

weren't accepted. There were good, rational, concrete suggestions.

This is a critical bill that addresses some of those concerns.

The SPEAKER pro tempore. The time of the gentlewoman has expired.

Mr. THOMPSON of Mississippi. Mr. Speaker, I yield an additional 1 minute to the gentlewoman.

Ms. LEE of California. It creates an independent ombudsman, which will establish a confidential process to assist individuals with complaints against ICE and CBP.

Once more, this bill is important for our children and would develop recommendations for the establishment of an electronic tracking system to track the location of children who have been separated from a parent, legal guardian, or other relative.

We will not stand by while the Trump administration separates children from their families, so this bill takes an important step in the right direction.

By passing this bill today, we are putting critical protocols and protections in place for migrants, making sure that their well-being and health is uplifted at every step.

We cannot allow migrants to be abused by CBP and ICE any longer. It is past time to protect migrants who are seeking a chance to start a new life in America. It is past time we recognize people fleeing violence are human beings who deserve a chance to address and be part of a just immigration system.

Mr. Speaker, I urge my colleagues to vote "yes" on this vital bill.

I thank Chairman THOMPSON and Congresswoman ESCOBAR for finally getting this bill to the floor.

Mr. ROGERS of Alabama. Mr. Speaker, I have no further speakers, and I am prepared to close.

Mr. Speaker, I yield myself such time as I may consume.

Mr. Speaker, this bill demonstrates just how disingenuous Democrats are about securing our borders and fixing our broken immigration system. Their Caucus is in such disarray on this issue that it took them 10 weeks and a hatchet just to find a compromise among themselves. Now, they are going to send another partisan messaging bill to the Senate, where it will promptly die.

Congratulations on the press release.

Mr. Speaker, we watched an unprecedented humanitarian crisis unfold on our Southwest border this year. It used to be that when this country faced a crisis, Democrats and Republicans came together to solve it and ensure it didn't happen again. Unfortunately, that is no longer the practice under Democratic control.

When Democrats are ready to legislate with real solutions to problems this country faces, Republicans stand ready to work with them. In the meantime, I urge all Members to oppose this bill, and I yield back the balance of my time.

Mr. THOMPSON of Mississippi. Mr. Speaker, I yield myself such time as I may consume.

Mr. Speaker, the Trump administration's cruel and inhumane approach to border and immigration enforcement has subjected DHS' frontline personnel and border communities to chaotic conditions. It has also hurt families and children.

From the Remain in Mexico policy that puts children and families in harm's way indefinitely to family separation to metering, the Trump administration has haphazardly reshaped how people who seek safety in the U.S. are treated. It is essential that there be greater transparency and accountability regarding what DHS is doing along the border. More remains to be done, but H.R. 2203 includes several first steps.

I urge my colleagues to support this measure, and I yield back the balance of my time.

The SPEAKER pro tempore. All time for debate has expired.

Pursuant to House Resolution 577, the previous question is ordered on the bill, as amended.

The question is on the engrossment and third reading of the bill.

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

The SPEAKER pro tempore. Pursuant to clause 1(c) of rule XIX, further consideration of H.R. 2203 is postponed.

MESSAGE FROM THE SENATE

A message from the Senate by Ms. Byrd, one of its clerks, announced that the Senate has agreed to a joint resolution of the following title in which the concurrence of the House is requested:

S.J. Res. 54. Joint resolution relating to a national emergency declared by the President on February 15, 2019.

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 19, 2019.

Hon. NANCY PELOSI,
Speaker of the House, House of Representatives,

Washington, DC

DEAR MADAM SPEAKER: On September 19, 2019, pursuant to section 3307 of Title 40, United States Code, the Committee on Transportation and Infrastructure met in open session to consider six resolutions included in the General Services Administration's Capital Investment and Leasing Programs.

I have enclosed copies of the resolutions adopted.

Sincerely,

PETER A. DEFAZIO,
Chairman.

Enclosures.

COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF TRANSPORTATION AND DEPARTMENT OF VETERANS AFFAIRS, KANSAS CITY, MO

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. 3307, appropriations are authorized for a lease of up to 204,607 rentable square feet of space, including 104 official parking spaces, for the Department of Transportation and the Department of Veterans Affairs currently located at 901 Locust Street in Kansas City, MO at a proposed total annual cost of \$4,982,181 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 agency(ies) agree to apply an overall utilization rate of 311 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 311 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.

Provided that, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

PROSPECTUS – LEASE
DEPARTMENT OF TRANSPORTATION AND
DEPARTMENT OF VETERANS AFFAIRS
KANSAS CITY, MO

Prospectus Number: PMO-02-KC20
Congressional District: 05

Executive Summary

The General Services Administration (GSA) proposes a lease extension of up to 5 years for approximately 204,607 rentable square feet (RSF) for five components of the Department of Transportation (DOT) and for the Department of Veterans Affairs, Veterans Health Administration (VA-VHA), currently located at 901 Locust Street, Kansas City, Missouri. DOT and VA-VHA have occupied space in the building since 2009 under a lease that expires on October 14, 2019.

Extension of the current lease will enable DOT and VA-VHA to provide continued housing for personnel and meet their mission requirements while planning for the future replacement lease. The office and overall utilization will be maintained at 162 and 311 usable square feet (USF) per person, respectively.

Description

Occupant:	Departments of Transportation and Veterans Affairs
Current RSF:	204,607 (Current RSF/USF = 1.20)
Estimated/Proposed Maximum RSF:	204,607 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	None
Current USF/Person:	311
Estimated/Proposed USF/Person:	311
Expiration Dates of Current Lease(s):	10/14/2019
Proposed Maximum Leasing Authority:	5 years
Delineated Area:	North: I-70/I-35; East: 1-70/Campbell Street; South: 31st Street; West: Summit Street/I-35.
Number of Official Parking Spaces:	104
Scoring:	Operating
Current Total Annual Cost:	\$4,238,269 (leases effective 10/15/2009)
Estimated Rental Rate ¹ :	\$24.35/RSF
Estimated Total Annual Cost ² :	\$4,982,181

¹ This estimate is for fiscal year 2020 and may be escalated by 2 percent per year 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.

