



United States  
of America

# Congressional Record

PROCEEDINGS AND DEBATES OF THE 117<sup>th</sup> CONGRESS, SECOND SESSION

Vol. 168

WASHINGTON, FRIDAY, APRIL 29, 2022

No. 71

## Senate

The Senate was not in session today. Its next meeting will be held on Monday, May 2, 2022, at 3 p.m.

## House of Representatives

FRIDAY, APRIL 29, 2022

The House met at 10:30 a.m. and was called to order by the Speaker pro tempore (Ms. WILLIAMS of Georgia).

### DESIGNATION OF THE SPEAKER PRO TEMPORE

The SPEAKER pro tempore laid before the House the following communication from the Speaker:

WASHINGTON, DC,  
April 29, 2022.

I hereby appoint the Honorable NIKEMA WILLIAMS to act as Speaker pro tempore on this day.

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

### PRAYER

The Chaplain, the Reverend Margaret Grun Kibben, offered the following prayer:

Loving God, in these days when so much of our experience is of disunity and disparagement, coldheartedness and hatred, we pray Your guidance in our attempts to find unity in spirit and love for one another.

When all around us seems to encourage mean-spirited retorts and arrogant attitudes, may we be of tender heart and humble mind.

Give us courage that we would not yield to the desire to repay evil for evil or to even the score of abuse with even more abuse.

Rather, give us the wealth of faith to repay each insult, affront, indignity, barb, and slur, with blessing.

Cast Your eyes on the righteous, O Lord, and open Your ears to our prayers.

It is in Your merciful name we pray.  
Amen.

### THE JOURNAL

The SPEAKER pro tempore. Pursuant to Section 11(a) of House Resolution 188, the Journal of the last day's proceedings is approved.

### PLEDGE OF ALLEGIANCE

The SPEAKER pro tempore. The Chair will lead the House in the Pledge of Allegiance.

The SPEAKER pro tempore led the Pledge of Allegiance as follows:

I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one nation under God, indivisible, with liberty and justice for all.

### 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 referred to the Committee on Appropriations:

COMMITTEE ON TRANSPORTATION AND  
INFRASTRUCTURE, HOUSE OF REPRESENTATIVES,

Washington, DC, April 28, 2022.

Hon. NANCY PELOSI,  
*Speaker, House of Representatives,*  
Washington, DC.

DEAR MADAM SPEAKER: On April 28, 2022, pursuant to section 3307 of Title 40, United States Code, the Committee on Transpor-

tation and Infrastructure met in open session to consider eighteen 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,  
*Chair.*

Enclosures.

### COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF DEFENSE, NORTHERN VIRGINIA

*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 353,631 rentable square feet of space, including 11 official parking spaces, for the Department of Defense and several sub-agencies currently located at 2521 S. Clark Street in Arlington, VA, at a proposed total annual cost of \$13,791,609 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 129 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*

□ This symbol represents the time of day during the House proceedings, e.g., □ 1407 is 2:07 p.m.

Matter set in this typeface indicates words inserted or appended, rather than spoken, by a Member of the House on the floor.



Printed on recycled paper.

H4611

an overall utilization rate of 129 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 Chair or Ranking Member of the Com-

mittee 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.

GSA

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**PROSPECTUS – LEASE  
DEPARTMENT OF DEFENSE  
NORTHERN, VA**

Prospectus Number: PVA-01-WA22  
Congressional District: 8, 10, 11

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 353,631 rentable square feet (RSF) for the Department of Defense (DoD) and several sub-agencies, currently located at 2521 S. Clark Street, Arlington, VA (Polk Building). These components have occupied space in the building since 2010 under a lease that expires on September 14, 2025.

The new lease will provide continued housing for DoD and its sub-agencies and maintain the office and overall space utilization rates of 66 and 129 usable square feet (USF) per person, respectively.

**Description**

Occupant:	DoD
Current RSF:	353,631 (Current RSF/USF = 1.10)
Estimated/Proposed Maximum RSF:	353,631 (Proposed RSF/USF = 1.10)
Expansion/Reduction RSF:	0
Current USF/Person:	129
Estimated/Proposed USF/Person:	129
Expiration Dates of Current Lease(s):	09/14/2025
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	Northern Virginia
Number of Official Parking Spaces:	11
Scoring:	Operating Lease
Current Total Annual Cost:	\$13,526,386 (lease effective 09/15/2010)
Estimated Rental Rate <sup>1</sup> :	\$39.00 / RSF
Estimated Total Annual Cost <sup>2</sup> :	\$13,791,609

<sup>1</sup> This estimate is for fiscal year 2025 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.

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

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**PROSPECTUS – LEASE  
DEPARTMENT OF DEFENSE  
NORTHERN, VA**

Prospectus Number: PVA-01-WA22  
Congressional District: 8, 10, 11

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**Acquisition Strategy**

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

**Background**

The DoD's mission is to provide the military forces needed to deter war and protect the security of our country.

Currently, the DoD tenants housed in the Polk Building facility include the Pentagon Force Protection Agency (PFPA), Department of the Navy, F-35 Lightning II Joint Program Office (JPO), Headquarters Department of the Army (HQDA), WHS/Boards, Commissions and Task Forces (BC&TF)/Cross Functional Teams (CFT), and the Defense Threat Reduction Agency (DTRA). The Joint Projects Office (JPO) is responsible for overseeing and ensuring the development and delivery of a highly complex weapon system to three U.S. Services, seven international partner nations, and multiple foreign military customers. The JPO has over 1,100 personnel located in Crystal City, Arlington, VA, and coordinates mission-essential functions supporting global operations. All the sub-agencies must remain as close as possible to the Pentagon campus to avoid disruptions that could have a negative impact on the agency's ability to meet the evolving security needs of our Nation.

GSA will consider whether DoD's continued housing needs should be satisfied in the existing location based on an analysis of other potential locations within the delineated area. Other potential locations have been identified through market research; however, an extension cost-benefit analysis will be conducted to determine whether the Government can expect to recover the relocation and duplication costs of real and personal property needed for the DoD agencies to accomplish their missions.

**Justification**

The DoD and several of its sub-agencies are currently housed at 2521 S. Clark Street, Arlington, VA, in a lease that expires September 14, 2025. DoD and its sub-agencies require continued housing to carry out their missions.

These tenants interface daily with senior personnel who are in the Pentagon and on Capitol Hill; proximity to the Pentagon remains a critical factor, along with the ability to remain co-located with other staff sections in the adjacent Zachary Taylor building. The missions

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**PROSPECTUS – LEASE  
DEPARTMENT OF DEFENSE  
NORTHERN, VA**

Prospectus Number: PVA-01-WA22  
Congressional District: 8, 10, 11

of these staff sections vary, but all support the warfighter, defend the Constitution, protect the American people, and further the mission of the United States Army, Air Force and Navy to fight and win the Nation's wars.

There are also other national security implications attached to this location. Changes to the current configuration could lead to disjointed efforts and solutions impairing mission readiness for several of the agencies housed at the Polk Building. To meet the current and future requirements for system migration and transformation efforts, it is critical to maintain close proximity to the headquarters offices at the Pentagon and have the capacity to expand for onsite civilian staff and their respective contractor support required to complete various mission requirements.

**Summary of Energy Compliance**

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

**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.

**OMB Memorandum M-21-25 Implementations and Long-Term Space Requirements**

The requirements within this prospectus reflect the known space needs prior to its submission to Congress. Agencies continue to develop their return to physical workplaces strategies consistent with OMB Memorandum M-21-25, incorporate lessons learned while working both in-person and under maximum telework during the COVID-19 pandemic, and determine each agency's long-term space posture. Accordingly, the requirements outlined in this prospectus may change prior to award of a lease. In the event that a change results in a revised requirement that makes a material change and does not fit within the

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**PROSPECTUS – LEASE  
DEPARTMENT OF DEFENSE  
NORTHERN, VA**


Prospectus Number: PVA-01-WA22  
Congressional District: 8, 10, 11

acceptable parameters of the congressional resolutions, GSA will submit an amended prospectus for consideration by the House Committee on Transportation and Infrastructure and Senate Committee on Environment and Public Works.

**Certification of Need**

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

Submitted at Washington, DC, on 11/22/2021

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration

November 2020

**Housing Plan  
Department of Defense**

**PVA-01-WA22  
Arlington, VA**

April 29, 2022

CONGRESSIONAL RECORD — HOUSE

H4617

Leased Locations	CURRENT						ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF) <sup>1</sup>				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage <sup>2</sup>	Special <sup>3</sup>	Total
2521 South Clark Street	2,486	2,486	209,748	19,351	92,153	321,252						
Estimated/Proposed Lease							2,486	2,486	209,748	19,351	92,153	321,252
<b>Total</b>	<b>2,486</b>	<b>2,486</b>	<b>209,748</b>	<b>19,351</b>	<b>92,153</b>	<b>321,252</b>	<b>2,486</b>	<b>2,486</b>	<b>209,748</b>	<b>19,351</b>	<b>92,153</b>	<b>321,252</b>

Office Utilization Rate (UR) <sup>2</sup>		
	Current	Proposed
Rate	66	66

UR = average amount of office space per person

Current UR excludes 46,145 USF of office support space

Proposed UR excludes 46,145 USF of office support space

Special Space <sup>6</sup>	USF
SCIF	92,153
<b>Total</b>	<b>92,153</b>

Overall UR <sup>3</sup>		
	Current	Proposed
Rate	129	129

R/U Factor <sup>4</sup>			
	Total USF	RSF/USF	Max RSF
Current	321,252	1.10	353,631
Estimated/Proposed	321,252	1.10	353,631

**NOTES:**<sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.<sup>2</sup> Calculation excludes judiciary, Congress and agencies with fewer than 10 people.<sup>3</sup> USF/Person = housing plan total USF divided by total personnel<sup>4</sup> R/U Factor (R/U) = Max RSF divided by total USF<sup>5</sup> Storage excludes warehouse, which is part of Special Space.<sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposals (RLP) is issued to meet specific agency requirements.

## COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF HOMELAND SECURITY CUSTOMS AND BORDER PROTECTION, 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 393,061 rentable square feet of space, including 47 official parking spaces, for the Department of Homeland Security, Customs and Border Protection, currently located at 90 K Street NE and 1331 Pennsylvania Avenue NW, in Washington, DC, at a proposed total annual cost of \$18,474,000 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 agency(ies) agree to apply an overall utilization rate of 182 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 182 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 Chair 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.



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**PROSPECTUS – LEASE  
DEPARTMENT OF HOMELAND SECURITY  
CUSTOMS AND BORDER PROTECTION  
WASHINGTON, DC**

Prospectus Number: PDC-09-WA22

**Executive Summary**

The General Services Administration (GSA) proposes to lease approximately 393,061 rentable square feet (RSF) for the Department of Homeland Security (DHS), Customs and Border Protection (CBP), currently located at 90 K Street NE and 1331 Pennsylvania Avenue NW in Washington, DC. CBP has occupied space in the buildings between 2011 and 2012 under leases that expire on various dates as noted below. These leases will provide continued housing for CBP with an overall space utilization rate of 182 usable square feet (USF) per person, while DHS pursues a long-term strategy of placing more CBP employees on the St. Elizabeth's Campus and in the Ronald Reagan Building with a resultant all-in utilization rate of 150 USF per person.

**Description**

Occupant	CBP
Current Rentable Square Feet (RSF)	393,061 (Current RSF/USF = 1.15)
Estimated/Proposed Maximum RSF:	393,061 (Proposed RSF/USF = 1.15)
Expansion/Reduction RSF:	0
Current Usable Square Feet/Person:	182
Estimated/Proposed USF/Person:	182
Expiration Dates of Current Lease(s):	06/30/22; 09/13/21; 12/31/21; and 08/08/22
Proposed Maximum Leasing Authority:	10 years
Delineated Area:	Washington, DC, CEA
Number of Official Parking Spaces:	47
Scoring:	Operating
Current Total Annual Cost:	\$17,605,235 (leases effective 06/01/11; 09/14/11; 01/01/12; and 08/09/12)
Estimated Rental Rate: <sup>1</sup>	\$47.00 / RSF
Estimated Total Annual Cost: <sup>2</sup>	\$18,474,000

**Acquisition Strategy**

In order to maximize the flexibility and competition in acquiring space for CBP, 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. Negotiations with lessors to house

<sup>1</sup> This estimate is for fiscal year 2021 and may be escalated by 1.9 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

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

GSA

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**PROSPECTUS – LEASE  
DEPARTMENT OF HOMELAND SECURITY  
CUSTOMS AND BORDER PROTECTION  
WASHINGTON, DC**

Prospectus Number: PDC-09-WA22

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CBP must yield delivery of space consistent with the delineated area defined by this prospectus.

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

**Background**

CBP's mission is to safeguard America's borders, thereby protecting the public from dangerous persons and materials while enhancing the Nation's global economic competitiveness by enabling legitimate trade and travel. CBP aspires to be a global leader in promoting strong security and trade partnerships that foster a safe, secure, and prosperous America and global community. CBP will continue to leverage partnerships, technology, and an entrepreneurial spirit to continue maturing into a fully integrated Federal law enforcement agency that consistently and continuously improves mission effectiveness. CBP will serve as the premier law enforcement agency enhancing the Nation's safety, security, and prosperity through collaboration, innovation, and integration.

