEALTH AND HUMAN SERVICES –
FOOD AND DRUG ADMINISTRATION
JAMAICA, NY**

Prospectus Number: PNY-02-QU19
Congressional District: 05

analysis for microbial pathogens, pesticides, food additives, mycotoxins, colors, insanitation, decomposition, cosmetics, heavy metals in foods, and quality and purity in pharmaceuticals.

Specialized laboratory capabilities include:

- Mass Spectrometry Center;
- Microbiological Bio-Clean Room (State-of-the-Art Class 100);
- Marine Toxins Laboratory;
- Counterterrorism Toxic Chemical and Poison Analysis; and
- BSL-3 Laboratory (operated and maintained in accordance with 42 CFR 73.7).

Currently, the BSL-3 laboratory is undergoing a recertification to remain compliant with regulatory laws. The biosafety level designation establishes the biocontainment precautions required to isolate dangerous biological agents in the enclosed laboratory facility. BSL-3 facilities provide the appropriate containment environment for working with biological select agents and toxins that have the potential to pose a severe or potentially lethal disease after inhalation.

The current lease at 158-15 Liberty Avenue, Jamaica, NY, expires on October 19, 2019. FDA requires continued housing to carry 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 extension. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

GSA

PBS

PROSPECTUS — LEASE
DEPARTMENT OF HEALTH AND HUMAN SERVICES —
FOOD AND DRUG ADMINISTRATION
JAMAICA, NY

Prospectus Number: PNY-02-QU19
Congressional District: 05

Certification of Need

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

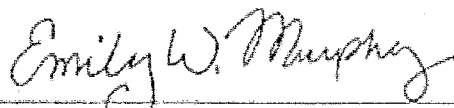
September 10, 2018

Submitted at Washington, DC, on _____

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration

May 2018

**Housing Plan
Food and Drug Administration**

PNY-02-QU19
Jamaica-Queens, NY

| Leased Locations | CURRENT | | | | | | ESTIMATED/PROPOSED | | | | | |
|--------------------------|------------|------------|---------------------------------------|--------------|----------------|----------------|--------------------|------------|--------------------------|----------------------|----------------------|----------------|
| | Personnel | | Usable Square Feet (USF) ¹ | | | | Personnel | | Usable Square Feet (USF) | | | |
| | Office | Total | Office | Storage | Special | Total | Office | Total | Office | Storage ⁵ | Special ⁶ | Total |
| 158-15 Liberty Avenue | 285 | 285 | 39,724 | 2,738 | 132,538 | 175,000 | - | - | - | - | - | - |
| Estimated/Proposed Lease | - | - | - | - | - | - | 285 | 285 | 39,724 | 2,738 | 132,538 | 175,000 |
| Total | 285 | 285 | 39,724 | 2,738 | 132,538 | 175,000 | 285 | 285 | 39,724 | 2,738 | 132,538 | 175,000 |

| Office Utilization Rate (UR) ² | | |
|---|---------|----------|
| | Current | Proposed |
| Rate | 109 | 109 |

UR = average amount of office space per person
Current UR excludes 8,739 usf of office support space
Proposed UR excludes 8,739 usf of office support space

| Overall UR ³ | | | |
|-------------------------|-----------|---------|---------|
| R/U Factor ⁴ | | | |
| | Total USF | RSF/USF | Max RSF |
| Current | 175,000 | 1.28 | 224,000 |
| Estimated/Proposed | 175,000 | 1.28 | 224,000 |

NOTES:

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

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

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

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

⁵ Storage excludes warehouse, which is part of Special Space.

⁶ Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (RLP) is issued to meet specific agency requirements.

| Special Space ⁶ | USF |
|----------------------------|----------------|
| Laboratory and Clinic | 125,364 |
| Food Service Area | 1,534 |
| Automated Data Processing | 944 |
| Conference and Training | 4,696 |
| Total | 132,538 |

COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF LABOR, SEATTLE, WA

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 84,937 rentable square feet of space, including 20 official parking spaces, for the Department of Labor currently located at 300 5th Avenue in Seattle, Washington at a proposed total annual cost of \$3,958,914 for a lease term of up to 3 years, a prospectus for which is attached to and included in this resolution.