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

PROSPECTUS – LEASE
DEPARTMENT OF TRANSPORTATION AND
DEPARTMENT OF VETERANS AFFAIRS
KANSAS CITY, MO

Prospectus Number: PMO-02-KC20
Congressional District: 05

Background

In addition to VA-VHA, this location houses the administrative offices of the following five DOT operating administrations within the Kansas City, Missouri, area:

- The Federal Aviation Administration's (FAA) mission is to provide the safest, most efficient aerospace system in the world;
- The Federal Railroad Administration's mission is to enable the safe, reliable, and efficient movement of people and goods for a strong America, now and in the future;
- The National Highway Transportation Safety Administration's mission is to save lives, prevent injuries, and reduce economic costs due to road traffic crashes, through education, research, safety standards, and enforcement activity;
- The Federal Transit Administration's mission is to provide financial and technical assistance to local public transit systems, including buses, subways, light rail, commuter rail, trolleys, and ferries; and
- The Pipeline and Hazardous Materials Safety Administration's mission is to protect people and the environment by advancing the safe transportation of energy and other hazardous materials that are essential to our daily lives.

VA-VHA's mission is to honor America's veterans by providing exceptional healthcare that improves their health and well-being. VA-VHA is the largest integrated healthcare system in the United States, providing care to over 9 million veterans enrolled in the VA healthcare program.

Justification

The current lease at 901 Locust Street expires on October 14, 2019, and the agencies require continued housing to carry out their missions until the long-term plan can be executed for a replacement lease. This FAA location houses the Regional Office and the functions of oversight of airport planning, development, and certification, as well as administration of regulations for airmen, air carriers, and air agencies. The remaining DOT components execute mission functions necessary to perform vital operations. The VA-VHA office is responsible for administrative operations to support the VA Heartland Network of medical centers and healthcare systems.

Continued housing is critical to these agencies meeting their mission requirements, and a 5-year lease extension will provide sufficient time to formulate and execute lease replacement plans, as well as budget for move and replication costs accordingly.

PROSPECTUS – LEASE
DEPARTMENT OF TRANSPORTATION AND
DEPARTMENT OF VETERANS AFFAIRS
KANSAS CITY, MO

Prospectus Number: PMO-02-KC20
Congressional District: 05

Resolutions of Approval

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

Interim Leasing

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

Certification of Need

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

Submitted at Washington, DC, on September 6, 2019

Recommended: 

Commissioner, Public Buildings Service

Approved: 

Administrator, General Services Administration

COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF HOMELAND SECURITY, CUSTOMS AND BORDER PROTECTION, QUEENS, 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 140,000 rentable square feet of space, including 208 official parking spaces, for the Department of Homeland Security—Customs and Border Protection currently located at Building 77 at the JFK Airport in Queens, NY at a proposed total annual cost of \$11,060,000 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 agency(ies) agree to apply an overall utilization rate of 212 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 212 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.

Provided that, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

PROSPECTUS – LEASE
U.S. DEPARTMENT OF HOMELAND SECURITY
CUSTOMS AND BORDER PROTECTION
QUEENS, NY

Prospectus Number: PNY-03-QU19
Congressional District: 05

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 140,000 rentable square feet (RSF) for the Department of Homeland Security, Customs and Border Protection (CBP), currently located at Building 77 at the JFK Airport in Queens, NY.

The lease will provide continued housing for CBP and will improve the office and overall space utilization from 142 to 84 and 241 to 212 usable square feet (USF) per person, respectively.

Description

Occupant:	CBP
Current Rentable Square Feet (RSF)	145,912 (Current RSF/USF = 1.15)
Estimated Maximum RSF:	140,000 (Proposed RSF/USF = 1.15)
Reduction RSF:	5,912
Current USF/Person:	241
Estimated USF/Person:	212
Expiration Dates of Current Lease(s):	06/30/2021
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	North: Intersection of Lefferts Blvd. and S. Conduit Rd. heading east to Rockaway Blvd. then heading east to Brookville Blvd; West: Lefferts Blvd; East: Head of Bay; South: Jamaica Bay
Number of Official Parking Spaces:	208
Scoring:	Operating
Current Total Annual Cost:	\$8,244,028 (leases effective 06/19/1992)
Estimated Rental Rate ¹ :	\$79.00 / RSF
Estimated Total Annual Cost ² :	\$11,060,000

¹ This estimate is for fiscal year 2021 and may be escalated by 2% percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

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

PROSPECTUS – LEASE
U.S. DEPARTMENT OF HOMELAND SECURITY
CUSTOMS AND BORDER PROTECTION
QUEENS, NY

Prospectus Number: PNY-03-QU19
Congressional District: 05

Background

CBP currently occupies approximately 145,912 RSF of space in Building 77 at JFK Airport in Queens, NY. CBP at JFK Airport covers the diverse operational demands of 5 international passenger terminals, 1 International Mail Facility (IMF), 24 air cargo facilities, 80 containerized freight stations, 2 general order warehouses, 14 bonded warehouses, 3 foreign trade zones, and 5 general aviation facilities. This facility functions much more like a port of entry than an office location.

The CBP operation at JFK Airport monitors half the cargo imported into the United States as well as over 10 million passengers a year. CBP's ability to effectively and safely manage this extensive operation is facilitated by close physical proximity to the airport. Transporting narcotics, currency, and inadmissible aliens and criminals to off-airport locations for processing would pose security risks, decrease effectiveness, and unnecessarily reduce the time dedicated to CBP's enforcement mission. The proposed delineated area maintains the agency's proximity to the airport.