**Justification**

A significant presence by CBP's headquarters was originally planned to relocate to the St. Elizabeth's Campus that was master-planned to accommodate those DHS components directly involved in mission execution programmatic functions. Sporadic funding during the past several years created a need to adjust the overall planning for buildout and occupancy of St. Elizabeth's while at the same time to develop a housing strategy that includes consolidation of all CBP headquarters components.

Approval of this prospectus will provide GSA with the authority to continue leasing space while DHS pursues a long-term strategy of placing more CBP employees within the St. Elizabeth's campus and the Ronald Reagan Building. Current leases will expire between 2021 and 2022, but CBP requires continued housing to carry out its critical missions.

**Summary of Energy Compliance**

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

GSA

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**PROSPECTUS – LEASE  
DEPARTMENT OF HOMELAND SECURITY  
CUSTOMS AND BORDER PROTECTION  
WASHINGTON, DC**

Prospectus Number: PDC-09-WA22

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**Resolutions of Approval**

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

**Interim Leasing**

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

**OMB Memorandum M-21-25 Implementations and Long-Term Space Requirements**

The requirements within this prospectus reflect the known space needs prior to its submission to Congress. Agencies continue to develop their return to physical workplaces strategies consistent with OMB Memorandum M-21-25, incorporate lessons learned while working both in-person and under maximum telework during the COVID-19 pandemic, and determine each agency's long-term space posture. Accordingly, the requirements outlined in this prospectus may change prior to award of a lease. In the event that a change results in a revised requirement that makes a material change and does not fit within the acceptable parameters of the congressional resolutions, GSA will submit an amended prospectus for consideration by the House Committee on Transportation and Infrastructure and Senate Committee on Environment and Public Works.

GSA

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**PROSPECTUS – LEASE  
DEPARTMENT OF HOMELAND SECURITY  
CUSTOMS AND BORDER PROTECTION  
WASHINGTON, DC**


Prospectus Number: PDC-09-WA22

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**Certification of Need**

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

Submitted at Washington, DC, on 11/17/2021

Recommended: 

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

Approved: 

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

## COMMITTEE RESOLUTION

NEW U.S. COURTHOUSE, CHATTANOOGA, TN

*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 site acquisition, design, and construction of a new U.S. Courthouse of approximately 186,000 gross square feet, including 39 inside parking spaces, in Chattanooga, TN, at a site cost of \$22,500,000, a design cost of \$17,168,000, an estimated construction cost of \$162,997,000, and a management and inspection cost of \$15,716,000 for a total estimated project cost

of \$218,381,000, a prospectus for which is attached to and included in this resolution.

*Provided*, that the Administrator of General Services shall ensure that construction of the new courthouse contain no more than 7 courtrooms and 9 chambers and complies, at a minimum, with courtroom sharing requirements adopted by the Judicial Conference of the United States.

*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 Chair 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*, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.

GSA

PBS

**PROSPECTUS - CONSTRUCTION  
NEW U.S. COURTHOUSE  
CHATTANOOGA, TN**

Prospectus Number: PTN-CTC-CH21  
Congressional District: 3

**Fiscal Year (FY) 2021 Project Summary**

The General Services Administration (GSA) proposes acquisition of a site and the design and construction of a new U.S. courthouse of approximately 186,000 gross square feet (GSF), including 39 inside parking spaces, in Chattanooga, TN. The courts will vacate their current space in the Joel W. Solomon Federal Building and U.S. Courthouse (FB-CT) and their leased space in the Old Post Office Custom House Building to consolidate into a new courthouse.

The new courthouse will meet the 10-year space needs of the courts and court-related agencies, and the site will accommodate the expansion of the building to meet the anticipated 30-year needs of the courts. The judiciary’s Courthouse Project Priorities List (approved by the Judicial Conference of the United States in September 2020) includes a courthouse project in Chattanooga, TN.

**FY 2021 Committee Approval Requested**

**(Site, Design, Construction, Management & Inspection).....\$218,381,000**

**FY 2021 Appropriation (Public Law 116-260, December 27, 2020)**

**(Site, Design, Construction, Management & Inspection)..... \$94,500,000<sup>1</sup>**

**Overview of Project<sup>2</sup>**

The District Court and some related executive agencies currently occupy space in the existing Joel W. Solomon FB-CT, and the Bankruptcy Court and U.S. Trustees currently occupy the Old Post Office Custom House Building. This consolidation project will combine judicial space and operations from federally owned and leased locations. The new courthouse will provide seven courtrooms and nine chambers consistent with application of courtroom sharing policies and provision of no space for projected judgeships.

<sup>1</sup> Public Law 116-260 (FY 2021) funded \$94,500,000 for site acquisition and construction for a courthouse in Chattanooga, TN. The estimated total project cost of \$218,381,000 includes \$22,500,000 for site acquisition, \$17,168,000 for design, and \$15,716,000 for management and inspection, all of which were funded in FY 2021; a portion of the necessary construction, \$39,116,000, was also funded in FY 2021. The balance of the construction funding will be requested in a future fiscal year.

<sup>2</sup> The new courthouse building design will follow the 2007 United States Courts Design Guide (as partially revised in 2016).

**GSA****PBS**

**PROSPECTUS - CONSTRUCTION  
NEW U.S. COURTHOUSE  
CHATTANOOGA, TN**

Prospectus Number: PTN-CTC-CH21  
Congressional District: 3

**Site Information**

To Be Acquired ..... Approximately 2-4 acres

**Building Area<sup>3</sup>**

Gross square feet (excluding inside parking) ..... 169,000 GSF

Gross square feet (including inside parking) ..... 186,000 GSF

Inside parking spaces ..... 39

**Project Budget**

Estimated Site (FY 2021) ..... \$22,500,000

Design (FY 2021) ..... 17,168,000

Estimated Construction Cost (ECC) (FY 2021) ..... 39,116,000

Additional ECC (future fiscal year request) ..... 123,881,000

Management and Inspection (M&I) (FY 2021) ..... 15,716,000

**Estimated Total Project Cost (ETPC)\* ..... \$218,381,000**

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

**Schedule**

	<b>Start</b>	<b>End</b>
Site Acquisition and Design	FY 2022	FY 2026
Construction	TBD	TBD

**Tenant Agencies**

U.S. District Court; Circuit Library; U.S. Bankruptcy Court; U.S. Probation Office; U.S. Department of Justice (DOJ)—U.S. Marshals Service, U.S. Trustees, and trial preparation space for DOJ Office of the U.S. Attorneys; U.S. Congress offices; and GSA.

**Justification**

The existing Joel W. Solomon FB-CT, constructed in 1931, does not meet the 2007 United States Courts Design Guide standards, has significant operational and building issues, lacks appropriate prisoner transport, and does not meet the square footage requirements for the U.S. Courts to expand in the future.

<sup>3</sup> Square footages are approximate. The project may contain a variance in GSF from that listed in this prospectus.

GSAPBS

**PROSPECTUS - CONSTRUCTION  
NEW U.S. COURTHOUSE  
CHATTANOOGA, TN**

Prospectus Number: PTN-CTC-CH21  
Congressional District: 3

The new courthouse will meet the long-term needs of the courts and provide separate circulation for the public, judges, and prisoners, thereby improving security and the efficiency of court operations.

**Design Guide Exceptions**

There are no exceptions to the 2007 U.S. Courts Design Guide (as partially revised in 2016).

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

	<b>Current</b>		<b>Proposed</b>	
	<b>Courtrooms</b>	<b>Judges</b>	<b>Courtrooms</b>	<b>Judges</b>
District				
Active	1	2	2	2
Senior	1	1	1	2
Visiting*	0	0	0	1
Magistrate	1	2	2	2
Bankruptcy	2	2	2	2
<b>Total</b>	<b>5</b>	<b>7</b>	<b>7</b>	<b>9</b>

\* Currently no dedicated visiting judge chambers.

**Summary of Energy, Water, Sustainability, and Climate Risk Compliance**

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages (a) design opportunities to increase energy and water efficiency (including renewable energy and fossil fuel free measures), (b) adherence to sustainable design principles and (c) minimizing climate risk liabilities above the minimum performance criteria in a manner that is life cycle cost effective.



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**PROSPECTUS - CONSTRUCTION  
NEW U.S. COURTHOUSE  
CHATTANOOGA, TN**

Prospectus Number: PTN-CTC-CH21  
Congressional District: 3

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**Future of Existing Federal Building**

GSA has tentative plans for the reuse of the Joel W. Solomon FB-CT upon completion of the new Chattanooga courthouse. The plan assumes that suitable tenants can be found to occupy the building, that renovation costs are reasonable compared to other alternatives, and that funding is available to implement the reuse strategy. Funding for reuse of the existing Joel W. Solomon FB-CT will require a future prospectus-level project. If a project for future reuse is not cost effective, GSA will look at disposal options for the existing building.

**Prior Appropriations**

Prior Appropriations			
Public Law	Fiscal Year	Amount	Purpose
116-260*	2021	\$94,500,000	Site, Design, M&I, Construction

\* Public Law 116-260 (FY 2021) funded \$94,500,000 for site acquisition and construction for a courthouse in Chattanooga, TN. The estimated total project cost of \$218,381,000 includes \$22,500,000 for site acquisition, \$17,168,000 for design, and \$15,716,000 for management and inspection, all of which were funded in FY 2021; a portion of the necessary construction, \$39,116,000, was also funded in FY 2021. The balance of the construction funding will be requested in a future fiscal year.

**Prior Committee Approvals**

None

**Recommendation**

NEW CONSTRUCTION

GSAPBS

**PROSPECTUS - CONSTRUCTION  
NEW U.S. COURTHOUSE  
CHATTANOOGA, TN**


Prospectus Number: PTN-CTC-CH21  
Congressional District: 3


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**Certification of Need**

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

Submitted at Washington, DC, on 12/14/2021

Recommended:   
\_\_\_\_\_  
Commissioner, Public Buildings Service

Approved:   
\_\_\_\_\_  
Administrator, General Services Administration

COMMITTEE RESOLUTION  
ALTERATION—U.S. POST OFFICE AND  
COURTHOUSE, CLARKSBURG, WV

*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 the U.S. Post Office and Courthouse located at 500 West Pike Street, Clarksburg, WV, to convert vacant space into new court spaces, right-size the existing courtroom and associated support spaces, create secure corridors, replace major building systems, repair the building envelope,

correct structural deficiencies, improve energy efficiency, and preserve historic building elements at a design cost of \$4,230,000, an estimated construction cost of \$49,191,000, and a management and inspection cost of \$1,979,000 for an estimated total project cost of \$55,400,000, 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 Chair 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*, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.

GSA

PBS

**PROSPECTUS – ALTERATION  
U.S. POST OFFICE AND COURTHOUSE  
CLARKSBURG, WV**

Prospectus Number: PWV-0313-CL22  
Congressional District: 01

**FY 2022 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project for the full modernization of the U.S. Post Office and Courthouse (POCT) located at 500 West Pike Street in Clarksburg, WV. In September 2020, the United States, acting by and through GSA, purchased the POCT from the U.S. Postal Service (USPS). The proposed project enables the U.S. District Court (USDC) to remain in-place, satisfying the court’s long-term housing needs by renovating the historic courthouse and repurposing space that USPS vacated by converting vacant space into new court spaces, right-sizing the existing courtroom and associated support spaces, creating secure corridors, replacing major building systems, repairing the building envelope, correcting structural deficiencies, improving energy efficiency, and preserving historic building elements.

**FY 2022 Committee Approval and Appropriation Requested**

**(Design, Construction, Management & Inspection) .....\$55,400,000**

**Major Work Items**

Demolition and hazardous materials abatement; exterior construction; electrical, heating, ventilation and air conditioning (HVAC), plumbing, conveyance, and fire protection systems upgrades; interior construction; sitework; structural upgrades

**Project Budget**

Design .....\$4,230,000  
Estimated Construction Cost (ECC) .....49,191,000  
Management and Inspection (M&I).....1,979,000  
**Estimated Total Project Cost (ETPC)\* .....\$55,400,000**

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

**Schedule**

	<b>Start</b>	<b>End</b>
Design and Construction	FY 2022	FY 2028

**Building**

The Clarksburg POCT is located at the western edge of Clarksburg’s commercial downtown district at the northwest corner of West Pike and North Sixth Streets. The building was constructed in 1932 and replaced the functions of a smaller 1886 structure

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**PROSPECTUS – ALTERATION  
U.S. POST OFFICE AND COURTHOUSE  
CLARKSBURG, WV**

Prospectus Number: PWV-0313-CL22  
Congressional District: 01

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that was located a few blocks to the east of the present courthouse and that has been demolished. The building is located in the historic district of Clarksburg and is listed in the National Register of Historic Places. It was built to house a post office and mail sorting facility on the first floor and to serve as a district courthouse on the upper two floors. In 1972, a first-floor Annex addition was constructed, increasing the building to a total of 78,629 square feet. The building came into the GSA inventory in FY 2020, when it was acquired by the United States from USPS.

**Tenant Agencies**

U.S. District Court (USDC), U.S. Marshals Service (USMS)

**Proposed Project**

The proposed project is an occupied comprehensive multi-phased renovation of the existing facility. The project includes: converting first-floor space vacated by USPS into additional courtroom, office and support space for USDC; addressing existing security deficiencies with separate restricted and secure circulation throughout the building for the public, judges and prisoners, thereby improving circulation so that the building works as a coherent whole; improving the layout of the existing USMS space on the first floor, and integrating all USMS spaces more effectively with the rest of the building; retaining, restoring and incorporating surviving historic spaces, such as the main lobby, the public corridors and the second-floor courtroom, into the building program. The project will also provide new window components, structural and seismic repairs, elevator expansion and modifications, and a comprehensive replacement of the mechanical, electrical, fire protection, and plumbing systems.