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

Provided that, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 250 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 250 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 General Services Administration shall not delegate to any other agency the authority granted by this resolution.

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
DEPARTMENT OF LABOR
SEATTLE, WA**

Prospectus Number: PWA-01-SE19

Congressional District: 7

Executive Summary

The General Services Administration (GSA) proposes a 3-year lease extension of approximately 84,937 rentable square feet (RSF) for the Department of Labor (DOL) currently located at 300 5th Avenue in Seattle, WA. The current lease expires October 31, 2020.

The proposed extension will enable DOL to provide continued housing for its personnel while a renovation project to allow for relocation and consolidation into federally owned space is completed.

Description

| | |
|---|---|
| Occupant: | Department of Labor |
| Current Rentable Square Feet (RSF) | 84,937 (Current RSF/USF = 1.14) |
| Estimated/Proposed Maximum RSF ¹ : | 84,937 (Proposed RSF/USF = 1.14) |
| Expansion/Reduction RSF: | None |
| Current USF/Person: | 250 |
| Estimated/Proposed USF/Person: | 250 |
| Expiration Dates of Current Lease(s): | 10/31/2020 |
| Proposed Maximum Leasing Authority: | 3 years |
| Delineated Area: | Seattle CBD |
| Number of Official Parking Spaces: | 20 |
| Scoring: | Operating Lease |
| Current Total Annual Cost: | \$ 3,242,895 (lease effective 11/01/2010) |
| Estimated Rental Rate ² : | \$46.61 / RSF |
| Estimated Total Annual Cost ³ : | \$3,958,914 |

Background

DOL promotes and develops the welfare of the wage earners, job seekers, and retirees of the United States; improves working conditions; advances opportunities for profitable employment; and assures work-related benefits and rights. The Seattle DOL Regional Office houses district and field offices for 11 agencies.

¹ Five other agencies are included in the existing lease at 300 5th Ave.; their space needs will be negotiated and procured separately.

² This estimate is for fiscal year 2021 and may be escalated by 1.8 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.

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

GSAPBS

**PROSPECTUS – LEASE
DEPARTMENT OF LABOR
SEATTLE, WA**

Prospectus Number: PWA-01-SE19
Congressional District: 7

Justification

The current lease at 300 5th Avenue expires October 31, 2020. DOL is scheduled to consolidate this office and relocate to the Federal Office Building (FOB) at 909 First Avenue in Seattle, by October 1, 2021. DOL requires continued housing at its current location until the new space is readied for occupancy. DOL will backfill vacant space made available from a recent Department of the Interior–National Park Service (NPS) consolidation project in the FOB, and a Department of Housing and Urban Development (HUD) relocation and consolidation from the FOB to the Jackson Federal Building (JFB) at 915 Second Avenue in Seattle. The consolidation project will reduce DOL's all-in utilization rate from 250 to 166 per person with a reduction in usable square footage from 74,832 to 49,637.

The DOL move to the FOB is dependent on the completion of the NPS consolidation and HUD's relocation to the JFB. The 3-year term is requested to cover any potential delays in the coordination of these projects.

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 extension. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