Justification

This replacement lease will provide CBP with the opportunity to increase space utilization efficiency to accommodate additional personnel in field operations, internal affairs, and the international trade office.

The current lease expires on June 30, 2021, and CBP requires continued housing to perform 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.

PROSPECTUS – LEASE
U.S. DEPARTMENT OF HOMELAND SECURITY
CUSTOMS AND BORDER PROTECTION
QUEENS, NY

Prospectus Number: PNY-03-QU19
Congressional District: 05

Resolutions of Approval

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

Interim Leasing

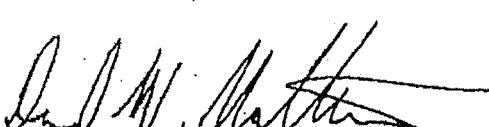
GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

Certification of Need

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

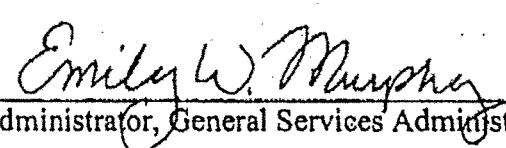
Submitted at Washington, DC, on April 29, 2019.

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration

COMMITTEE RESOLUTION
LEASE—VETERANS HEALTH ADMINISTRATION,
SOUTH HAMPTON ROADS, VA

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. 3307, appropriations are authorized for a lease of up to 215,000 rentable square feet of space, including 1,050 official parking spaces, for the Veterans Health Administration currently located at 244 Clearfield Avenue in Virginia Beach, VA at a proposed total annual cost of \$9,030,000 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, 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 de-

lineated 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 pub-

licly-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.

Provided that, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

PROSPECTUS – LEASE
VETERANS HEALTH ADMINISTRATION
SOUTH HAMPTON ROADS, VA

Prospectus Number: PVA-01-HA20
Congressional District: 2, 3, 4

Executive Summary

The General Services Administration (GSA) proposes an outpatient clinic lease of approximately 215,000 rentable square feet (RSF) for the Department of Veterans Affairs, Veterans Health Administration (VHA). The lease will house a new Health Care Center and will serve as a complement to the existing Community Based Health Care Center (CBOC) currently located at 244 Clearfield Avenue in Virginia Beach, VA.

This project would allow VHA to expand its current primary care, mental health, and eye clinic services, as well as provide much needed new specialty care and advanced imaging services to veterans in a right-sized, state-of-the-art, and energy-efficient healthcare facility.

Description

Occupant:	Veterans Health Administration
Current RSF:	0
Estimated/Proposed Maximum RSF:	215,000 (Proposed RSF/Usable SF = 1.15)
Expansion/Reduction RSF:	215,000 (Expansion)
Expiration Dates of Current Lease(s):	N/A
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	North: start at the intersection of Tidewater Drive (Route 168) and E Virginia Beach Blvd. (Route 58) to Virginia Beach Blvd.; East: S. Independence Blvd. (Route 225) to Holland Road, south onto Darn Neck Road, continue onto Elbow Road, continue on Indian River Road; South: at the intersection of Indian River Road and Elbow Road, head south on Elbow Road, west on Butts Station Road, west on Clearfield Ave., west on Kempsville Road (Route 190); West: north on Battlefield Blvd. N (Business 168), onto Oak Grove Connector (Chesapeake Expressway - Route 168), onto Hampton Roads Beltway (Route 64), onto Battlefield Blvd. N (Business 168), onto Campostella Road, onto E Brambleton Ave., onto Tidewater

PROSPECTUS – LEASE
VETERANS HEALTH ADMINISTRATION
SOUTH HAMPTON ROADS, VA

Prospectus Number: PVA-01-HA20
 Congressional District: 2, 3, 4

Drive (Route 168).

Number of Official Parking Spaces:	1,050
Scoring:	Operating
Current Total Annual Cost:	N/A
Estimated Rental Rate ¹ :	\$42.00/RSF
Estimated Total Annual Cost ² :	\$9,030,000

Background

VHA's mission is to honor America's veterans by providing exceptional healthcare that improves their health and well-being. To make access to healthcare easier, VHA utilizes CBOCs across the country. These clinics provide the most common outpatient services, including health and wellness visits. VHA continues to expand the network of CBOCs to include more rural locations, bringing access to care closer to veterans' homes.

The CBOC in the South Hampton Roads area is an approximately 13,000 RSF facility located in Virginia Beach and is inadequately sized for the anticipated growth of the veteran population and service needs. The proposed lease will allow VHA to significantly expand its healthcare access in the area, providing much needed medical services to the fast growing veteran population.

Justification

The proposed lease would provide modern, efficient space for comprehensive outpatient services and address space and utilization gaps. The new lease will allow VHA to adapt to a growing veteran population and increased workload in the South Hampton Roads area.

This project is essential to ensure that veterans are able to access a full suite of services in a timely manner. The expansion of mental health services—including mental health screenings—by hiring additional mental health staff to provide behavioral therapy, family counseling, and substance abuse therapy on site would support the Department of Veterans Affairs' goal of eliminating veteran homelessness. The lease would provide

¹ This estimate is for fiscal year 2020 and may be escalated by 2 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

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

**PROSPECTUS – LEASE
VETERANS HEALTH ADMINISTRATION
SOUTH HAMPTON ROADS, VA**

Prospectus Number: PVA-01-HA20
Congressional District: 2, 3, 4

increased access to care for veterans living in the South Hampton Roads area who are currently seen in the undersized Virginia Beach CBOC or who commute in excess of 1 hour to another facility in Hampton, VA.