GSAPBS

**PROSPECTUS – ALTERATION  
U.S. POST OFFICE AND COURTHOUSE  
CLARKSBURG, WV**

Prospectus Number: PWV-0313-CL22  
Congressional District: 01

**Major Work Items**

Demolition/Hazardous Materials Abatement	\$15,564,000
Exterior Construction	10,999,000
Electrical Upgrades	6,626,000
HVAC Upgrades	5,523,000
Interior Construction	5,174,000
Plumbing Upgrades	1,492,000
Sitework	1,198,000
Conveyance Upgrades	945,000
Fire Protection Upgrades	876,000
Structural Upgrades	<u>794,000</u>
<b>Total ECC</b>	<b>\$49,191,000</b>

**Justification**

The POCT in Clarksburg came into the GSA inventory in 2020 after having been under the custody and control of USPS. Over the years, USPS's need for the facility diminished, and as a result, significant portions of the building are vacant. USPS was unable to make any meaningful reinvestment in the building, and due to years of deferred maintenance, many of the building systems are failing and beyond the end of their useful lives. These failing systems have created significant issues for USDC, which has a long-term need to be located in Clarksburg. As such, the building comes into GSA's inventory with significant reinvestment needs that cannot be addressed without this project.

In addition to the operational and infrastructure needs at the courthouse, USDC has a near-term need for a new courtroom and chambers to accommodate a senior judge. The current facility is served by a single undersized courtroom, which is shared by two district judges. Due to the lack of space, the magistrate judge has been relocated to another courthouse over an hour's drive away, significantly impacting the court's operations. Execution of this project will allow the return and colocation of the magistrate judge with the provision of a courtroom, chamber and support spaces. Execution of this project will also allow for the correction of circulation and security concerns.

The existing HVAC system is over 47 years old, is increasingly prone to failure and consumes far more energy than a modern system. The control systems do not function properly, and the air handling units and duct systems—along with the chillers, cooling towers and pumps—are beyond their useful lives and need to be replaced.

**GSA****PBS**

**PROSPECTUS – ALTERATION  
U.S. POST OFFICE AND COURTHOUSE  
CLARKSBURG, WV**

Prospectus Number: PWV-0313-CL22  
Congressional District: 01

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Like the HVAC system, the majority of the electrical and lighting systems were installed in 1972, are energy inefficient and have surpassed their life expectancy. The plumbing system is also in need of replacement, as many of the fixtures, piping, valves, and appurtenances are failing. Major leaks have occurred at the facility over the past several years, resulting in the closure of restrooms, flooding of the basement and damage to occupant agency space. Since GSA assumed jurisdiction, custody and control of the property in September 2020, minor repairs have been completed; however, replacement is needed beyond the short term to prevent system failure and to enable the occupant agencies in the building to continue their operations without interruption. Currently, USMS holding cells on the second floor are not operational due to plumbing leaks. Similarly, there are partial closures of restrooms and janitorial closets throughout the facility. The basement drain lines have collapsed, and pumps are being used to prevent the flooding of the boiler room. Many valves throughout the system are not operational, and significant corrosion has been observed in both the plumbing and mechanical lines. If piping corrosion continues, the possibility of a pipe failure and shutdown of the property will become more likely.

Similarly, the building envelope has active leaks, and over the years, the envelope has allowed a significant amount of water infiltration, causing moisture, mold and other indoor air quality issues.

**Summary of Energy, Water, Sustainability, and Climate Risk Compliance**

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages (a) design opportunities to increase energy and water efficiency (including renewable energy and fossil fuel free measures), (b) adherence to sustainable design principles and (c) minimizing climate risk liabilities above the minimum performance criteria in a manner that is life cycle cost-effective.

**Prior Appropriations**

None

**Prior Committee Approvals**

None

GSA

PBS

**PROSPECTUS – ALTERATION  
U.S. POST OFFICE AND COURTHOUSE  
CLARKSBURG, WV**

Prospectus Number: PWV-0313-CL22  
Congressional District: 01

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

None

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

Alteration: .....\$38,380,000  
New Construction: .....\$43,733,000  
Lease: .....\$126,897,000

The 30-year, present value cost of alteration is \$5,353,000 less than the cost of new construction, with an equivalent annual cost advantage of \$229,000.

**Recommendation**

ALTERATION



**GSA**

**PBS**

**PROSPECTUS – ALTERATION  
U.S. POST OFFICE AND COURTHOUSE  
CLARKSBURG, WV**

Prospectus Number: PWV-0313-CL22  
Congressional District: 01

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**Certification of Need**

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

Submitted at Washington, DC, on 9/9/2021

Recommended:   
\_\_\_\_\_  
Commissioner, Public Buildings Service

Approved:   
\_\_\_\_\_  
Administrator, General Services Administration

## COMMITTEE RESOLUTION

LEASE—MULTIPLE AGENCIES, 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 375,260 rentable square feet of space, including 15 official parking spaces, for multiple agencies, currently located at 400 7th Street, SW, in Washington, DC, at a proposed total annual cost of \$18,763,000 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 agency(ies) agree to apply an overall utilization rate of 276 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 276 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 Chair 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.

GSAPBS

**PROSPECTUS – LEASE  
MULTIPLE AGENCIES  
WASHINGTON, DC**

Prospectus Number: PDC-10-WA22

**Executive Summary**

The General Services Administration (GSA) proposes a lease extension of up to 3 years for approximately 375,260 rentable square feet (RSF) for the multiple agencies, currently located at 400 7<sup>th</sup> Street, SW in Washington, DC. Three agencies – the Federal Trade Commission (FTC), the National Endowment for the Humanities (NEH) and the National Endowment for the Arts (NEA) have occupied space in the building since 2014 under a lease that expires on February 29, 2024.

Extension of the current lease will enable the agencies to provide continued housing for current personnel and meet their current mission requirements. The extension will maintain the office and overall utilization at 201 and 276 usable square feet (USF) per person respectively.

**Description**

Occupant:	FTC, NEH, NEA
Current RSF:	375,260 (Current RSF/USF = 1.22)
Estimated/Proposed Maximum RSF:	375,260 (Proposed RSF/USF = 1.22)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	276
Estimated/Proposed USF/Person:	276
Expiration Dates of Current Lease(s):	02/29/2024
Proposed Maximum Leasing	3 years
Authority:	
Delineated Area:	Washington, DC Central Employment Area
Number of Official Parking Spaces:	15
Scoring:	Operating
Current Total Annual Cost:	\$ 18,439,068 (lease effective 03/01/2014)
Estimated Rental Rate <sup>1</sup> :	\$ 50.00 / RSF
Estimated Total Annual Cost <sup>2</sup> :	\$ 18,763,000

**Background**

The FTC is a bipartisan federal agency with a dual mission to protect consumers and promote competition. The NEH and NEA are independent federal agencies whose funding

<sup>1</sup> This estimate is for fiscal year 2024 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.

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

GSAPBS

**PROSPECTUS – LEASE  
MULTIPLE AGENCIES  
WASHINGTON, DC**

Prospectus Number: PDC-10-WA22

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and support promotes excellence in the humanities and the arts, respectively, conveying the lessons of history to all Americans and giving Americans the opportunity to participate in the arts and develop their creative capacities.

The location at 400 7<sup>th</sup> Street, SW houses the support functions for all three agencies and is critical to their abilities to meet their missions.

**Justification**

The FTC, NEH and NEA are currently housed at Constitution Center located at 400 7<sup>th</sup> Street, SW, in a lease that expires February 29, 2024. The agencies require continued housing to carry out their missions until they are in a position to implement the Administration's M-21-25 policy as well as develop and implement long-term space strategies that comport with the Future of Work efforts and incorporate any necessary labor relation negotiations. A 3-year lease extension will provide the agencies with sufficient time to formulate their long-term plans and budget for move costs accordingly. GSA will attempt to negotiate a flexible lease term of three years with termination rights after the first year to provide flexibility for future plans.

**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  
MULTIPLE AGENCIES  
WASHINGTON, DC**


Prospectus Number: PDC-10-WA22


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**Certification of Need**

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

Submitted at Washington, DC, on 2/8/2022

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration

## COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF VETERANS AFFAIRS,  
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 133,000 rentable square feet of space for the Department of Veterans Affairs, currently located at 1100 First Street NE, in Washington, DC, at a proposed total annual cost of \$6,650,000 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 109 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 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 Chair 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.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF VETERANS AFFAIRS  
WASHINGTON, DC**

Prospectus Number: PDC-05-WA22

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 133,000 rentable square feet (RSF) for the Department of Veterans Affairs (VA) currently located in three leases at 1100 First Street NE in Washington, DC. VA has occupied space in the building since June 2011 under three leases that expire on June 25, 2026.

The lease will provide continued housing for VA and will improve VA's office and overall space utilization rates from 93 to 77 and 129 to 109 usable square feet (USF) per person, respectively.

**Description**

Occupant:	Veterans Affairs
Current RSF:	156,485 (Current RSF/USF = 1.17)
Estimated/Proposed Maximum RSF <sup>1</sup> :	133,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	23,485 Reduction
Current USF/Person:	129
Estimated/Proposed USF/Person:	109
Expiration Dates of Current Lease(s):	06/25/2026
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	Washington, DC, Central Employment Area
Number of Official Parking Spaces:	0
Scoring:	Operating Lease
Current Total Annual Cost:	\$7,381,397 (lease effective 6/26/2011)
Estimated Rental Rate <sup>2</sup> :	\$50.00 / RSF
Estimated Total Annual Cost <sup>3</sup> :	\$6,650,000

**Background**

VA's mission is to fulfill President Lincoln's promise "To care for him who shall have borne the battle, and for his widow, and his orphan" by serving and honoring the men and women who are America's veterans. It is a Cabinet-level agency that provides healthcare

<sup>1</sup> The RSF/USF at the current location is approximately 1.19; 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.

<sup>2</sup> This estimate is for fiscal year 2026 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.

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

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF VETERANS AFFAIRS  
WASHINGTON, DC**

Prospectus Number: PDC-05-WA22

services to eligible military veterans at VA medical centers and outpatient clinics located throughout the country; several non-healthcare benefits including disability compensations, vocational rehabilitation, education assistance, home loans, and life insurance; and burial and memorial benefits to eligible veterans and family members at 135 national cemeteries.

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

**Justification**

The VA tenants that occupy 1100 First Street NE include the National Cemetery Administration (NCA), Office of Information Technology (OIT), Electronic Health Records Management (EHRM), Veterans Health Administration, and the Office of General Counsel (OGC).

The current leases at 1100 First Street NE expire on June 25, 2026. VA 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.



GSA

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**PROSPECTUS – LEASE  
DEPARTMENT OF VETERANS AFFAIRS  
WASHINGTON, DC**

Prospectus Number: PDC-05-WA22

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**Interim Leasing**

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

**OMB Memorandum M-21-25 Implementations and Long-Term Space Requirements**

The requirements within this prospectus reflect the known space needs prior to its submission to Congress. Agencies continue to develop their return to physical workplaces strategies consistent with OMB Memorandum M-21-25, incorporate lessons learned while working both in-person and under maximum telework during the COVID-19 pandemic, and determine each agency's long-term space posture. Accordingly, the requirements outlined in this prospectus may change prior to award of a lease. In the event that a change results in a revised requirement that makes a material change and does not fit within the acceptable parameters of the congressional resolutions, GSA will submit an amended prospectus for consideration by the House Committee on Transportation and Infrastructure and Senate Committee on Environment and Public Works.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF VETERANS AFFAIRS  
WASHINGTON, DC**


Prospectus Number: PDC-05-WA22

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**Certification of Need**

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

Submitted at Washington, DC, on 11/17/2021

Recommended: 

Commissioner, Public Buildings Service

Approved: 

Administrator, General Services Administration

## COMMITTEE RESOLUTION

LEASE—FEDERAL EMERGENCY MANAGEMENT  
AGENCY, FREDERICK COUNTY, 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 162,094 rentable square feet of space, including 734 official parking spaces, for the Federal Emergency Management Agency, currently housed at 430 Market Street in Winchester, VA, at a proposed total annual cost of \$4,862,280 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 agency(ies) agree to apply an overall utilization rate of 106 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 106 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 Chair 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.

GSA

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**PROSPECTUS – LEASE  
FEDERAL EMERGENCY MANAGEMENT AGENCY  
FREDERICK COUNTY, VA**

Prospectus Number: PVA-01-WI22  
Congressional District: 10

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 162,094 rentable square feet (RSF) for the Federal Emergency Management Agency (FEMA), currently located at 430 Market Street in Winchester, VA. FEMA has occupied space in the building since 2008 under a lease that expires on April 1, 2023.

The lease will provide continued housing for FEMA and will improve the office and overall space utilization rates from 61 to 54 and 121 to 106 usable square feet (USF) per person, respectively.

**Description**

Occupant:	FEMA
Current RSF:	162,094 (Current RSF/USF = 1.15)
Estimated/Proposed Maximum RSF:	162,094 (Proposed RSF/USF = 1.15)
Expansion/Reduction RSF:	None
Current USF/Person:	121
Estimated/Proposed USF/Person:	106
Expiration Dates of Current Lease(s):	04/01/2023
Proposed Maximum Leasing Authority:	10 years
Delineated Area:	Winchester, VA & Frederick County, VA
Number of Official Parking Spaces:	734
Scoring:	Operating
Current Total Annual Cost:	\$3,967,230 (lease effective 04/02/2008)
Estimated Rental Rate <sup>1</sup> :	\$30.00 / RSF
Estimated Total Annual Cost <sup>2</sup> :	\$4,862,280

**Background**

FEMA's mission is to help people before, during, and after disasters. FEMA seeks to reduce the loss of life and property and protect communities nationwide from all hazards, including natural disasters, acts of terrorism, and man-made disasters.