GSAPBS

PROSPECTUS — LEASE
DEPARTMENT OF LABOR
SEATTLE, WA

Prospectus Number: PWA-01-SE19
Congressional District: 7

Certification of Need

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

September 10, 2018

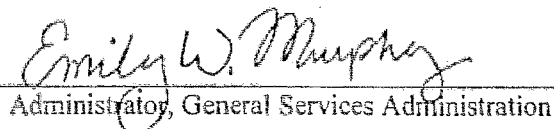
Submitted at Washington, DC, on _____

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration

November 2017

**Housing Plan
Department of Labor**

**PWA-01-SE19
Seattle, WA**

| Leased Locations | CURRENT | | | | | | ESTIMATED/PROPOSED | | | | | |
|------------------|------------|------------|---------------------------------------|--------------|---------------|---------------|--------------------|------------|--------------------------|--------------|---------------|---------------|
| | Personnel | | Usable Square Feet (USF) ¹ | | | | Personnel | | Usable Square Feet (USF) | | | |
| | Office | Total | Office | Storage | Special | Total | Office | Total | Office | Storage 5 | Special 6 | Total |
| 300 5th Avenue | 299 | 299 | 53,946 | 6,368 | 14,518 | 74,832 | 299 | 299 | 53,946 | 6,368 | 14,518 | 74,832 |
| Total | 299 | 299 | 53,946 | 6,368 | 14,518 | 74,832 | 299 | 299 | 53,946 | 6,368 | 14,518 | 74,832 |

| Office Utilization Rate (UR) ² | | |
|---|---------|----------|
| | Current | Proposed |
| Rate | 141 | 141 |

UR=average amount of office space per person

Current UR excludes 11,868 usf of office support space

Proposed UR excludes 11,868 usf of office support space

| Overall UR ³ | | |
|-------------------------|---------|----------|
| | Current | Proposed |
| Rate | 250 | 250 |

| R/U Factor ⁴ | Total USF | RSF/USF | Max RSF |
|-------------------------|-----------|---------|---------|
| Current | 74,832 | 1.14 | 84,937 |
| Estimated/Proposed | 74,832 | 1.14 | 84,937 |

NOTES:

¹USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.²Calculation excludes Judiciary, Congress and agencies with less than 10 people³USF/Person = housing plan total USF divided by total personnel.⁴R/U Factor = Max RSF divided by total USF⁵Storage excludes warehouse, which is part of Special Space⁶Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (RLP) is issued to meet specific agency requirements.

| Special Space | USF |
|-----------------------|---------------|
| Data Center | 387 |
| OCIO Operation Center | 1,170 |
| Conference | 7,914 |
| Break Room | 1,360 |
| Mailroom | 934 |
| Library | 831 |
| Interview Room | 1,922 |
| Total | 14,518 |

September 28, 2018

CONGRESSIONAL RECORD — HOUSE

H9345

COMMITTEE RESOLUTION

LEASE—COURT SERVICES AND OFFENDER SUPERVISION AGENCY, PRETRIAL SERVICES AGENCY, AND PUBLIC DEFENDER SERVICE, 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 201,000 rentable square feet of space, including 35 official parking spaces, for the Court Services and Offender Supervision Agency for the District of Columbia, the Pretrial Services Agency for the District of Columbia, and the Public Defender Service for the District of Columbia currently located at 633 Indiana Avenue NW, 1025 F Street NW, and 601 Indiana Avenue NW in Washington, D.C. at a proposed total annual cost of \$10,050,000 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 204 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 204 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 General Services Administration shall not delegate to any other agency the authority granted by this resolution.

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 pro-

vides 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
COURT SERVICES AND OFFENDER SUPERVISION AGENCY,
PRETRIAL SERVICES AGENCY, AND PUBLIC DEFENDER SERVICE
WASHINGTON, DC**

Prospectus Number PDC-12-WA19

Executive Summary

The General Services Administration (GSA) proposes a replacement lease of approximately 201,000 rentable square feet (RSF) for the Court Services and Offender Supervision Agency for the District of Columbia (CSOSA), the Pretrial Services Agency for the District of Columbia (PSA), and the Public Defender Service for the District of Columbia (PDS) in Washington, DC. CSOSA, PSA, and PDS are currently housed in three leased locations, which include three GSA leases (located at 633 Indiana Avenue NW since 1999, and 1025 F Street NW since 2010), and two leases executed by CSOSA and PSA under a delegation from GSA (located at 601 Indiana Avenue NW).

The new lease will provide continued housing for CSOSA, PSA, and PDS and will improve their office utilization rate from 115 usable square feet (USF) per person to 93 USF and their overall space utilization rate from 212 USF to 204 USF per person, respectively.