Summary of Energy Compliance

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

Resolutions of Approval

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

Interim Leasing

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

GSAPBS

**PROSPECTUS – LEASE
VETERANS HEALTH ADMINISTRATION
SOUTH HAMPTON ROADS, VA**

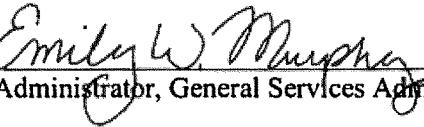
Prospectus Number: PVA-01-HA20
Congressional District: 2, 3, 4

Certification of Need

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

Submitted at Washington, DC, on July 31, 2019

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration

COMMITTEE RESOLUTION

LEASE—U.S. DEPARTMENT OF VETERANS
AFFAIRS, FREDERICKSBURG, VA

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. 3307, appropriations are authorized for a lease of up to 364,831 net usable square feet of space, and 2,600 official parking spaces, for the Department of Veterans Affairs for a Community Based Outpatient Clinic in Fredericksburg, VA to replace and consolidate two existing leases in Fredericksburg at a proposed unserviced annual cost of \$14,844,973 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, 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 de-

lineated 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 lease shall 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 corpora-

tion 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.

Provided that, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
FREDERICKSBURG, VA

Prospectus Number: PVA-01-VA19
Congressional District(s): 1, 7

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 364,831 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA) outpatient clinic currently located in two leases totaling 21,551 NUSF in Fredericksburg, VA.

The lease will be delegated to VA, provide continued services for the Fredericksburg veteran community, and provide the necessary expansion services to meet current and projected service delivery gaps for healthcare in the local market.

Description

Occupant:	Veterans Affairs
Current NUSF	21,551
Estimated Maximum NUSF:	364,831
Expansion/Reduction NUSF:	343,280 (expansion)
Estimated Maximum Rentable Square Feet:	492,522
Expiration Dates of Current Lease(s):	9,975 NUSF – 10/31/2021 11,576 NUSF – 1/21/2026
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	<u>North</u> : Courthouse Rd. from Shelton Shop Rd. (SR 648) east to Andrew Chapel Rd. (SR 629) <u>South</u> : Smith Station Rd./Spotsylvania Pkwy. (SR 628) from SR 208 to Hospital Blvd. to Mills Dr./US 17 to Jim Morris Rd. (SR 609) <u>East</u> : Jim Morris Rd. (SR 609) from US 17 N to Tidewater Trail/US-17 BUS N to VA-3E/Blue and Gray Pkwy. to Kings Hwy. to Cool Springs Rd. to Deacon Rd. to Brooke Rd. to Andrew Chapel Rd. to Courthouse Rd. (SR 630) <u>West</u> : Smith Station Rd. (SR 628) from SR 208 to Gordon Road to Trench Hill Lane to River Road to Fall Hill Ave. (SR 639) to I-95N to Sandford Dr. to Celebrate VA Pkwy. to Warrenton Rd. (SR 17) to Poplar Rd. to Kellogg Mill Rd. to Mountain View Rd. to Shelton

PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
FREDERICKSBURG, VA

Prospectus Number: PVA-01-VA19
Congressional District(s): 1, 7

Number of Official Parking Spaces:	Shop Rd. to Courthouse Rd.
Scoring:	2,600
Current Total Annual Cost:	Operating Lease
Current Total Unserviced Annual Cost:	\$629,142
Estimated Unserviced Rental Rate ¹ :	\$485,492
Estimated Total Unserviced Annual Cost ² :	\$40.69 per NUSF
	\$14,844,973

Justification

A new 364,831 NUSF lease in Fredericksburg will replace and consolidate the two existing Community Based Outpatient Clinic leases. The current space in these leased facilities is insufficient to meet the current and projected needs of the veteran community. Space limitations and an increase in workload limit veterans' access to services in a timely manner. Additionally, the existing locations have safety and security deficiencies.

The new facility will enhance VA outpatient services by closing space and utilization gaps identified in VA's Strategic Capital Investment Planning process and will provide a single location in the Fredericksburg area to serve the outpatient care needs of veterans and their families. The new lease will allow VA to provide new specialty care services and enhance and expand the existing primary care, mental health, and specialty care services it currently provides to veterans in a rightsized, state-of-the-art, healthcare facility. Further, the intent of this lease is to facilitate collaboration and sharing of services with the Department of Defense (DoD).

The proposed lease will provide veterans in the Fredericksburg area better access to high-quality, reliable healthcare. A new lease also will provide future flexibility. Based on changes in veteran demographics, workload patterns, and emergent healthcare delivery practices, a lease will allow VA to resize, replace, or exit the proposed clinic lease as necessary. With this new lease, sufficient space will be available to provide the necessary primary care, mental health, and specialty care capacity to help ensure veterans have timely access to high-quality care.

As part of the proposed comprehensive outpatient care offering, the facility will include a fully staffed Compensation and Pension department. This facility also will have a strong focus on improving mental health services, reducing veteran homelessness, providing

¹ 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 unserviced (taxes, insurance, management and maintenance and repair reserves are included); however, the lease contract may include operating expenses paid by the lessor.

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

PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
FREDERICKSBURG, VA

Prospectus Number: PVA-01-VA19
Congressional District(s): 1, 7

women's health services, and widely using telehealth services. The newly expanded clinic in Fredericksburg will also provide training opportunities for Virginia Commonwealth University medical students/residents and other training programs. In addition, the Outpatient Clinic in Fredericksburg will include 16,733 NUSF of space for DoD. The intent is for DoD to have access to VA ancillary and diagnostic services, as well as some specialty care. Due to the rapid growth in workload and the lack of available private-sector providers to accommodate any of the excess demand in the Fredericksburg area, the new lease is necessary to provide high-quality outpatient services to veterans in a timely manner.