<sup>1</sup> This estimate is for fiscal year 2023 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.

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

GSA

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**PROSPECTUS – LEASE  
FEDERAL EMERGENCY MANAGEMENT AGENCY  
FREDERICK COUNTY, VA**

Prospectus Number: PVA-01-WI22  
Congressional District: 10

FEMA houses its Disaster Operations Center (DOC) at 430 Market Street in Winchester, VA. This unique facility is the only DOC facility in the U.S. that procures, prepares, stores, and deploys technology, equipment, and supplies to all joint Field Offices established to support a disaster zone throughout the U.S. and U.S. territories.

The DOC is comprised of both mission-critical and mission-support divisions, housing 15 divisions in total. The mission-critical divisions are directly tied to the warehouse function, while the mission-support divisions are specifically building-support services.

**Justification**

FEMA's DOC is currently housed at 430 Market Street in a lease that expires April 1, 2023. This requirement supports the FEMA disaster response mission and maintains separation from eastern FEMA metro area assets, while remaining close enough to support those assets. Further, it provides proximity to local FEMA resources, such as the Mount Weather Emergency Operations Center and regional transportation resources.

FEMA recently consolidated personnel from a nearby FEMA controlled lease into the DOC, thereby increasing the building's efficiency and utilization rate (U/R), which is below its agency goals. Further efficiency and U/R improvements are expected to be realized over the term of this lease through program growth. This project will allow FEMA to evaluate its long-term housing requirements while meeting its requirement for continued housing to carry out its mission.

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

**Summary of Energy Compliance**

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

**Resolutions of Approval**

Resolutions adopted by the House Committee on Transportation and Infrastructure, and the Senate Committee on Environment and Public Works approving this prospectus will

GSA

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**PROSPECTUS – LEASE  
FEDERAL EMERGENCY MANAGEMENT AGENCY  
FREDERICK COUNTY, VA**

Prospectus Number: PVA-01-WI22  
Congressional District: 10

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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.

**OMB Memorandum M-21-25 Implementations and Long-Term Space Requirements**

The requirements within this prospectus reflect the known space needs prior to its submission to Congress. Agencies continue to develop their return to physical workplaces strategies consistent with OMB Memorandum M-21-25, incorporate lessons learned while working both in-person and under maximum telework during the COVID-19 pandemic, and determine each agency's long-term space posture. Accordingly, the requirements outlined in this prospectus may change prior to award of a lease. In the event that a change results in a revised requirement that makes a material change and does not fit within the acceptable parameters of the congressional resolutions, GSA will submit an amended prospectus for consideration by the House Committee on Transportation and Infrastructure and Senate Committee on Environment and Public Works.

GSA

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**PROSPECTUS – LEASE  
FEDERAL EMERGENCY MANAGEMENT AGENCY  
FREDERICK COUNTY, VA**


Prospectus Number: PVA-01-WI22  
Congressional District: 10


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**Certification of Need**

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

Submitted at Washington, DC, on 11/22/2021 \_\_\_\_\_

Recommended:  \_\_\_\_\_  
Commissioner, Public Buildings Service

Approved:  \_\_\_\_\_  
Administrator, General Services Administration

March 2021

**Housing Plan  
Federal Emergency Management Agency**

**PVA-01-WI22  
Winchester, VA**

**H4650**

**CONGRESSIONAL RECORD — HOUSE**

*April 29, 2022*

Leased Locations	CURRENT						ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF) <sup>1</sup>				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage <sup>5</sup>	Special <sup>6</sup>	Total
430 Market Street, Winchester, VA	1,169	1,169	91,373	3,359	46,219	140,951						
Estimated/Proposed Lease							1,325	1,325	91,373	3,359	46,219	140,951
<b>Total</b>	<b>1,169</b>	<b>1,169</b>	<b>91,373</b>	<b>3,359</b>	<b>46,219</b>	<b>140,951</b>	<b>1,325</b>	<b>1,325</b>	<b>91,373</b>	<b>3,359</b>	<b>46,219</b>	<b>140,951</b>

Office Utilization Rate (UR) <sup>2</sup>		
	Current	Proposed
Rate	61	54

UR = average amount of office space per person

Current UR excludes 20,102 usf of office support space

Proposed UR excludes 20,102 usf of office support space

Overall UR <sup>3</sup>		
	Current	Proposed
Rate	121	106

R/U Factor <sup>4</sup>			
	Total USF	RSF/USF	Max RSF
Current	140,951	1.15	162,094
Estimated/Proposed	140,951	1.15	162,094

Special Space <sup>6</sup>	USF
ADP Space	4,226
Conference/Training	8,973
Copy Center	251
Food Service	2,838
High Density File Rooms	2,431
Loading Docks	1,318
Locker Rooms	377
Mail Rooms	645
Restrooms	124
Warehouse	25,036
<b>Total</b>	<b>46,219</b>

**NOTES:**

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

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

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

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

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

<sup>6</sup> 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.



## COMMITTEE RESOLUTION

NEW U.S. COURTHOUSE, HARTFORD, CT

*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 site acquisition, design and construction of a new U.S. Courthouse of approximately 281,000 gross square feet, including 66 inside parking spaces, in Hartford, CT, at a site cost of \$34,711,000, a design cost of \$23,925,000, an estimated construction cost of \$259,711,000, and a management and inspection cost of \$16,623,000 for a total estimated project cost

of \$334,970,000, a prospectus for which is attached to and included in this resolution.

*Provided*, that the Administrator of General Services shall ensure that construction of the new courthouse contain no more than 11 courtrooms and 18 chambers and complies, at a minimum, with courtroom sharing requirements adopted by the Judicial Conference of the United States.

*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 Chair 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*, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.

GSAPBS

**PROSPECTUS - CONSTRUCTION  
NEW U.S. COURTHOUSE  
HARTFORD, CT**

Prospectus Number: PCT-CTC-HA21  
Congressional District: 1

**FY 2021 Project Summary**

The General Services Administration (GSA) proposes acquisition of a site and the design and construction of a new U.S. Courthouse of approximately 281,000 gross square feet (GSF), including 66 inside parking spaces in Hartford, CT. The courts will vacate their current space in the A.A. Ribicoff Federal Building and U.S. Courthouse (FB-CT), and over time, consolidate the leased space into the Richard C. Lee U.S. Courthouse in New Haven, CT. The new courthouse will meet the 10-year space needs of the courts and court-related agencies, and the site will accommodate the expansion of the building to meet the anticipated 30-year needs of the courts. The Judiciary's Courthouse Project Priorities List (approved by the Judicial Conference of the United States in September 2020) includes a courthouse project in Hartford, CT.

**FY 2021 Committee Approval Requested**

**(Site, Design, Construction, Management & Inspection)..... \$334,970,000**

**FY 2021 Funding (Public Law 116-260, December 27, 2020)**

**(Site, Design, Construction, Management & Inspection)..... \$135,500,000<sup>1</sup>**

**Overview of Project<sup>2</sup>**

The U.S. District court and some related executive agencies currently occupy space in the existing Ribicoff FB-CT in Hartford, CT. The new courthouse will provide 11 courtrooms and 18 chambers consistent with the application of courtroom sharing policies and the provision of no space for projected judgeships. Some replacements for current active judges who elect senior status in New Haven and Bridgeport will be housed in the new Hartford courthouse. The Court of Appeals, located in leased space in Hartford, will also relocate to the new courthouse. Federal agencies that are in leased space will remain in leased space.

<sup>1</sup> Public Law 116-260 (FY 2021) funded \$135,500,000 for site acquisition and construction for a courthouse in Hartford, CT. The estimated total project cost of \$334,970,000 includes \$34,711,000 for site acquisition, \$23,925,000 for design, and \$16,623,000 for management and inspection, funded in FY 2021; and a portion of the necessary construction = \$60,241,000 funded in FY 2021. The balance of the construction funding will be requested in a future fiscal year.

<sup>2</sup> New courthouse building design to follow 2007 United States Courts Design Guide (as partially revised in 2016).

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**PROSPECTUS - CONSTRUCTION  
NEW U.S. COURTHOUSE  
HARTFORD, CT**

Prospectus Number: PCT-CTC-HA21  
Congressional District: 1

**Site Information**

To Be Acquired..... Approximately 3.5 acres

**Building Area<sup>3</sup>**

Gross square feet (excluding inside parking)..... 251,000 GSF  
Gross square feet (including inside parking) ..... 281,000 GSF  
Inside parking spaces ..... 66

**Project Budget**

Estimated Site (FY 2021).....\$34,711,000  
Design (FY 2021) .....23,925,000  
Estimated Construction Cost (ECC) (FY 2021) .....60,241,000  
Additional ECC (future fiscal year request) .....199,470,000  
Management and Inspection (M&I) (FY 2021)..... 16,623,000

**Estimated Total Project Cost (ETPC)\*.....\$334,970,000**

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

**Schedule**

	<b>Start</b>	<b>End</b>
Site Acquisition and Design	FY 2021	FY 2023
Construction	TBD	TBD

**Tenant Agencies**

U.S. District Court; U.S. Court of Appeals; U.S. Bankruptcy Court; U.S. Probation Office; U.S. Department of Justice (DOJ)—U.S. Marshals Service, U.S. Trustees, and trial preparation space for the Federal Public Defender, and DOJ Office of the U.S. Attorneys; U.S. Congress office; and GSA.

**Justification**

The existing Ribicoff FB-CT, constructed in 1963, does not meet the 2007 United States Courts Design Guide standards, has significant operational and building issues, lacks appropriate prisoner transport, and does not meet the square footage requirements for the U.S. Courts to expand in the future. The Judiciary requirements reflect the planned designation of Hartford as the new District of Connecticut headquarters upon project completion.

<sup>3</sup> Square footages are approximate. The project may contain a variance in gross square footage from that listed in this prospectus.

GSA

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**PROSPECTUS - CONSTRUCTION  
NEW U.S. COURTHOUSE  
HARTFORD, CT**

Prospectus Number: PCT-CTC-HA21  
Congressional District: 1

The new courthouse will meet the long-term needs of the courts and provide separate circulation for the public, judges, and prisoners, thereby improving security and the efficiency of court operations.

**Design Guide Exception**

There are no exceptions to the 2007 U.S. Courts Design Guide.

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

	<b>Current</b>		<b>Proposed</b>	
	<b>Courtrooms</b>	<b>Judges</b>	<b>Courtrooms</b>	<b>Judges</b>
District*				
Active	5	5	6	6
Senior	2	5	2	4
Visiting**	-	-	-	1
Magistrate	1	3	2	3
Bankruptcy	1	1	1	1
Court of Appeals	-	3	-	3***
<b>Total</b>	<b>9</b>	<b>17</b>	<b>11</b>	<b>18</b>

\*All proposed active judges are replacement judges from Ribicoff FB-CT (3), New Haven (1), and Bridgeport (2) when current active judges take Senior status.

\*\* Currently no dedicated visiting judge chambers.

\*\*\* Three proposed Court of Appeals judgeships including two replacement judgeships.

**Summary of Energy, Water, Sustainability, and Climate Risk Compliance**

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages (a) design opportunities to increase energy and water efficiency (including renewable energy and fossil fuel free measures), (b) adherence to sustainable design principles and (c) minimizing climate risk liabilities above the minimum performance criteria in a manner that is life cycle cost-effective.

GSAPBS

**PROSPECTUS - CONSTRUCTION  
NEW U.S. COURTHOUSE  
HARTFORD, CT**

Prospectus Number: PCT-CTC-HA21  
Congressional District: 1

**Future of Existing Federal Building**

GSA has tentative plans for the re-use of the Ribicoff FB-CT upon completion of the new Hartford courthouse. The plan assumes that suitable tenants can be found to occupy the building, that renovation costs are reasonable compared to other alternatives, and that funding is available to implement the re-use strategy. Funding for reuse of the existing Ribicoff FB-CT will require a future prospectus-level project. As the scope and budget are further refined, GSA will update the committee. If a re-use project is not cost-effective, GSA will look at disposal options for the existing building.

Both the Richard C. Lee U.S. Courthouse in New Haven and the Brien McMahon U.S. Courthouse and Federal Building in Bridgeport will continue to be used to house court and related operations for the long term. It is likely that at some point in the future, local leased locations will be consolidated into one or both of these facilities.

**Prior Appropriations**

Appropriations			
Public Law	Fiscal Year	Amount	Proposed Project
116-260*	2021	\$135,500,000	Site, Design, M&I, Construction

\* Public Law 116-260 (FY 2021) funded \$135,500,000 for site acquisition, design, and construction for a courthouse in Hartford, CT. The estimated total project cost of \$334,970,000 includes \$34,711,000 for site acquisition, \$23,925,000 for design, and \$16,623,000 funded in FY 2021; and a portion of the necessary construction = \$60,241,000 funded in FY 2021. The balance of the necessary construction funding will be requested in a future fiscal year.