Description

| | |
|---------------------------------------|--|
| Occupant: | CSOSA, PSA, and PDS |
| Current Rentable Square Feet (RSF) | 209,012 (Current RSF/USF = 1.20) |
| Estimated Maximum RSF ¹ : | 201,000 (Proposed RSF/USF = 1.20) |
| Reduction RSF: | 8,012 RSF |
| Current USF/Person: | 212 |
| Estimated USF/Person: | 204 |
| Expiration Dates of Current Lease(s): | 633 Indiana Ave. NW: 9/30/20 1025 F St. NW: 11/7/20 601 Indiana Ave. NW: 3/31/23 & 9/30/21 |
| Proposed Maximum Leasing Authority: | 20 years |
| Delineated Area: | Portions of Washington DC, CEA |
| Number of Official Parking Spaces: | 35 |
| Scoring: | Operating |
| Current Total Annual Cost: | \$10,002,095 (leases effective 2010) |
| Estimated Rental Rate ² : | \$50.00 / RSF |

¹ The RSF/USF at the current location is approximately 1.18; however, to maximize competition a RSF/USF ratio of 1.20 is used for the estimated proposed maximum RSF as indicated in the housing plan.

² This estimate is for fiscal year 2019 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

GSA

PBS

**PROSPECTUS – LEASE
COURT SERVICES AND OFFENDER SUPERVISION AGENCY,
PRETRIAL SERVICES AGENCY, AND PUBLIC DEFENDER SERVICE
WASHINGTON, DC**

Prospectus Number PDC-12-WA19

| | |
|--|--------------|
| Estimated Total Annual Cost ³ : | \$10,050,000 |
|--|--------------|

Acquisition Strategy

In order to maximize the flexibility and competition in acquiring space for CSOSA, PSA, and PDS, 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 National Capital Revitalization and Self-Government Improvement Act first established CSOSA in 1997 to provide community supervision for adult offenders on probation, parole, and supervised release in the District of Columbia. CSOSA's mission is to enhance public safety, prevent crime, and reduce recidivism among those supervised and to support the fair administration of justice in close collaboration with the community.

PSA's mission is to promote pretrial justice and enhance community safety. It assists judicial officers in both the Superior Court of the District of Columbia and the United States District Court for the District of Columbia by conducting a risk assessment for every arrested person who will be presented in court and formulating release or detention recommendations. PDS' mission is to promote and provide quality court-appointed counsel in criminal and juvenile delinquency cases pending before the Superior Court of the District of Columbia.

Justification

Due to the nature of their functions, CSOSA, PSA, and PDS need to be housed within close proximity to the courts to address mission-based matters that may arise with the sentencing and/or supervision of their clients. CSOSA staff supervises approximately 14,000 offenders on any given day. The court often directs probationers to report promptly to CSOSA for a variety of reasons that may require immediate attention before judicial decisions can be made. For the defendants who are placed on conditional release pending trial, PSA provides supervision and treatment services that reasonably assure that they return to court and do not engage in criminal activity pending their trial and/or sentencing. PDS staff makes frequent trips to the DC Superior Court daily in support of

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

GSA

PBS

**PROSPECTUS – LEASE
COURT SERVICES AND OFFENDER SUPERVISION AGENCY,
PRETRIAL SERVICES AGENCY, AND PUBLIC DEFENDER SERVICE
WASHINGTON, DC**

Prospectus Number PDC-12-WA19

PDS's work, and the court relies heavily on the immediate availability of PDS staff to attend to the many matters that may arise.

These agencies have housed their offices in close proximity to the courts since their creation. They anticipate continued housing needs beyond the proposed term of this lease (20 years).

CSOSA's goal is to reduce its real estate footprint through consolidation and vacating some of its existing locations. CSOSA will reduce its real estate footprint and operational costs through open space plans and office sharing, where feasible. While neither PDS nor PSA have published reduction goals, the proposed project reflects reductions from their current footprint.