Summary of Energy Compliance

Energy efficiency requirements will be incorporated into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. Offerors are encouraged 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 net usable area.

Interim Leasing

The Government will execute such interim leasing actions as are necessary to ensure continued housing 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.

PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
FREDERICKSBURG, VA

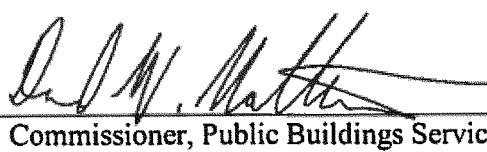
Prospectus Number: PVA-01-VA19
Congressional District(s): 1, 7

Certification of Need

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

Submitted at Washington, DC, on August 9, 2019.

Recommended: _____



D. W. Mather
Commissioner, Public Buildings Service

Approved: _____



Emily W. Murphy
Administrator, General Services Administration

COMMITTEE RESOLUTION
LEASE—SOCIAL SECURITY ADMINISTRATION,
FALLS CHURCH, VA

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 334,103 rentable square feet of space, including 24 official parking spaces, for the Social Security Administration currently located at 5107 Leesburg Pike in Falls Church, VA at a proposed total annual cost of \$9,271,358 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 agency(ies) agree to apply an overall utilization rate of 261 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 261 square feet or higher per person.

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

Provided further, that the 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.

Provided that, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

PROSPECTUS – LEASE
SOCIAL SECURITY ADMINISTRATION
FALLS CHURCH, VA

Prospectus Number: PVA-03-FC20
Congressional District: 8

Executive Summary

The General Services Administration (GSA) proposes the exercise of a renewal option of up to 5 years for approximately 334,103 rentable square feet (RSF) for the Social Security Administration's (SSA) Office of Hearings Operations (OHO) and Office of Analytics, Review, and Oversight (OARO), currently located at 5107 Leesburg Pike in Falls Church, VA. SSA has occupied space in the building since October 1, 2009, under a lease that expires on September 30, 2019. Additionally, employees currently housed in a lease at 4401 Ford Avenue in Alexandria, VA, that expires on June 5, 2022, will be consolidated into the existing footprint.

Renewal of the current lease located at 5107 Leesburg Pike in Falls Church will enable SSA to provide continued housing for current personnel and meet its current mission requirements. SSA will have office and overall utilization rates at 156 and 261 usable square feet (USF) per person, respectively.

Description

Occupant:	SSA
Current RSF:	355,809 (Current RSF/USF = 1.19)
Estimated/Proposed Maximum RSF:	334,103 (Proposed RSF/USF = 1.19)
Expansion/Reduction RSF:	21,706 reduction
Current USF/Person:	279 (all-in)
Estimated/Proposed USF/Person:	261 (all-in)
Expiration Dates of Current Lease(s):	09/30/2019; 6/5/2022
Proposed Maximum Leasing Authority:	5 years
Delineated Area:	Fairfax County and Fairfax City
Number of Official Parking Spaces:	24
Scoring:	Operating
Current Total Annual Cost:	\$11,845,007 (lease effective 10/1/2009)
Estimated Rental Rate ¹ :	\$27.75 / RSF
Estimated Total Annual Cost ² :	\$9,271,358

¹ This estimate is for fiscal year fiscal year 2020 and may be escalated by 2 percent per year 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.

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

**PROSPECTUS – LEASE
SOCIAL SECURITY ADMINISTRATION
FALLS CHURCH, VA**

Prospectus Number: PVA-03-FC20
Congressional District: 8

Background

The mission of SSA is to deliver quality social security services to the public through the three programs it administers under the Social Security Act: the Old-Age and Survivors Insurance program, the Disability Insurance program, and the Supplemental Security Income program. SSA's OHO and OARO are two components responsible for holding hearings, issuing decisions, and reviewing appeals as part of SSA's process for determining whether a person may receive benefits.

OHO is one of the largest administrative adjudication systems in the world and directs a nationwide field organization of administrative law judges (ALJ) who conduct impartial hearings and make decisions on appealed determinations involving retirement, survivors, disability, and supplemental security income benefits.

OARO reviews ALJ decisions on appeal by claimants, or on its own motion, and processes cases appealed to Federal court. The OARO Office of Appellate Operations serves through the Appeals Council as the final level of administrative review for claimants appealing administrative law judge denials and dismissals of claims. The Office of Appellate Operations also collects and analyzes nationwide data on policy compliance of adjudicators and performance of the adjudication process.

Justification

This location houses both OHO and OARO offices. Maintaining these operations is essential to SSA's execution of functions under the Social Security Act.

The current lease at 5107 Leesburg Pike, Falls Church, VA, expires on September 30, 2019, and SSA requires continued housing to meet its mission requirements until it can carry out a long-term consolidation plan. A 5-year lease renewal will provide SSA with sufficient time to formulate the consolidation plan and budget for move costs accordingly.

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

GSAPBS

**PROSPECTUS – LEASE
SOCIAL SECURITY ADMINISTRATION
FALLS CHURCH, VA**

Prospectus Number: PVA-03-FC20
Congressional District: 8

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

Interim Leasing

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

Certification of Need

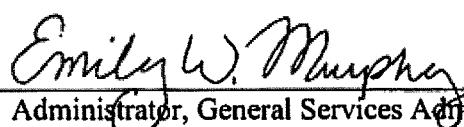
The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on June 12, 2019

Recommended: _____


Dr. J.W. Mather
Commissioner, Public Buildings Service

Approved: _____


Emily W. Murphy
Administrator, General Services Administration

COMMITTEE RESOLUTION

AMENDED RESOLUTION—UNITED STATES
COURTHOUSE ANNEX, SAN DIEGO, CA

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. 3307, the resolution passed by the Transportation and Infrastructure Committee dated September 24, 2009 is amended;

Provided that, the Administrator of the General Services Administration shall ensure that the San Diego, California Courthouse Complex contains no more than 8 courtrooms and 16 chambers in the Carter-

Keep Courthouse Annex and no more than 16 courtrooms and 20 chambers in the Edward

J. Schwartz Federal Building and U.S. Courthouse, bringing the total number of courtrooms and chambers at the San Diego Courthouse Complex to 24 courtrooms and 36 chambers.