**Prior Committee Approvals**

None

**Recommendation**

NEW CONSTRUCTION

GSAPBS

**PROSPECTUS - CONSTRUCTION  
NEW U.S. COURTHOUSE  
HARTFORD, CT**


Prospectus Number: PCT-CTC-HA21  
Congressional District: 1

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**Certification of Need**

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

Submitted at Washington, DC, on 9/9/2021

Recommended: 

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

Approved: 

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

## COMMITTEE RESOLUTION

LEASE—FEDERAL BUREAU OF INVESTIGATION,  
JACKSONVILLE, FL

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease of up to 130,000 rentable square feet of space, including 436 official parking spaces, for the Federal Bureau of Investigation, currently located at 6061 Gate Parkway, in Jacksonville, FL, at a proposed total annual cost of \$4,507,100 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 408 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 408 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 Chair 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.

GSA

PBS

PROSPECTUS – LEASE  
FEDERAL BUREAU OF INVESTIGATION  
JACKSONVILLE, FL

Prospectus Number: PFL-01-JA22  
Congressional District: 4

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 130,000 rentable square feet (RSF) for the Federal Bureau of Investigations (FBI), currently located at 6061 Gate Parkway, Jacksonville, Florida. The FBI has occupied space in the building since 2009 under a lease that expires on February 19, 2024.

GSA is proposing to lease space for the FBI in a method most beneficial to the government, as demonstrated in the results of a cost benefit analysis that may include: a reduction in the requirement size; relocation and duplication of real and personal property needed for the FBI to accomplish its mission; and physical relocation.

The lease will provide continued housing for the FBI and will improve the office and overall space utilization rates from 112 to at least 109 and 449 to at least 408 usable square feet (USF) per person, respectively.

Description

Occupant:	FBI
Current RSF:	129,895
Estimated/Proposed Maximum RSF: <sup>1</sup>	130,000
Expansion/Reduction RSF:	None
Current USF/Person:	449
Estimated/Proposed USF/Person:	408
Expiration Dates of Current Lease(s):	2/19/2024
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	North: Kings Road to W. State Street to N. Pearl Street to W. Union Street to Arlington Expressway/State Road 115 to Atlantic Blvd.; East: East Beltway 295; South: East Beltway 295; West I-95
Number of Official Parking Spaces: <sup>2</sup>	436
Scoring:	Operating
Current Total Annual Cost:	\$5,127,359 (lease effective 2/20/2009)

<sup>1</sup> The RSF/USF at the current location is approximately 1.12.  
<sup>2</sup> Security requirements may necessitate control of parking at the leased location in addition to the official parking spaces identified in the prospectus. This may be accomplished as a lessor furnished service, under an operating agreement with the lessor or as part of the Government’s leasehold interest in the building(s). If the additional parking resulting from security requirements is included in the leasehold interest in the building, the proposed total annual cost and maximum proposed rental rate may exceed the amounts indicated above.



GSA

PBS

**PROSPECTUS – LEASE  
FEDERAL BUREAU OF INVESTIGATION  
JACKSONVILLE, FL**

Prospectus Number: PFL-01-JA22  
Congressional District: 4

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Estimated Total Annual Cost:<sup>3</sup> \$4,507,100

**Background**

The mission of the FBI is to protect and defend the United States against terrorist and foreign intelligence threats; to uphold and enforce the criminal laws of the United States; to provide leadership and criminal justice services to Federal, State, municipal, and international agencies and partners; and to perform these responsibilities in a manner that is responsive to the needs of the public and is faithful to the Constitution of the United States.

The FBI has 56 field offices located in metropolitan areas throughout the United States. The field office locations carry out investigations, assess regional crime threats, and work with partners on cases and operations. The FBI Field Office in Jacksonville, Florida, covers 7 resident agencies and 40 counties in northern Florida including: Baker, Bradford, Clay, Columbia, Duval, Hamilton, Nassau, St. Johns, Suwannee, and Union Counties.

**Justification**

The FBI is currently housed at 6061 Gate Parkway, Jacksonville, FL, in a lease that expires on February 19, 2024. The FBI requires continued housing to ensure mission continuity. The FBI anticipates a continued need beyond the proposed term of this lease (20 years).

As part of the procurement process, GSA will conduct a cost-benefit analysis to determine whether the Government can expect to recover the costs of real and personal property needed, including a possible reduction in requirement size. Based on the minimum requirements provided by the FBI, if a new location is identified for the proposed lease, the Government could realize significant reduction in the overall space needed for the FBI as well as a sizeable improvement in the FBI's space utilization.

**Summary of Energy Compliance**

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

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<sup>3</sup>This estimate is for fiscal year 2024 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. New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

PBS

**PROSPECTUS – LEASE  
FEDERAL BUREAU OF INVESTIGATION  
JACKSONVILLE, FL**

Prospectus Number: PFL-01-JA22  
Congressional District: 4

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**Resolutions of Approval**

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

**Interim Leasing**

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

**OMB Memorandum M-21-25 Implementations and Long-Term Space Requirements**

The requirements within this prospectus reflect the known space needs prior to its submission to Congress. Agencies continue to develop their return to physical workplaces strategies consistent with OMB Memorandum M-21-25, incorporate lessons learned while working both in-person and under maximum telework during the COVID-19 pandemic, and determine each agency's long-term space posture. Accordingly, the requirements outlined in this prospectus may change prior to award of a lease. In the event that a change results in a revised requirement that makes a material change and does not fit within the acceptable parameters of the Congressional resolutions, GSA will submit an amended prospectus for consideration by the House Committee on Transportation and Infrastructure and Senate Committee on Environment and Public Works.

GSA

PBS

**PROSPECTUS – LEASE  
FEDERAL BUREAU OF INVESTIGATION  
JACKSONVILLE, FL**


Prospectus Number: PFL-01-JA22  
Congressional District: 4


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**Certification of Need**

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

Submitted at Washington, DC, on 2/8/2022

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration

## COMMITTEE RESOLUTION

ALTERATION—JOHN F. KENNEDY FEDERAL  
BUILDING, BOSTON, MA

*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 John F. Kennedy (JFK) Federal Building, located at 15 New Sudbury Street, Boston, MA. The proposed project will replace the high-rise roof and the conveyance, lighting, and heating, ventilation, and air conditioning (HVAC) systems, as well as interior alterations at an additional design cost of \$9,302,000, additional estimated

construction cost of \$100,569,000, and additional management and inspection cost of \$3,921,000, for a total additional cost of \$113,792,000 and a total estimated project cost of \$154,065,000, to account for scope modifications, including the addition of interior alterations, and cost escalations due to time and market conditions, a prospectus for which is attached to and included in this resolution. This resolution amends the Committee approved Prospectus No. PMA-0131-BN17 adopted on May 25, 2016.

*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 Chair 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*, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.

**GSA****PBS**

**AMENDED PROSPECTUS – ALTERATION  
JOHN F. KENNEDY FEDERAL BUILDING  
BOSTON, MA**

Prospectus Number: PMA-0131-BN22  
Congressional District: 8

**FY 2022 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project for the John F. Kennedy Federal Building (JFK), located at 15 New Sudbury Street, Boston, MA. The proposed project will replace the high-rise roof and the conveyance, lighting, and heating, ventilation, and air conditioning (HVAC) systems, as well as interior alterations. The project will provide an annual lease cost avoidance of approximately \$5,800,000 and an annual agency rent savings of approximately \$2,700,000.

**FY 2022 House Committee Approval Requested**

**(Additional Design, Construction, and Management & Inspection)..... \$113,792,000<sup>1</sup>**

This prospectus amends Prospectus Nos. PMA-0131-BN17 and PMA-0131-BN20 and requests approval of additional design cost of \$9,302,000, additional estimated construction cost of \$100,569,000, and additional management and inspection cost of \$3,921,000, for a total additional cost of \$113,792,000, to account for scope modifications, including the addition of interior alterations, and cost escalations due to time and market conditions.

**FY 2022 Senate Committee Approval Requested**

**(Additional Design and Construction) ..... \$37,863,000<sup>2</sup>**

This prospectus amends Prospectus Nos. PMA-0131-BN17 and PMA-0131-BN20 and requests approval of additional design cost of \$2,752,000, additional estimated construction cost of \$36,278,000, and a reduction in management and inspection cost of \$1,167,000 for a total additional cost of \$37,863,000, to account for scope modifications, including the addition of interior alterations, and cost escalations due to time and market conditions.

<sup>1</sup> The Committee on Transportation and Infrastructure of the House of Representatives approved Prospectus No. PMA-0131-BN17 for \$3,207,000 for design costs, \$34,202,000 for construction costs, and \$2,864,000 for management and inspection costs, for an estimated total project cost of \$40,273,000, on May 25, 2016.

<sup>2</sup> The Committee on Environment and Public Works of the Senate approved Prospectus No. PMA-0131-BN17 for \$3,207,000 for design costs, \$34,202,000 for construction costs, and \$2,864,000 for management and inspection costs, for an estimated total project cost of \$40,273,000, on May 18, 2016, and Prospectus No. PMA-0131-BN20 for \$6,550,000 for design costs, \$64,291,000 for construction costs, and \$5,088,000 for management and inspection costs, for an estimated total project cost of \$75,929,000, on December 17, 2019.

**GSA****PBS**

**AMENDED PROSPECTUS – ALTERATION  
JOHN F. KENNEDY FEDERAL BUILDING  
BOSTON, MA**

Prospectus Number: PMA-0131-BN22  
Congressional District: 8

**FY 2022 Appropriation Requested**

**(Design, Construction, Management & Inspection) ..... \$154,065,000<sup>3</sup>**

**Major Work Items**

HVAC system upgrades/replacement; interior construction; conveying system replacement; electrical system upgrades; roof replacement.

**Project Budget**

Design .....	\$12,509,000
Estimated Construction Cost (ECC) .....	134,771,000
Management and Inspection (M&I) .....	6,785,000
<b>Estimated Total Project Cost (ETPC) .....</b>	<b>\$154,065,000</b>

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

**Schedule**

<b><u>Schedule</u></b>	<b>Start</b>	<b>End</b>
Design and Construction	FY 2022	FY 2026

**Building**

The JFK consists of a 27-story high-rise tower with an adjacent 5-story low-rise structure connected by a glass-enclosed walkway, 226 structured parking spaces, and 31 surface parking spaces. The building was constructed in 1966 of steel-reinforced concrete and contains approximately 1,046,000 gross square feet. It is located in the Government Center area of the city, which includes Boston's City Hall.

<sup>3</sup> This project was submitted as part of GSA's FY 2017 and FY 2020 Capital Investment and Leasing Programs; however, no committee approvals or appropriations were received.

**GSA****PBS**

**AMENDED PROSPECTUS – ALTERATION  
JOHN F. KENNEDY FEDERAL BUILDING  
BOSTON, MA**

Prospectus Number: PMA-0131-BN22  
Congressional District: 8

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**Tenant Agencies**

Existing Agencies: Department of Labor, Department of the Treasury, Department of Health and Human Services, Department of Justice, Department of Veterans Affairs, Department of Homeland Security, Equal Employment Opportunity Commission, Social Security Administration, U.S. Congress–Senate, Government Publishing Office, GSA, Department of Commerce, Department of Defense (DoD), and DoD–U.S. Air Force (USAF)

**Proposed Project**

The proposed project replaces the deficient roofing system, including the flashing, and sealants with a new membrane roofing system coupled with high-efficiency insulation on the high-rise portion of the building. Upgrades to the building's permanent roof anchor / fall arrest system will provide additional safeguards and eliminate life-safety deficiencies.

Electrical upgrades will include replacement of the existing interior lighting and controls, incorporating occupancy and daylighting strategies throughout a newly replaced ceiling grid on all tenant floors.

The conveying system, which includes elevator and escalator equipment, will be modernized to current technology, performance, and code standards. Replacement systems will incorporate non-proprietary, regenerative drives. Passenger cab interior panels will be replaced and include Architectural Barriers Act Accessibility Standards-compliant features. Escalators will incorporate power standby technologies to reduce energy consumption during periods of low or no passenger activity.

The modernization of the HVAC system will include the replacement of existing air handling units and chillers with new high efficiency units using non-chlorofluorocarbon refrigerants. The existing variable air diffuser (VAD) system will be replaced and reconfigured with a highly efficient variable air volume system with reheat and a direct digital control system. The existing ductwork will be replaced or cleaned. Any new equipment will be fully compatible with and tied into the existing building automation system (BAS), in conjunction with a minor BAS expansion, as needed, to accommodate new equipment. Included is the replacement of all original perimeter heating piping and controls and the replacement of supply and return condensing water riser pipes from the mechanical room to the mechanical penthouse of the high-rise tower. The project will also retrofit waste condensate to provide additional hot water heat recovery for snowmelt or domestic hot water use.

**GSA****PBS**

**AMENDED PROSPECTUS – ALTERATION  
JOHN F. KENNEDY FEDERAL BUILDING  
BOSTON, MA**

Prospectus Number: PMA-0131-BN22  
Congressional District: 8

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Lastly, interior construction is required to consolidate the footprint of existing anchor tenant agencies to provide for the critical backfill of USAF space from a costly lease currently in the downtown Boston market.

**Major Work Items**

HVAC System Replacement/Upgrades	\$59,203,000
Interior Construction	37,166,000
Conveying System Replacement	27,195,000
Electrical System Upgrades	8,569,000
Roof Replacement	<u>2,638,000</u>
<b>Total ECC</b>	<b>\$134,771,000</b>

**Justification**

The project will allow for roof replacement prior to full failure of the existing roofing system in a manner that is minimally disruptive to the tenant agencies. If unfunded, recurring localized failures or full roof material failure risk damage to interior finishes, tenant property and mission, and historic building elements. Increased energy consumption due to deterioration of insulation is also a risk. Additionally, the project will incorporate permanent roof-mounted fall protection features for personnel to comply with life-safety standards.