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
COURT SERVICES AND OFFENDER SUPERVISION AGENCY,
PRETRIAL SERVICES AGENCY, AND PUBLIC DEFENDER SERVICE
WASHINGTON, DC

Prospectus Number PDC-12-WA19

Certification of Need

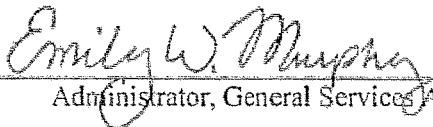
The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on September 19, 2018

Recommended:


Commissioner, Public Buildings Service

Approved:


Administrator, General Services Administration

March 2018

**Housing Plan
Court Services and Offender Supervision Agency
Pretrial Services Agency, and Public Defender Service**

PDC-12-WA19
Washington, DC

September 28, 2018

CONGRESSIONAL RECORD — HOUSE

H9351

| Leased Locations | CURRENT | | | | | | ESTIMATED/PROPOSED | | | | | |
|--------------------------------------|------------|------------|---------------------------------------|--------------|---------------|----------------|--------------------|------------|--------------------------|----------------------|----------------------|----------------|
| | Personnel | | Usable Square Feet (USF) ¹ | | | | Personnel | | Usable Square Feet (USF) | | | |
| | Office | Total | Office | Storage | Special | Total | Office | Total | Office | Storage ³ | Special ⁴ | Total |
| 633 Indiana Avenue | 597 | 597 | 85,878 | 4,540 | 36,608 | 127,026 | - | - | - | - | - | - |
| 1025 F Street NW | 33 | 33 | 5,221 | 313 | 4,145 | 9,679 | - | - | - | - | - | - |
| 601 Indiana Avenue - delegated lease | 189 | 189 | 30,119 | 2,185 | 4,543 | 36,847 | - | - | - | - | - | - |
| Estimated/Proposed Lease | - | - | - | - | - | - | 819 | 819 | 97,454 | 10,941 | 58,654 | 167,049 |
| Total | 819 | 819 | 121,218 | 7,038 | 45,296 | 173,552 | 819 | 819 | 97,454 | 10,941 | 58,654 | 167,049 |

| Office Utilization Rate (UR) ² | | |
|---|---------|----------|
| | Current | Proposed |
| Rate | 115 | 93 |

UR = average amount of office space per person
Current UR excludes 26,668 usf of office support space
Proposed UR excludes 21,440 usf of office support space

| Overall UR ³ | | |
|-------------------------|---------|----------|
| | Current | Proposed |
| Rate | 212 | 204 |

| CAF ⁴ | | | |
|--------------------|-----------|---------|---------|
| | Total USF | RSF/USF | Max RSF |
| Current | 173,552 | 1.20 | 209,012 |
| Estimated/Proposed | 167,049 | 1.20 | 201,000 |

| Special Space ⁵ | USF |
|----------------------------|---------------|
| Security | 2,000 |
| Conference | 27,000 |
| Copy File | 10,318 |
| Learning Lab | 2,500 |
| Pantry | 6,018 |
| Drug Collection | 4,000 |
| LAN | 1,750 |
| Collection Unit | 168 |
| Library/Secured Waiting | 4,900 |
| Total | 58,654 |

NOTES:

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

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

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

⁴ Common Area Factor (CAF) = Max RSF divided by total USF

⁵ Storage excludes warehouse, which is part of Special

⁶ Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (RLP) is issued to meet specific agency requirements.

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 92,210 rentable square feet of space for the Department of Homeland Security-Secret Service currently located in the Renaissance Plaza Building at 335 Adams Street in Brooklyn, New York at a proposed total annual cost of \$5,593,459 for a lease term of up to 5 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 269 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 269 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 General Services Administration shall not delegate to any other agency the authority granted by this resolution.

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
DEPARTMENT OF HOMELAND SECURITY
SECRET SERVICE
BROOKLYN, NY**

Prospectus Number: PNY-04-BR18
Congressional District: 7

Executive Summary

The General Services Administration (GSA) proposes a lease extension of up to 5 years at the current location for approximately 92,210 rentable square feet (RSF) for the Department of Homeland Security (DHS)–Secret Service (USSS). USSS is currently located in the Renaissance Plaza Building at 335 Adams Street in Brooklyn, New York. This location houses the Regional Headquarters Office for USSS, and USSS has occupied space in the building since October 2001. The lease expires on October 30, 2018.