The proviso “Provided that, the Administrator of General Services shall ensure that the San Diego, California Courthouse Complex contains no more than 22 courtrooms;” is amended to read “Provided, that the Administrator of General Services shall ensure that the San Diego, California Courthouse

Complex contains no more than 24 courtrooms;”.

The proviso “Provided further, that the Administrator of General Services shall not construct more than six courtrooms or 12 chambers in the San Diego, California Courthouse Annex under the authority of this resolution;” is amended to read “Provided further, that the Administrator of General Services shall not construct more than eight courtrooms or 16 chambers in the San Diego, California Courthouse Annex under the authority of this resolution;”.

FACTSHEET
ALTERATIONS – COURT EXPANSION
SAN DIEGO COURTHOUSE COMPLEX
JAMES M. CARTER & JUDITH N. KEEP COURTHOUSE ANNEX
SAN DIEGO, CA

FY 2019 Project Summary

At its June 2017 meeting, the Judicial Conference Committee on Space and Facilities approved a project for the construction of 2 new district courtrooms (and requisite holding cells) and 4 magistrate judge chambers in the James M. Carter & Judith N. Keep Courthouse Annex (Carter-Keep Courthouse Annex) located at 333 W. Broadway in San Diego, CA. The additional courtrooms and chambers would support the space needs of authorized replacement judges for five district judges who have taken senior status and two district judges who are eligible to take senior status by the end of fiscal year 2019.

All Judicial Conference policies and business rules, including those on courtroom sharing, were considered and applied by the Judiciary in developing this project and funding for the project was included in the Judiciary's FY 2019 Budget.

Although this project is reimbursable and requires no authorization of Federal Building Funds, GSA is unable to accept Reimbursable Work Authorization for the project due to a previous House Committee on Transportation and Infrastructure Resolution adopted for the Carter-Keep Courthouse Annex (formerly referred to as the San Diego Courthouse Annex) on September 24, 2009. The resolution included the following provisions:

- "...that the Administrator of General Services shall ensure that the San Diego, California Courthouse Complex contains no more than 22 courtrooms;" and,
- "...that the Administrator of General Services shall not construct more than six courtrooms or 12 chambers in the San Diego, California Courthouse Annex under the authority of this resolution;" and,

Completion of the project would result in 8 courtrooms and 16 chambers in the Carter-Keep Courthouse Annex. Along with the 16 courtrooms and 20 chambers in the Edward J. Schwartz Federal Building and U.S. Courthouse (Schwartz FB-CT), this project would bring the total number of courtrooms and chambers at the San Diego Courthouse Complex to 24 and 36, respectively¹.

Therefore, for GSA to complete the proposed Judiciary funded project, the Committee would need to remove the existing restriction on GSA.

¹ The total number of judges serving the Southern District of California in the Ninth Circuit is 38 including one Circuit Judge whose chamber is in leased space.

FACTSHEET
ALTERATIONS – COURT EXPANSION
SAN DIEGO COURTHOUSE COMPLEX
JAMES M. CARTER & JUDITH N. KEEP COURTHOUSE ANNEX
SAN DIEGO, CA

Project Budget

GSA is not requesting authorization of Federal Building Funds for this project; the following information is provided for information only:

Design	\$ 958,000
Estimated Construction Cost (ECC)	9,924,000
M&I	<u>647,000</u>
Estimated Total Project Cost (ETPC)²	\$11,529,000

Overview of the Project

The additional Courtrooms would be constructed on the 12th floor of the Carter-Keep Courthouse Annex while the Magistrate Chambers would be built out on the 7th floor. These expansions necessitate the relocation of the Clerk from the 12th floor to the 7th floor. This relocation, along with the construction of the Magistrate chambers would force the displacement of a portion of the Internal Revenue Service (IRS) from the 7th floor of the Carter-Keep Courthouse Annex into leased space in the San Diego area. IRS' remaining space requirement would continue to be housed in the Carter-Keep Courthouse Annex. Holding cells would also be constructed adjacent to the new courtrooms and would be funded by reimbursable funds from the U.S. Marshals Service (USMS).

The Judiciary would provide reimbursable funds to construct the two additional District courtrooms, four additional Magistrate chambers and the relocation of the IRS.

Schedule

	Start	End
Design	FY 2019	FY2020
Construction	FY 2020	FY 2021

San Diego Courthouse Complex

James M. Carter & Judith N. Keep Courthouse Annex

The Carter-Keep Courthouse Annex was originally called the New San Diego Courthouse Annex building but was renamed in early 2015 to the James M. Carter and Judith N. Keep Courthouse in honor of two former federal judges. The 480,941 gross square foot (gsf), sixteen story (plus 3 underground stories) building has a modern style of off-white exterior brick and window glazing. It is connected to the Schwartz FBCT by an underground tunnel. Those two buildings, the adjacent multi-story federal holding facility, which is not owned

² Additional funds would be provided by the AOUSC for the forced relocation of IRS to leased space including all move, data, and security costs.