The current VAD system lacks control and responsiveness. Increased energy consumption, poor tenant comfort, and substandard indoor air quality are recurring problems throughout the building. Existing chillers have reached the end of their useful lives and require replacement. Upgrading the existing lighting and controls will result in decreased energy consumption, thereby reducing monthly utility costs.

The existing elevators and escalator systems are over 30 years old and have exceeded their useful lives. Due to the high-traffic building conditions, existing elevator cabs and equipment are worn both visually and mechanically. The escalator systems are similarly beyond their intended lifespans. Performance levels continue to decrease annually, and emergency incidents regularly impact customers, including 49 elevator entrapments over a 2-year period. Monthly preventive maintenance has become challenging due to the poor availability of propriety replacement parts. Interim repairs are underway to mitigate this life-safety and accessibility issue.



GSAPBS

**AMENDED PROSPECTUS – ALTERATION  
JOHN F. KENNEDY FEDERAL BUILDING  
BOSTON, MA**

Prospectus Number: PMA-0131-BN22  
Congressional District: 8

Project timing is critical to support the USAF backfill into the JFK. This tenant agency would improve the building's overall utilization and would be paired with other agency consolidations, reducing the Federal footprint and providing significant taxpayer savings.

**Summary of Energy, Water, Sustainability, and Climate Risk 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 (including renewable energy and fossil free measures), adherence to sustainable design principles, and minimizing climate risk liabilities above the minimum performance criteria in a manner that is life cycle cost-effective.

**Prior Appropriations**

None

**Prior Committee Approvals**

Prior Committee Approvals			
Committee	Date	Amount	Purpose
Senate EPW	5/18/2016	\$40,273,000	Design=\$3,207,000; ECC=\$34,202,000; M&I=\$2,864,000
House T&I	5/25/2016	\$40,273,000	Design=\$3,207,000; ECC=\$34,202,000; M&I=\$2,864,000
Senate EPW	12/17/2019	\$75,929,000	Design=\$6,550,000; ECC=\$64,291,000; M&I=\$5,088,000

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

None

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

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

GSAPBS

**AMENDED PROSPECTUS – ALTERATION  
JOHN F. KENNEDY FEDERAL BUILDING  
BOSTON, MA**

Prospectus Number: PMA-0131-BN22  
Congressional District: 8

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**Recommendation**


ALTERATION

**Certification of Need**

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

Submitted at Washington, DC, on 6/15/2021

Recommended:   
Acting Commissioner, Public Buildings Service

Approved:   
Acting Administrator, General Services Administration

## COMMITTEE RESOLUTION

LEASE—U.S. CITIZENSHIP AND IMMIGRATION SERVICES, SUBURBAN 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 342,245 rentable square feet of space, including 5 official parking spaces, for the U.S. Citizenship and Immigration Service, currently housed at 150 NW Space Center Loop in Lees' Summit, MO, at a proposed total annual cost of \$6,465,008 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 agency(ies) agree to apply an overall utilization rate of 505 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 505 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 Chair 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.

GSA

PBS

**PROSPECTUS – LEASE  
U.S. CITIZENSHIP AND IMMIGRATION SERVICES  
SUBURBAN KANSAS CITY, MO**

Prospectus Number: PMO-01-KC22  
Congressional District: 05

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 342,245 rentable square feet (RSF) for the U.S. Citizenship and Immigration Services, National Records Center (USCIS-NRC), currently located at 150 NW Space Center Loop in Lee’s Summit, MO. USCIS-NRC has occupied the subterranean space since 1999 under a lease that expires on October 14, 2024.

The lease will provide continued housing for USCIS-NRC and will maintain the office and overall space utilization rates at 151 and 505 usable square feet (USF) per person respectively.

**Description**

Occupant:	USCIS-NRC
Current RSF:	342,245 (Current RSF/USF = 1.00)
Estimated/Proposed Maximum RSF:	342,245 (Proposed RSF/USF = 1.00)
Expansion/Reduction RSF:	None
Current USF/Person:	505
Estimated/Proposed USF/Person:	505
Expiration Dates of Current Lease(s):	10/14/2024
Proposed Maximum Leasing Authority:	10 years
Delineated Area:	North: I-70 East: Highway 7 South: Highway 150 West: Highway 49/ Highway 435
Number of Official Parking Spaces:	5
Scoring:	Operating
Current Total Annual Cost:	\$4,336,267 (lease effective 10/15/1999)
Estimated Rental Rate <sup>1</sup> :	\$18.89 / RSF
Estimated Total Annual Cost <sup>2</sup> :	\$6,465,008

<sup>1</sup> This estimate is for fiscal year 2025 and may be escalated by 2 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

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

GSA

PBS

**PROSPECTUS – LEASE  
U.S. CITIZENSHIP AND IMMIGRATION SERVICES  
SUBURBAN KANSAS CITY, MO**

Prospectus Number: PMO-01-KC22  
Congressional District: 05

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**Background**

The USCIS mission is to administer the Nation's lawful immigration system, safeguarding its integrity and promise by efficiently and fairly adjudicating requests for immigration benefits while protecting Americans, securing the homeland, and honoring our values. USCIS oversees lawful immigration to the United States, providing services that include citizenship, immigration of family members, visas, verification of legal rights to work in the United States, humanitarian programs, adoptions, civic integration, and genealogy.

The NRC oversees the storage, management, and integrity of 72.5 million immigration files and an additional 17.5 million files in circulation across its Service Centers and Field Offices, while supporting the largest Freedom of Information Act program in the Federal Government.

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

**Justification**

The USCIS-NRC is currently housed at 150 NW Space Center Loop in Lee's Summit, MO, in a lease that expires October 14, 2024. The existing location handles a daily average of over 100,000 files. These files are received, shipped out, pulled for audits or other action, and shelved.

USCIS is finalizing a long-term master plan to modernize NRC's current storage and retrieval system. USCIS-NRC requires continued housing to carry out its mission during the development of the master plan, and the 10-year term will provide adequate time for planning and execution of the long-term strategy.

**Summary of Energy Compliance**

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

GSA

PBS

**PROSPECTUS – LEASE  
U.S. CITIZENSHIP AND IMMIGRATION SERVICES  
SUBURBAN KANSAS CITY, MO**

Prospectus Number: PMO-01-KC22  
Congressional District: 05

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**Resolutions of Approval**

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

**Interim Leasing**

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

**OMB Memorandum M-21-25 Implementations and Long-Term Space Requirements**

The requirements within this prospectus reflect the known space needs prior to its submission to Congress. Agencies continue to develop their return to physical workplaces strategies consistent with OMB Memorandum M-21-25, incorporate lessons learned while working both in-person and under maximum telework during the COVID-19 pandemic, and determine each agency's long-term space posture. Accordingly, the requirements outlined in this prospectus may change prior to award of a lease. In the event that a change results in a revised requirement that makes a material change and does not fit within the acceptable parameters of the Congressional resolutions, GSA will submit an amended prospectus for consideration by the House Committee on Transportation and Infrastructure and Senate Committee on Environment and Public Works.

GSA

PBS

**PROSPECTUS – LEASE  
U.S. CITIZENSHIP AND IMMIGRATION SERVICES  
SUBURBAN KANSAS CITY, MO**

Prospectus Number: PMO-01-KC22  
Congressional District: 05

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**Certification of Need**

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

Submitted at Washington, DC, on 11/17/2021

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration

## COMMITTEE RESOLUTION

FEDERAL BUREAU OF INVESTIGATION,  
LOUISVILLE, KY

*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 121,000 rentable square feet of space, including 115 official parking spaces, for the Federal Bureau of Investigation, currently located at 12401 Sycamore Station Road, in Louisville, KY, at a proposed total annual cost of \$3,648,150 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 462 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 462 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 Chair 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.



GSA

PBS

**PROSPECTUS – LEASE  
FEDERAL BUREAU OF INVESTIGATION  
LOUISVILLE, KY**

Prospectus Number: PKY-01-LO21  
Congressional District: 03

**Executive Summary**

The General Services Administration (GSA) proposes a lease of a maximum of 121,000 rentable square feet (RSF) for the Federal Bureau of Investigation (FBI), currently located at 12401 Sycamore Station Road in Louisville, Kentucky. The FBI has occupied space in the building since 2009 under a lease that expires on March 16, 2024.

GSA is proposing to lease space for the FBI in a method most beneficial to the government, as demonstrated in the results of a cost-benefit analysis, that may include a possible reduction in requirement size, duplication of real and personal property needed for the FBI to accomplish its mission and physical relocation.

A lease will provide continued housing for the FBI and will result in an improvement in the maximum office and overall space utilization rates to 117 and 462 usable square feet (USF) per person, respectively.

**Description**

Occupant:	FBI
Current RSF:	120,197
Estimated/Proposed Maximum RSF <sup>1</sup> :	121,000
Expansion/Reduction RSF:	None
Current USF/Person:	499
Estimated/Proposed USF/Person:	462
Expiration Dates of Current Lease(s):	3/16/2024
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	North: I-64 to I-71; East: I-265; South: I-265; West: I-65 to Hill St. to 9 <sup>th</sup> St.
Number of Official Parking Spaces <sup>2</sup> :	115
Scoring:	Operating
Current Total Annual Cost:	\$4,460,098 (lease effective 3/17/2009)
Estimated Total Annual Cost <sup>3</sup> :	\$3,648,150

<sup>1</sup> The RSF/USF at the current location is approximately 1.12.

<sup>2</sup> Security requirements may necessitate control of additional parking at the leased location in addition to the official parking spaces identified in the prospectus. This may be accomplished as a lessor-furnished service, under an operating agreement with the lessor or as part of the Government's leasehold interest in the building(s).

<sup>3</sup> This estimate is for fiscal year FY2024 and may be escalated by 2 percent annually to the effective date of the lease to account for inflation. The proposed annual rental cost 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.

GSA

PBS

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**PROSPECTUS – LEASE  
FEDERAL BUREAU OF INVESTIGATION  
LOUISVILLE, KY**

Prospectus Number: PKY-01-LO21  
Congressional District: 03

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**Background**

The FBI's mission is to protect and defend the United States against terrorist and foreign intelligence threats; to uphold and enforce the criminal laws of the United States; to provide leadership and criminal justice services to Federal, State, municipal, and international agencies and partners; and to perform these responsibilities in a manner that is responsive to the needs of the public and is faithful to the Constitution of the United States.

The FBI has 56 field offices located in metropolitan areas throughout the United States. The field office locations carry out investigations, assess regional crime threats, and work with partners on cases and operations. The FBI field office in Louisville, Kentucky, covers seven resident agent offices as well as the counties of Bullitt, Hardin, Jefferson, LaRue, Marion, Meade, Nelson, Oldham, Shelby, Spencer, and Washington in Kentucky. The current location at 12401 Sycamore Station Road was a build-to-suit lease completed in 2009 for the FBI as the sole tenant.

**Justification**

The FBI is currently housed at 12401 Sycamore Station Road in a lease that expires March 16, 2024. The FBI requires continued housing to carry out its mission. This project will improve the agency's utilization rate while housing additional personnel and maintaining mission readiness.

The FBI requires a facility that meets the increased security requirements of the Interagency Security Committee Criteria as well as those of support functions that conduct investigations to combat terrorism. Space is needed to accommodate increased personnel and program requirements for the Joint Terrorism Task Forces, CYBER Crimes investigations, Computer Analysis and Response Team evaluations, Evidence Response Team retrieval and analysis, Crisis Management Center for Command Post operations, Firearms Training System, Language Services, and the Evidence Control Center.

As part of the procurement process, GSA will conduct a cost-benefit analysis to determine whether the Government can expect to recover the costs of real and personal property needed, including a possible reduction in requirement size. Based on the minimum requirements provided by the FBI, if a new location is identified for the proposed lease, the Government could realize significant reduction in the overall space needed for FBI as well as a sizeable improvement in the FBI's space utilization.

GSA

PBS

**PROSPECTUS – LEASE  
FEDERAL BUREAU OF INVESTIGATION  
LOUISVILLE, KY**

Prospectus Number: PKY-01-LO21  
Congressional District: 03

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**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.

**OMB Memorandum M-21-25 Implementations and Long-Term Space Requirements**

The requirements within this prospectus reflect the known space needs prior to its submission to Congress. Agencies continue to develop their return to physical workplaces strategies consistent with OMB Memorandum M-21-25, incorporate lessons learned while working both in-person and under maximum telework during the COVID-19 pandemic, and determine each agency's long-term space posture. Accordingly, the requirements outlined in this prospectus may change prior to award of a lease. In the event that a change results in a revised requirement that makes a material change and does not fit within the acceptable parameters of the Congressional resolutions, GSA will submit an amended prospectus for consideration by the House Committee on Transportation and Infrastructure and Senate Committee on Environment and Public Works.

GSA

PBS

**PROSPECTUS – LEASE  
FEDERAL BUREAU OF INVESTIGATION  
LOUISVILLE, KY**


Prospectus Number: PKY-01-LO21  
Congressional District: 03


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**Certification of Need**

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

Submitted at Washington, DC, on 2/8/2022

Recommended:  \_\_\_\_\_  
Commissioner, Public Buildings Service

Approved:  \_\_\_\_\_  
Administrator, General Services Administration

## COMMITTEE RESOLUTION

LEASE—FEDERAL BUREAU OF INVESTIGATION,  
OKLAHOMA CITY, OK

*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 115,000 rentable square feet of space, including 288 official parking spaces, for the Federal Bureau of Investigation, currently located at 3301 West Memorial Drive, in Oklahoma City, OK, at a proposed total annual cost of \$3,642,050 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 371 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 371 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 Chair 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.