Description

| | |
|---|--|
| Occupant: | Secret Service |
| Current Rentable Square Feet (RSF) | 92,210 (Current RSF/USF = 1.37) |
| Estimated Maximum RSF: | 92,210 (Proposed RSF/USF = 1.37) |
| Expansion/Reduction RSF: | None |
| Current Usable Square Feet | |
| (USF)/Person: | 269 |
| Estimated USF/Person: | 269 |
| Proposed Maximum Lease Term: | 5 Years |
| Expiration Dates of Current Leases: | 10/30/2018 |
| Delineated Area: | Bounded by Tillary Street to the north, Ashland Place to the east, Schermerhorn Street to the south, and Adams Street/Boerun Place to the west |
| Number of Official Parking Spaces: | 0 |
| Scoring: | Operating lease |
| Current Total Annual Cost: | \$4,965,202 (Lease effective 10/05/2001; includes lease contract and electricity) |
| Estimated Rental Rate: ¹ | \$60.66 |
| Estimated Total Annual Cost: ² | \$5,593,459 (lease contract plus electricity) |

¹ This estimate is for fiscal year 2019 and may be escalated by 1.9 percent annually to the effective date of the lease to account for inflation. 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.

² The proposed annual rental is fully serviced including all operating expenses whether paid by the lessor or directly by the Government. New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSAPBS

**PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
SECRET SERVICE
BROOKLYN, NY**

Prospectus Number: PNY-04-BR18
Congressional District: 7

Background

The current lease became effective on October 5, 2001—shortly after the September 11, 2001, attacks destroyed USSS' Regional Headquarters Office located at 7 World Trade Center—and expires on October 30, 2018. The lease was executed under an emergency blanket authorization. GSA pays approximately \$4,726,378 in annual lease contract rent.

Justification

USSS has housed its Regional Headquarters in Brooklyn since 2001. Extension of the current lease will enable USSS to provide continued housing for its personnel and meet its mission requirements. A 5-year lease extension will provide GSA and USSS the opportunity for a coordinated USSS relocation plan. GSA will attempt to negotiate a flexible lease term of 5 years with termination rights after the third year to mitigate vacancy risk in the event a new location for USSS is ready for occupancy in less than 5 years.

It is anticipated that USSS will consolidate the larger USSS footprint throughout the New York City area into a long-term solution.

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.

GSA

PBS

PROSPECTUS -- LEASE
DEPARTMENT OF HOMELAND SECURITY
SECRET SERVICE
BROOKLYN, NY

Prospectus Number: PNY-04-BR18
Congressional District: 7

Certification of Need

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

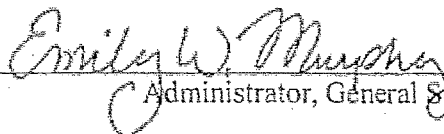
Submitted at Washington, DC, on August 2, 2018.

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration

January 2017

Housing Plan
Department of Homeland Security United States Secret Service (DHS-USSS)

PNY-04-BK18
 Brooklyn, NY

| Leased Locations | CURRENT | | | | | | ESTIMATED/PROPOSED | | | | | |
|--------------------------------|------------|------------|---------------------------------------|--------------|---------------|---------------|--------------------|------------|--------------------------|--------------|---------------|---------------|
| | Personnel | | Usable Square Feet (USF) ¹ | | | | Personnel | | Usable Square Feet (USF) | | | |
| | Office | Total | Office | Storage | Special | Total | Office | Total | Office | Storage | Special | Total |
| 335 Adams Street, Brooklyn, NY | 250 | 250 | 47,611 | 2,060 | 17,620 | 67,291 | 250 | 250 | 47,611 | 2,060 | 17,620 | 67,291 |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| Total | 250 | 250 | 47,611 | 2,060 | 17,620 | 67,291 | 250 | 250 | 47,611 | 2,060 | 17,620 | 67,291 |

| Office Utilization Rate (UR) ² | | |
|---|---------|----------|
| | Current | Proposed |
| Rate | 149 | 149 |