FACTSHEET
ALTERATIONS – COURT EXPANSION
SAN DIEGO COURTHOUSE COMPLEX
JAMES M. CARTER & JUDITH N. KEEP COURTHOUSE ANNEX
SAN DIEGO, CA

by GSA, along with the historic Jacob Weinberger Courthouse located a block south, form a Federal campus environment in downtown San Diego. The Carter-Keep Courthouse Annex building houses the U.S. Courts, U.S. Marshals Service, IRS and GSA.

Edward J. Schwartz Federal Building and U.S. Courthouse

The 895,247 gsf Schwartz FB-CT, at 880 Front Street in downtown San Diego, was built in 1973. It consists of two adjacent structures; a 6 story federal office wing, and a 5 story court wing with underground parking and basement offices. The building's two wings share an upper basement and are connected by a bridge between the fifth and sixth floors.

Impacted Tenant Agencies

U.S. District Court, U.S. Department of Justice - Marshals Service, Pretrial Services, Federal Public Defender, Department of Treasury - Internal Revenue Service, and GSA

Major Work Items

Interior Alterations	\$5,072,000
Electrical	1,943,000
Furnishing	1,094,000
HVAC	867,000
Demolition	257,000
Plumbing	239,000
Fire Protection	239,000
Elevators	<u>213,000</u>
Total ECC	\$9,924,000

Justification

By the end of FY 2019, the number of active federal judges housed in the San Diego Courthouse Complex is anticipated to increase from 30 to 37. After applying Judicial Conference policies and business rules, including those on courtroom sharing, the number of courtrooms and chambers at the San Diego Courthouse Complex would need to be increased to meet those requirements.

GSAPBS

FACTSHEET
ALTERATIONS – COURT EXPANSION
SAN DIEGO COURTHOUSE COMPLEX
JAMES M. CARTER & JUDITH N. KEEP COURTHOUSE ANNEX
SAN DIEGO, CA

Space Requirements of the U.S. Courts – San Diego Court Complex

Carter-Keep Courthouse Annex	Current		Proposed	
	Courtrooms	Judges	Courtroom	Judges
District				
Active	3	3	5	5
Senior	3	3	3	6
Visiting	0	0	0	0
Magistrate	0	6	0	5
Carter-Keep Courthouse Annex Total	6	12	8	16

Schwartz	FB-CT	Current		Proposed	
		Courtrooms	Judges	Courtrooms	Judges
District					
Active	5	5	8	8	
Senior	5	6	2	5	
Visiting	0	1	0	1	
Magistrate	6	4	6	5	
Circuit	0	2	0	2	
Schwartz FB-CT Total*:	16	18	16	21	

* Current and Proposed Total Number of Chambers is 20.

San Diego Court Complex	Current		Proposed	
	Courtroom	Judges	Courtroom	Judges
District				
Active	8	8	13	13
Senior	8	9	5	11
Visiting	0	1	0	1
Magistrate	6	10	6	10
Circuit*	0	2	0	2
San Diego Court Complex Totals**:	22	30	24	37

*There are 3 Circuit Judges currently serving the Southern District of California in the Ninth Circuit. 2 of the Circuit Judges are housed in the San Diego Court Complex, 1 is housed in leased space.

**Upon completion of the proposed project, 37 Judges will be housed in the San Diego Court Complex in 36 chambers - 1 chamber suite is and will be shared between a Senior and a Visiting Judge. With the addition of the 1 Circuit Judge currently in leased space, the total number of Judges serving the Southern District of California in the Ninth Circuit will be 38.

There was no objection.

**ANNOUNCEMENT BY THE SPEAKER
PRO TEMPORE**

The SPEAKER pro tempore. Pursuant to clause 8 of rule XX, the Chair will postpone further proceedings today on motions to suspend the rules on which a recorded vote or the yeas and nays are ordered, or votes objected to under clause 6 of rule XX.

The House will resume proceedings on postponed questions at a later time.

**SECURE AND FAIR ENFORCEMENT
BANKING ACT OF 2019**

Mr. PERLMUTTER. Mr. Speaker, I move to suspend the rules and pass the bill (H.R. 1595) to create protections for depository institutions that provide financial services to cannabis-related legitimate businesses and service providers for such businesses, and for other purposes, as amended.

The Clerk read the title of the bill.

The text of the bill is as follows:

H.R. 1595

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

SECTION 1. SHORT TITLE; PURPOSE.

(a) **SHORT TITLE.**—This Act may be cited as the “Secure And Fair Enforcement Banking Act of 2019” or the “SAFE Banking Act of 2019”.

(b) **PURPOSE.**—The purpose of this Act is to increase public safety by ensuring access to financial services to cannabis-related legitimate businesses and service providers and reducing the amount of cash at such businesses.

SEC. 2. SAFE HARBOR FOR DEPOSITORY INSTITUTIONS.

(a) **IN GENERAL.**—A Federal banking regulator may not—

(1) terminate or limit the deposit insurance or share insurance of a depository institution under the Federal Deposit Insurance Act (12 U.S.C. 1811 et seq.), the Federal Credit Union Act (12 U.S.C. 1751 et seq.), or take any other adverse action against a depository institution under section 8 of the Federal Deposit Insurance Act (12 U.S.C. 1818) solely because the depository institution provides or has provided financial services to a cannabis-related legitimate business or service provider;

(2) prohibit, penalize, or otherwise discourage a depository institution from providing financial services to a cannabis-related legitimate business or service provider or to a State, political subdivision of a State, or Indian Tribe that exercises jurisdiction over cannabis-related legitimate businesses;

(3) recommend, incentivize, or encourage a depository institution not to offer financial services to an account holder, or to downgrade or cancel the financial services offered to an account holder solely because—

(A) the account holder is a cannabis-related legitimate business or service provider, or is an employee, owner, or operator of a cannabis-related legitimate business or service provider;

(B) the account holder later becomes an employee, owner, or operator of a cannabis-related legitimate business or service provider; or