GSA

PBS

**PROSPECTUS – LEASE  
FEDERAL BUREAU OF INVESTIGATION  
OKLAHOMA CITY, OK**

Prospectus Number: POK-02-OK22  
Congressional District: 05

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 115,000 rentable square feet (RSF) for the Federal Bureau of Investigation (FBI), currently located at 3301 West Memorial Drive in Oklahoma City, Oklahoma. The FBI has occupied space in the building since 1999 under a lease that expires on March 16, 2024.

The lease will provide continued housing for the FBI and will improve the office and overall space utilization rates from 161 to 155 and 401 to 371 usable square feet (USF) per person, respectively.

**Description**

Occupant:	FBI
Current RSF:	114,556 (Current RSF/USF = 1.17)
Estimated/Proposed Maximum RSF:	115,000 (Proposed RSF/USF = 1.17)
Expansion/Reduction RSF:	None
Current USF/Person:	401
Estimated/Proposed USF/Person:	371
Expiration Dates of Current Lease(s):	03/16/2024
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	North: Covell Road; East: I-35; South: I-40; West: North Council Road
Number of Official Parking Spaces:	288
Scoring:	Operating
Current Total Annual Cost:	\$3,183,568 (lease effective 03/17/1999)
Estimated Rental Rate: <sup>1</sup>	\$31.67 / RSF
Estimated Total Annual Cost: <sup>2</sup>	\$3,642,050

**Background**

The FBI’s mission is to protect and defend the United States against terrorist and foreign intelligence threats, to uphold and enforce the criminal laws of the United States, and to provide leadership and criminal justice services to Federal, State, municipal, and international agencies and partners; and to perform these responsibilities in a manner that

<sup>1</sup> This estimate is for fiscal year 2024 and may be escalated by 2 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

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

GSA

PBS

**PROSPECTUS – LEASE  
FEDERAL BUREAU OF INVESTIGATION  
OKLAHOMA CITY, OK**

Prospectus Number: POK-02-OK22  
Congressional District: 05

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is responsive to the needs of the public and is faithful to the Constitution of the United States.

The FBI has 56 field offices located in metropolitan areas throughout the United States. The field office locations carry out investigations, assess regional crime threats, and work with partners on cases and operations.

The FBI field office in Oklahoma City, OK, covers the entire state of Oklahoma. The current location at 3301 West Memorial Drive, Oklahoma City, OK, was a build-to-suit lease completed in 1999 for the FBI as the sole tenant.

**Justification**

The FBI is currently housed at 3301 West Memorial Drive, Oklahoma City, OK, in a lease that expires March 16, 2024. The FBI requires continued housing to carry out its mission.

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

**Summary of Energy Compliance**

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

**Resolutions of Approval**

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

GSA

PBS

**PROSPECTUS – LEASE  
FEDERAL BUREAU OF INVESTIGATION  
OKLAHOMA CITY, OK**

Prospectus Number: POK-02-OK22  
Congressional District: 05

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**Interim Leasing**

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


**OMB Memorandum M-21-25 Implementations and Long-Term Space Requirements**

The requirements within this prospectus reflect the known space needs prior to its submission to Congress. Agencies continue to develop their return to physical workplaces strategies consistent with OMB Memorandum M-21-25, incorporate lessons learned while working both in-person and under maximum telework during the COVID-19 pandemic, and determine each agency's long-term space posture. Accordingly, the requirements outlined in this prospectus may change prior to award of a lease. In the event that a change results in a revised requirement that makes a material change and does not fit within the acceptable parameters of the Congressional resolutions, GSA will submit an amended prospectus for consideration by the House Committee on Transportation and Infrastructure and Senate Committee on Environment and Public Works.

**Certification of Need**

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

Submitted at Washington, DC, on 1/20/2022

Recommended:  \_\_\_\_\_  
Commissioner, Public Buildings Service

Approved:  \_\_\_\_\_  
Administrator, General Services Administration



## COMMITTEE RESOLUTION

LEASE—FEDERAL BUREAU OF INVESTIGATION,  
OMAHA, NE

*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 115,000 rentable square feet of space, including 166 official parking spaces, for the Federal Bureau of Investigation, currently located at 4411 S 121st Court, in Omaha, NE, at a proposed total annual cost of \$4,600,000 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 444 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 444 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 Chair 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.

GSA

PBS

**PROSPECTUS – LEASE  
FEDERAL BUREAU OF INVESTIGATION  
OMAHA, NE**

Prospectus Number: PNE-02-OM22  
Congressional District: 02

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 115,000 rentable square feet (RSF) for the Federal Bureau of Investigation (FBI), currently located at 4411 S 121st Court in Omaha, Nebraska. The FBI has occupied space in the building since 2009 under a lease that expires on July 15, 2024.

The lease will provide continued housing for FBI and will improve the office and overall space utilization from 126 to 122 and 488 to 444 usable square feet (USF) per person, respectively.

**Description**

Occupant:	FBI
Current RSF:	112,196 (Current RSF/USF = 1.13)
Estimated/Proposed Maximum RSF <sup>1</sup> :	115,000 (Proposed RSF/USF = 1.15)
Expansion/Reduction RSF:	None
Current USF/Person:	488
Estimated/Proposed USF/Person:	444
Expiration Dates of Current Lease(s):	07/15/2024
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	Beginning at the intersection of North 132nd Street and U.S. Route 6, east to U.S. Route 75, north to Cumming Street, east to Abbott Drive, northeast to the state line, south to U.S. Route 275, west to South 132nd Street, north to the point of beginning.
Number of Official Parking Spaces:	166
Scoring:	Operating
Current Total Annual Cost:	\$4,151,978 (lease effective 07/16/2009)
Estimated Rental Rate <sup>2</sup> :	\$40.00 / RSF

<sup>1</sup> The RSF/USF at the current location is approximately 1.13; however, to maximize competition a RSF/USF ratio of 1.15 is used for the estimated proposed maximum RSF as indicated in the housing plan.

<sup>2</sup> This estimate is for fiscal year 2024 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.

GSA

PBS

**PROSPECTUS – LEASE  
FEDERAL BUREAU OF INVESTIGATION  
OMAHA, NE**

Prospectus Number: PNE-02-OM22  
Congressional District: 02

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Estimated Total Annual Cost <sup>3</sup> :	\$4,600,000
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**Background**

The FBI's mission is to protect the American people and uphold the Constitution of the United States; protect and defend the United States against terrorist and foreign intelligence threats; to combat, uphold and enforce the criminal laws of the United States; to protect civil rights; and provide leadership and criminal justice services to Federal, State municipal and international agency partners.

FBI has 56 field offices located in metropolitan areas throughout the United States. The field office locations carry out investigations, assess regional crime threats, and work with partners on cases and operations. The FBI field office in Omaha, Nebraska, covers eight resident agent offices as well as the counties of Burt, Cass, Colfax, Dodge, Douglas, Madison, Platte, Sarpy, Stanton, and Washington in Nebraska and counties of Fremont, Harrison, Mills, Montgomery, Page, Pottawattamie, and Shelby in Iowa.

**Justification**

The FBI is currently housed at 4411 S 121st Court in a lease that expires July 15, 2024. FBI requires continued housing to carry out its mission.

FBI has a long-term need for space in the Omaha area to meet the agency's mission. FBI's case load continues to increase, and the proposed project will provide space for additional personnel thereby improving the office utilization.

**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

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

GSA

PBS

**PROSPECTUS – LEASE  
FEDERAL BUREAU OF INVESTIGATION  
OMAHA, NE**

Prospectus Number: PNE-02-OM22  
Congressional District: 02

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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.

**OMB Memorandum M-21-25 Implementations and Long-Term Space Requirements**

The requirements within this prospectus reflect the known space needs prior to its submission to Congress. Agencies continue to develop their return to physical workplaces strategies consistent with OMB Memorandum M-21-25, incorporate lessons learned while working both in-person and under maximum telework during the COVID-19 pandemic, and determine each agency's long-term space posture. Accordingly, the requirements outlined in this prospectus may change prior to award of a lease. In the event that a change results in a revised requirement that makes a material change and does not fit within the acceptable parameters of the Congressional resolutions, GSA will submit an amended prospectus for consideration by the House Committee on Transportation and Infrastructure and Senate Committee on Environment and Public Works.

GSA

PBS

**PROSPECTUS – LEASE  
FEDERAL BUREAU OF INVESTIGATION  
OMAHA, NE**


Prospectus Number: PNE-02-OM22  
Congressional District: 02

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**Certification of Need**

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

Submitted at Washington, DC, on 2/8/2022

Recommended:  \_\_\_\_\_  
Commissioner, Public Buildings Service

Approved:  \_\_\_\_\_  
Administrator, General Services Administration

## COMMITTEE RESOLUTION

ALTERATION—ROBERT F. KENNEDY 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 the Robert F. Kennedy (RFK) Federal Building located at 950 Pennsylvania Avenue, N.W., Washington, DC. The proposed project will upgrade the 36 passenger elevators and 4 freight elevators in the National Register of Historic Places-listed RFK Fed-

eral Building, also known as the Main Justice Building, at a design cost of \$2,793,000, estimated construction cost of \$28,479,000, and management and inspection cost of \$2,267,000, for a total cost of \$33,539,000, 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 Chair 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*, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.

GSAPBS

**PROSPECTUS – ALTERATION  
ROBERT F. KENNEDY FEDERAL BUILDING  
WASHINGTON, DC**

Prospectus Number: PDC-0023-WA22  
Congressional District: 01

**FY 2022 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project to modernize elevators at the Robert F. Kennedy (RFK) Federal Building, located at 950 Pennsylvania Avenue, N.W., Washington, DC. The proposed project will upgrade the 36 passenger elevators and 4 freight elevators in the National Register of Historic Places-listed RFK Federal Building, also known as the Main Justice Building.

**FY 2022 Committee Approval and Appropriation Requested**

**(Design, Construction, Management & Inspection) ..... \$33,539,000<sup>1</sup>**

**Major Work Items**

Elevator upgrades

**Project Budget**

Design .....	\$ 2,793,000
Estimated Construction Cost (ECC) .....	28,479,000
Management and Inspection (M&I).....	<u>2,267,000</u>
<b>Estimated Total Project Cost (ETPC)* .....</b>	<b>\$33,539,000</b>

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

**Schedule**

	<b>Start</b>	<b>End</b>
Design and Construction	FY 2022	FY 2025

**Building**

The RFK Federal Building, also known as Main Justice, is an eight-story, steel-framed office building, plus a basement, sub-basement, and attic. It is located at 950 Pennsylvania Avenue, N.W., Washington, DC. The building was constructed in 1935 and contains approximately 1,257,300 gross square feet. The building is fully occupied by the U.S. Department of Justice (DOJ) and is listed in the National Register of Historic Places.

<sup>1</sup>This project was submitted as part of GSA's FY 2018 and FY 2020 Capital Investment and Leasing Programs; however, no committee approvals or appropriations were received.

GSAPBS

**PROSPECTUS – ALTERATION  
ROBERT F. KENNEDY FEDERAL BUILDING  
WASHINGTON, DC**

Prospectus Number: PDC-0023-WA22  
Congressional District: 01

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**Tenant Agencies**

DOJ

**Proposed Project**

The proposed project will modernize the building's 36 passenger and 4 freight elevators, including replacement of the elevator communication systems, cab finishes and interior lights, and Architectural Barriers Act Accessibility Standards (ABAAS)-related upgrades. The modernization includes all new components from the hoist motor, controllers, all wiring, all safety devices, switches, door equipment, cabs and panels, and hydraulic machinery. Ancillary systems and functions will be updated, where needed, to meet current codes and safety standards and to provide for the serviceability, operability and reliability of each elevator. Fire recall systems, emergency power, fire separation, fire sprinklers, accessibility, electrical, electrical panels, and elevator machinery room air conditioning, ventilation and lighting will also be addressed.

**Major Work Items**

Elevator Upgrades	<u>\$28,479,000</u>
<b>Total ECC</b>	<b>\$28,479,000</b>

**Justification**

The RFK Federal Building is historic, with Art Deco-style elevators that have not been fully modernized since the 1970s. The elevator system has exceeded its useful life and is difficult to maintain. Currently, DOJ has shut down eight elevators to use their parts to keep the others running. Of the remaining active elevators, the finishes, controls, and equipment are old, unreliable, historically incorrect, and do not meet current codes.

Because of the age of the current control system and car mechanical parts, it is becoming increasingly difficult to repair and find replacement parts. The operating equipment is outdated and well past its useful life expectancy. Problems are occurring with the door adjustments on the elevator car and hatch doors causing frequent entrapment of building occupants. The door clutches and adjustment arms are worn to the point where a total replacement is needed. Elevator lights need to be upgraded to meet ABAAS requirements. The lumens are too low in some cabs, thereby making it difficult or impossible for visually impaired riders to see call buttons, emergency phones or instructions in the cabs.



GSA

PBS

**PROSPECTUS – ALTERATION  
ROBERT F. KENNEDY FEDERAL BUILDING  
WASHINGTON, DC**

Prospectus Number: PDC-0023-WA22  
Congressional District: 01

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**Summary of Energy, Water, Sustainability, and Climate Risk 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 (including renewable energy and fossil free measures), adherence to sustainable design principles, and minimizing climate risk liabilities above the minimum performance criteria in a manner that is life cycle cost-effective.