UR=average amount of office space per person

Current UR excludes 10,474 usf of office support space

Proposed UR excludes 10,474 usf of office support space

| Overall UR ³ | | |
|-------------------------|---------|----------|
| | Current | Proposed |
| Rate | 269 | 269 |

| R/U Factor ⁴ | Total USF | RSF/USF | Max RSF |
|-------------------------|-----------|---------|---------|
| Current | 67,291 | 1.37 | 92,210 |
| Estimated/Proposed | 67,291 | 1.37 | 92,210 |

| Special Space | USF |
|------------------------------|---------------|
| Interview Rooms | 2,150 |
| Conference/ Training Room | 5,330 |
| Ops Equipment Room | 2,250 |
| Communication Equipment Room | 450 |
| Equipment Storage | 3,720 |
| Fitness Room | 2,250 |
| Locker Room | 1,470 |
| Total | 17,620 |

NOTES:

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

H9356

CONGRESSIONAL RECORD — HOUSE

September 28, 2018

There was no objection.

RENAMING THE STOP TRADING ON CONGRESSIONAL KNOWLEDGE ACT OF 2012

Mr. COMER. Mr. Speaker, I ask unanimous consent that the Committee on Oversight and Government Reform, Committee on Financial Services, Committee on Agriculture, Committee on House Administration, and Committee on the Judiciary be discharged from further consideration of the bill (H.R. 6870) to rename the Stop Trading on Congressional Knowledge Act of 2012 in honor of Representative Louise McIntosh Slaughter, and ask for its immediate consideration in the House.

The Clerk read the title of the bill.

The SPEAKER pro tempore. Is there objection to the request of the gentleman from Kentucky?

There was no objection.

The text of the bill is as follows:

H.R. 6870

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

SECTION 1. RENAMING.

(a) SHORT TITLE.—Section 1 of the Stop Trading on Congressional Knowledge Act of 2012 is amended by striking “Stop Trading on Congressional Knowledge Act of 2012” and inserting “Representative Louise McIntosh Slaughter Stop Trading on Congressional Knowledge Act”.

(b) CONFORMING AMENDMENT.—Section 103(i)(2) of the Ethics in Government Act of 1978 (5 U.S.C. App. 103(i)(2)) is amended by striking “Stop Trading on Congressional Knowledge Act of 2012” and inserting “STOCK Act”.

The bill was ordered to be engrossed and read a third time, was read the third time, and passed, and a motion to reconsider was laid on the table.

DEPUTY SHERIFF ZACKARI SPURLOCK PARRISH, III, POST OFFICE BUILDING

Mr. COMER. Mr. Speaker, I ask unanimous consent that the Committee on Oversight and Government Reform be discharged from further consideration of the bill (H.R. 5791) to designate the facility of the United States Postal Service located at 9609 South University Boulevard in Highlands Ranch, Colorado, as the “Deputy Sheriff Zackari Spurlock Parrish, III, Post Office Building”, and ask for its immediate consideration in the House.

The Clerk read the title of the bill.

The SPEAKER pro tempore. Is there objection to the request of the gentleman from Kentucky?

There was no objection.

The text of the bill is as follows:

H.R. 5791

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

SECTION 1. DEPUTY SHERIFF ZACKARI SPURLOCK PARRISH, III, POST OFFICE BUILDING.

(a) DESIGNATION.—The facility of the United States Postal Service located at 9609

South University Boulevard in Highlands Ranch, Colorado, shall be known and designated as the “Deputy Sheriff Zackari Spurlock Parrish, III, Post Office Building”.

(b) REFERENCES.—Any reference in a law, map, regulation, document, paper, or other record of the United States to the facility referred to in subsection (a) shall be deemed to be a reference to the “Deputy Sheriff Zackari Spurlock Parrish, III, Post Office Building”.

The bill was ordered to be engrossed and read a third time, was read the third time, and passed, and a motion to reconsider was laid on the table.

DEPUTY SHERIFF HEATH MCDONALD GUMM POST OFFICE

Mr. COMER. Mr. Speaker, I ask unanimous consent that the Committee on Oversight and Government Reform be discharged from further consideration of the bill (H.R. 5792) to designate the facility of the United States Postal Service located at 90 North 4th Avenue in Brighton, Colorado, as the “Deputy Sheriff Heath McDonald Gumm Post Office”, and ask for its immediate consideration in the House.