(C) the depository institution was not aware that the account holder is an employee, owner, or operator of a cannabis-related legitimate business or service provider;

(4) take any adverse or corrective supervisory action on a loan made to—

(A) a cannabis-related legitimate business or service provider, solely because the business is a cannabis-related legitimate business or service provider;

(B) an employee, owner, or operator of a cannabis-related legitimate business or service provider, solely because the employee, owner, or operator is employed by, owns, or operates a cannabis-related legitimate business or service provider, as applicable; or

(C) an owner or operator of real estate or equipment that is leased to a cannabis-related legitimate business or service provider, solely because the owner or operator of the real estate or equipment leased the equipment or real estate to a cannabis-related legitimate business or service provider, as applicable; or

(5) prohibit or penalize a depository institution (or entity performing a financial service for or in association with a depository institution) for, or otherwise discourage a depository institution (or entity performing a financial service for or in association with a depository institution) from, engaging in a financial service for a cannabis-related legitimate business or service provider.

(b) **SAFE HARBOR APPLICABLE TO DE NOVO INSTITUTIONS.**—Subsection (a) shall apply to an institution applying for a depository institution charter to the same extent as such subsection applies to a depository institution.

SEC. 3. PROTECTIONS FOR ANCILLARY BUSINESSES.

For the purposes of sections 1956 and 1957 of title 18, United States Code, and all other provisions of Federal law, the proceeds from a transaction involving activities of a cannabis-related legitimate business or service provider shall not be considered proceeds from an unlawful activity solely because—

(1) the transaction involves proceeds from a cannabis-related legitimate business or service provider; or

(2) the transaction involves proceeds from—

(A) cannabis-related activities described in section 14(4)(B) conducted by a cannabis-related legitimate business; or

(B) activities described in section 14(13)(A) conducted by a service provider.

SEC. 4. PROTECTIONS UNDER FEDERAL LAW.

(a) **IN GENERAL.**—With respect to providing a financial service to a cannabis-related legitimate business or service provider within a State, political subdivision of a State, or Indian country that allows the cultivation, production, manufacture, sale, transportation, display, dispensing, distribution, or purchase of cannabis pursuant to a law or regulation of such State, political subdivision, or Indian Tribe that has jurisdiction over the Indian country, as applicable, a depository institution, entity performing a financial service for or in association with a depository institution, or insurer that provides a financial service to a cannabis-related legitimate business or service provider, and the officers, directors, and employees of that depository institution, entity, or insurer may not be held liable pursuant to any Federal law or regulation—

(1) solely for providing such a financial service; or

(2) for further investing any income derived from such a financial service.

(b) **PROTECTIONS FOR FEDERAL RESERVE BANKS AND FEDERAL HOME LOAN BANKS.**—With respect to providing a service to a depository institution that provides a financial service to a cannabis-related legitimate business or service provider (where such financial service is provided within a State, political subdivision of a State, or Indian country

that allows the cultivation, production, manufacture, sale, transportation, display, dispensing, distribution, or purchase of cannabis pursuant to a law or regulation of such State, political subdivision, or Indian Tribe that has jurisdiction over the Indian country, as applicable), a Federal reserve bank or Federal Home Loan Bank, and the officers, directors, and employees of the Federal reserve bank or Federal Home Loan Bank, may not be held liable pursuant to any Federal law or regulation—

(1) solely for providing such a service; or

(2) for further investing any income derived from such a service.

(c) **PROTECTIONS FOR INSURERS.**—With respect to engaging in the business of insurance within a State, political subdivision of a State, or Indian country that allows the cultivation, production, manufacture, sale, transportation, display, dispensing, distribution, or purchase of cannabis pursuant to a law or regulation of such State, political subdivision, or Indian Tribe that has jurisdiction over the Indian country, as applicable, an insurer that engages in the business of insurance with a cannabis-related legitimate business or service provider or who otherwise engages with a person in a transaction permissible under State law related to cannabis, and the officers, directors, and employees of that insurer may not be held liable pursuant to any Federal law or regulation—

(1) solely for engaging in the business of insurance; or

(2) for further investing any income derived from the business of insurance.

(d) FORFEITURE.

(1) **DEPOSITORY INSTITUTIONS.**—A depository institution that has a legal interest in the collateral for a loan or another financial service provided to an owner, employee, or operator of a cannabis-related legitimate business or service provider, or to an owner or operator of real estate or equipment that is leased or sold to a cannabis-related legitimate business or service provider, shall not be subject to criminal, civil, or administrative forfeiture of that legal interest pursuant to any Federal law for providing such loan or other financial service.

(2) **FEDERAL RESERVE BANKS AND FEDERAL HOME LOAN BANKS.**—A Federal reserve bank or Federal Home Loan Bank that has a legal interest in the collateral for a loan or another financial service provided to a depository institution that provides a financial service to a cannabis-related legitimate business or service provider, or to an owner or operator of real estate or equipment that is leased or sold to a cannabis-related legitimate business or service provider, shall not be subject to criminal, civil, or administrative forfeiture of that legal interest pursuant to any Federal law for providing such loan or other financial service.

SEC. 5. RULES OF CONSTRUCTION.

(a) **NO REQUIREMENT TO PROVIDE FINANCIAL SERVICES.**—Nothing in this Act shall require a depository institution, entity performing a financial service for or in association with a depository institution, or insurer to provide financial services to a cannabis-related legitimate business, service provider, or any other business.

(b) **GENERAL EXAMINATION, SUPERVISORY, AND ENFORCEMENT AUTHORITY.**—Nothing in this Act may be construed in any way as limiting or otherwise restricting the general examination, supervisory, and enforcement authority of the Federal banking regulators, provided that the basis for any supervisory or enforcement action is not the provision of financial services to a cannabis-related legitimate business or service provider.