The Clerk read the title of the bill.

The SPEAKER pro tempore. Is there objection to the request of the gentleman from Kentucky?

There was no objection.

The text of the bill is as follows:

H.R. 5792

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

SECTION 1. DEPUTY SHERIFF HEATH MCDONALD GUMM POST OFFICE.

(a) DESIGNATION.—The facility of the United States Postal Service located at 90 North 4th Avenue in Brighton, Colorado, shall be known and designated as the “Deputy Sheriff Heath McDonald Gumm Post Office”.

(b) REFERENCES.—Any reference in a law, map, regulation, document, paper, or other record of the United States to the facility referred to in subsection (a) shall be deemed to be a reference to the “Deputy Sheriff Heath McDonald Gumm Post Office”.

AMENDMENT OFFERED BY MR. COMER

Mr. COMER. Mr. Speaker, I have an amendment at the desk.

The SPEAKER pro tempore. The Clerk will report the amendment.

The Clerk read as follows:

Strike out all after the enacting clause and insert the following:

SECTION 1. DETECTIVE HEATH MCDONALD GUMM POST OFFICE.

(a) DESIGNATION.—The facility of the United States Postal Service located at 90 North 4th Avenue in Brighton, Colorado, shall be known and designated as the “Detective Heath McDonald Gumm Post Office”.

(b) REFERENCES.—Any reference in a law, map, regulation, document, paper, or other record of the United States to the facility referred to in subsection (a) shall be deemed to be a reference to the “Detective Heath McDonald Gumm Post Office”.

Mr. COMER (during the reading). Mr. Speaker, I ask unanimous consent to dispense with the reading.

The SPEAKER pro tempore. Is there objection to the request of the gentleman from Kentucky?

There was no objection.

The amendment was agreed to.

The bill was ordered to be engrossed and read a third time, was read the third time, and passed.

The title of the bill was amended so as to read: “A bill to designate the facility of the United States Postal Service located at 90 North 4th Avenue in Brighton, Colorado, as the ‘Detective Heath McDonald Gumm Post Office’.”

A motion to reconsider was laid on the table.

MAJOR ANDREAS O’KEEFFE POST OFFICE BUILDING

Mr. COMER. Mr. Speaker, I ask unanimous consent that the Committee on Oversight and Government Reform be discharged from further consideration of the bill (H.R. 6780) to designate the facility of the United States Postal Service located at 7521 Paula Drive in Tampa, Florida, as the “Major Andreas O’Keeffe Post Office Building”, and ask for its immediate consideration in the House.

The Clerk read the title of the bill.

The SPEAKER pro tempore. Is there objection to the request of the gentleman from Kentucky?

There was no objection.

The text of the bill is as follows:

H.R. 6780

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

SECTION 1. MAJOR ANDREAS O’KEEFFE POST OFFICE BUILDING.

(a) DESIGNATION.—The facility of the United States Postal Service located at 7521 Paula Drive in Tampa, Florida, shall be known and designated as the “Major Andreas O’Keeffe Post Office Building”.

(b) REFERENCES.—Any reference in a law, map, regulation, document, paper, or other record of the United States to the facility referred to in subsection (a) shall be deemed to be a reference to the “Major Andreas O’Keeffe Post Office Building”.

The bill was ordered to be engrossed and read a third time, was read the third time, and passed, and a motion to reconsider was laid on the table.

NAPOLEON ‘NAP’ FORD POST OFFICE BUILDING

Mr. COMER. Mr. Speaker, I ask unanimous consent that the Committee on Oversight and Government Reform be discharged from further consideration of the bill (H.R. 6591) to designate the facility of the United States Postal Service located at 501 South Kirkman Road in Orlando, Florida, as the “Napoleon ‘Nap’ Ford Post Office Building”, and ask for its immediate consideration in the House.

The Clerk read the title of the bill.

The SPEAKER pro tempore. Is there objection to the request of the gentleman from Kentucky?

There was no objection.

The text of the bill is as follows:

H.R. 6591

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