**Prior Appropriations**

None

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

None

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

There are no feasible alternatives to this project.


**Recommendation**


ALTERATION

**Certification of Need**

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

Submitted at Washington, DC, on 6/15/2021

Recommended:   
Acting Commissioner, Public Buildings Service

Approved:   
Acting Administrator, General Services Administration

## COMMITTEE RESOLUTION

LEASE—NATIONAL OCEANIC AND ATMOSPHERIC  
ADMINISTRATION, SUBURBAN MARYLAND

*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 269,000 rentable square feet of space, including 3 official parking spaces, for two bureaus of the National Oceanic and Atmospheric Administration, currently housed at 5825 and 5830 University Research Court in Riverdale, MD, at a proposed total annual cost of \$9,415,000 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 251 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 251 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 Chair 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.

GSA

PBS

**PROSPECTUS – LEASE  
NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION  
SUBURBAN, MD**

Prospectus Number: PMD-03-WA22  
Congressional District: 5

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 269,000 rentable square feet (RSF) for two bureaus of the National Oceanic Atmospheric Administration (NOAA), currently located at 5825 and 5830 University Research Court in Riverdale, MD. NOAA has occupied space in these buildings since 2010 and 2012 under leases that expire on April 5, 2025.

The lease will provide continued housing for NOAA. While the office utilization rate will remain the same at 113, the overall space utilization rate will improve from 256 to 251 usable square feet (USF) per person.

**Description**

Occupant:	NOAA
Current RSF:	274,360 (Current RSF/USF = 1.19)
Estimated/Proposed Maximum RSF: <sup>1</sup>	269,000 (Proposed RSF/USF = 1.19)
Expansion/Reduction RSF:	5,360 RSF Reduction
Current USF/Person:	256
Estimated/Proposed USF/Person:	251
Expiration Dates of Current Lease(s):	04/05/2025 for both
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	Suburban MD
Number of Official Parking Spaces:	3
Scoring:	Operating
Current Total Annual Cost:	\$9,705,469 (leases effective 04/06/2012 and 11/01/2020)
Estimated Rental Rate: <sup>2</sup>	\$35.00 / RSF
Estimated Total Annual Cost: <sup>3</sup>	\$9,415,000

**Acquisition Strategy**

To maximize the flexibility and competition in acquiring space for the NOAA, GSA may issue a single, multiple-award solicitation that will allow offerors to provide blocks of

<sup>1</sup> The RSF/USF at the current location is approximately 1.19 and the same RSF/USF ratio of 1.19 is used for the estimated proposed maximum RSF as indicated in the housing plan.

<sup>2</sup> This estimate is for fiscal year 2025 and may be escalated by 2 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

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

GSA

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**PROSPECTUS – LEASE  
NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION  
SUBURBAN, MD**

Prospectus Number: PMD-03-WA22  
Congressional District: 5

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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**

NOAA's mission is science, service, and stewardship. NOAA has three goals: 1) to understand and predict changes in climate, weather, oceans, and coasts; 2) to share that knowledge and information with others; and 3) to conserve and manage coastal and marine ecosystems and resources.

The leases in Riverdale, MD house NOAA's National Center for Weather and Climate Prediction (NCWCP) and a portion of NOAA's National Environmental Satellite, Data, and Information Service (NESDIS). The Weather Prediction Center is one of the nine National Centers for Environmental Prediction, which is part of the National Weather Service (NWS). The NCWCP exists to meet the real-time weather information needs of a growing group of users including NWS field offices, other governmental agencies, the media, the private sector, academic institutions, the international community, and the general public. It supports the NWS mission of protecting lives and property and enhancing the national economy. NCWCP's mission is to be a leader in the collaborative weather forecast process delivering responsive, accurate, and reliable national forecasts and analyses.

The NESDIS's mission is to provide secure and timely access to global environmental data and information from satellites and other sources to promote and protect the Nation's security, environment, economy, and quality of life. The service operates a fleet of environmental satellites that provide critical observations of the Earth and space, and its data products support NOAA's mission and drive science throughout the environmental community.

This facility operates 24 hours a day, 7 days a week, and the location leverages NOAA's partnerships with nearby research institutes, centers of expertise, and the University of Maryland by fostering collaborative projects and research opportunities.

**Justification**

NOAA is currently housed at 5825 and 5830 University Research Court, Riverdale, MD, in two leases that expire on April 25, 2025. NOAA requires continued housing to carry out its mission.

GSA

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**PROSPECTUS – LEASE  
NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION  
SUBURBAN, MD**

Prospectus Number: PMD-03-WA22  
Congressional District: 5

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Consolidating the two leases will help optimize NOAA's footprint, improve their utilization rate, and maintain the 24 hour a day, 7 day a week mission readiness requirement.

**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.

**OMB Memorandum M-21-25 Implementations and Long-Term Space Requirements**

The requirements within this prospectus reflect the known space needs prior to its submission to Congress. Agencies continue to develop their return to physical workplaces strategies consistent with OMB Memorandum M-21-25, incorporate lessons learned while working both in-person and under maximum telework during the COVID-19 pandemic, and determine each agency's long-term space posture. Accordingly, the requirements outlined in this prospectus may change prior to award of a lease. In the event that a change results in a revised requirement that makes a material change and does not fit within the acceptable parameters of the congressional resolutions, GSA will submit an amended prospectus for consideration by the House Committee on Transportation and Infrastructure and Senate Committee on Environment and Public Works.

GSA

PBS

**PROSPECTUS – LEASE  
NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION  
SUBURBAN, MD**


Prospectus Number: PMD-03-WA22  
Congressional District: 5

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**Certification of Need**

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

Submitted at Washington, DC, on 11/17/2021

Recommended: 

Commissioner, Public Buildings Service

Approved: 

Administrator, General Services Administration

## COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF HEALTH AND HUMAN SERVICES NATIONAL CANCER INSTITUTE, ROCKVILLE, MD

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease of up to 610,000 rentable square feet of space, including 5 official parking spaces, for the Department of Health and Human Services, National Cancer Institute, currently housed at 9609 Medical Center Drive in Rockville, MD, at a proposed total annual cost of \$21,350,000 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 187 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 187 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 Chair 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.

GSA

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**PROSPECTUS – LEASE  
DEPARTMENT OF HEALTH AND HUMAN SERVICES  
NATIONAL CANCER INSTITUTE  
ROCKVILLE, MD**

Prospectus Number: PMD-01-WA22  
Congressional District: 6

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 610,000 rentable square feet (RSF) for the Department of Health and Human Services–National Institutes of Health (NIH)–National Cancer Institute (NCI), currently located at 9609 Medical Center Drive, Rockville, MD. NCI has occupied space in the building since 2013 under a lease that expires on February 6, 2023.

The lease will provide continued housing for NCI and will improve the office and overall space utilization rates from 147 to 135 and 202 to 187 per person, respectively.

**Description**

Occupant:	NCI
Current Rentable Square Feet (RSF)	620,097 (Current RSF/USF 1.13)
Estimated/Proposed Maximum RSF: <sup>1</sup>	610,000 (Proposed RSF/USF 1.20)
Expansion/Reduction RSF:	10,097 Reduction
Current Usable Square Feet/Person:	202
Estimated/Proposed USF/Person:	187
Expiration Dates of Current Lease(s):	02/06/2023
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	Portions of Montgomery and Prince George's Counties
Number of Official Parking Spaces:	5
Scoring:	Operating
Current Total Annual Cost:	\$20,012,896.34 (lease effective 02/07/2013)
Estimated Rental Rate: <sup>2</sup>	\$35.00/RSF
Estimated Total Annual Cost: <sup>3</sup>	\$21,350,000

<sup>1</sup> The RSF/USF at the current location is approximately 1.13; however, to maximize competition, an RSF/USF ratio of 1.20 is used for the estimated proposed maximum RSF as indicated in the housing plan.

<sup>2</sup> This estimate is for fiscal year 2023 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.

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



GSA

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**PROSPECTUS – LEASE  
DEPARTMENT OF HEALTH AND HUMAN SERVICES  
NATIONAL CANCER INSTITUTE  
ROCKVILLE, MD**

Prospectus Number: PMD-01-WA22  
Congressional District: 6

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**Acquisition Strategy**

To maximize the flexibility and competition in acquiring space for the NCI, 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 Cancer Institute leads, conducts, and supports cancer research across the Nation to advance scientific knowledge and help all people live longer, healthier lives. As the leader of the cancer research enterprise, collectively known as the National Cancer Program, and the largest funder of cancer research in the world, NCI manages a broad range of research, training, and information dissemination activities that reach across the entire country, meeting the needs of all demographics—rich and poor, urban and rural, and all racial and ethnic populations. Specifically, NCI focuses on two broad roles: cancer research, and the training and support of cancer researchers.

**Justification**

The purpose of this lease prospectus is to consolidate NCI's headquarters operations with two other leases (one delegated lease and one agency lease). The number of employees housed together will expand to 2,711. The current lease expires on February 6, 2023, and NCI 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.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF HEALTH AND HUMAN SERVICES  
NATIONAL CANCER INSTITUTE  
ROCKVILLE, MD**

Prospectus Number: PMD-01-WA22  
Congressional District: 6

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**Interim Leasing**

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

**OMB Memorandum M-21-25 Implementations and Long-Term Space Requirements**

The requirements within this prospectus reflect the known space needs prior to its submission to Congress. Agencies continue to develop their return to physical workplaces strategies consistent with OMB Memorandum M-21-25, incorporate lessons learned while working both in-person and under maximum telework during the COVID-19 pandemic, and determine each agency's long-term space posture. Accordingly, the requirements outlined in this prospectus may change prior to award of a lease. In the event that a change results in a revised requirement that makes a material change and does not fit within the acceptable parameters of the congressional resolutions, GSA will submit an amended prospectus for consideration by the House Committee on Transportation and Infrastructure and Senate Committee on Environment and Public Works.


**Certification of Need**

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

Submitted at Washington, DC, on 11/17/2021

Recommended: 

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

Approved: 

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

## COMMITTEE RESOLUTION

ALTERATION—SUITLAND FEDERAL CENTER,  
SUITLAND, MD

*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 repairs and alterations of 4600 Silver Hill North and 4600 Silver Hill South at the Suitland Federal Center in Suitland, MD, at an additional estimated construction cost of \$18,000,000 and an additional management

and inspection cost of \$2,000,000 for a total additional cost of \$20,000,000, a prospectus for which is attached to and included in this resolution. This resolution amends the authorization the Committee adopted on July 28, 2021, of Prospectus No. PMD-0778/1822-MD20.

*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 Chair 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*, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.

GSA

PBS

**AMENDED PROSPECTUS – ALTERATION  
SUITLAND FEDERAL COMPLEX  
4600 SILVER HILL NORTH AND 4600 SILVER HILL SOUTH  
SUITLAND, MD**

Prospectus Number: PMD-0778/1822-MD22

**FY 2022 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project for 4600 Silver Hill North and 4600 Silver Hill South at the Suitland Federal Center in Suitland, Maryland. The proposed project will upgrade building systems and renovate space to support the co-location of three agencies. This project will provide a more efficient layout that both reduces agency utilization and allows for the recapture and backfill of underutilized federally owned space. The space will be occupied by the Department of Labor–Bureau of Labor Statistics (BLS), currently located in approximately 710,000 rentable square feet (RSF), or 508,000 usable square feet (USF), of leased space at the Postal Square Building, 2 Massachusetts Avenue, N.E., in Washington, DC. BLS’s almost 50-percent decrease in RSF and relocation to the Suitland Federal Center provide an annual lease cost avoidance of approximately \$16,200,000 and an agency rent savings of potentially \$18,000,000 compared to its current rent.

**FY 2022 Committee Approval Requested<sup>1,2</sup>**

**(Design, Construction, Management & Inspection) .....\$20,000,000**

This prospectus amends Prospectus No. PMD-0778/1822-MD20. GSA is requesting approval of additional estimated construction of \$18,000,000, and additional management and inspection cost of \$2,000,000, for a total additional cost of \$20,000,000 to account for refined scope and cost escalation due to time and market conditions.

**FY 2022 Appropriations Requested**

**(Construction, Management & Inspection) .....\$20,000,000**

<sup>1</sup> Resolutions adopted by the Committees on Transportation and Infrastructure of the House and Environment and Public Works of the Senate approving this prospectus will also constitute approval to extend the lease at Postal Square as described herein.

<sup>2</sup> Prospectus No. PMD-0778/1822-MD20 was approved by the Committee on Environment and Public Works of the Senate on December 17, 2019, and the Committee on Transportation and Infrastructure of the House on July 28, 2021, for a design cost of \$4,316,000, an estimated construction cost of \$41,498,000, and a management and inspection cost of \$3,544,000, for a total estimated project cost of \$49,358,000.

GSAPBS

**AMENDED PROSPECTUS – ALTERATION  
SUITLAND FEDERAL COMPLEX  
4600 SILVER HILL NORTH AND 4600 SILVER HILL SOUTH  
SUITLAND, MD**

Prospectus Number: PMD-0778/1822-MD22

**Major Work Items**

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

**Estimated Project Budget**

Estimated Construction Cost (ECC) .....	\$18,000,000
Management and Inspection (M&I).....	<u>2,000,000</u>
<b>Estimated Total Project Cost (ETPC) *</b> .....	<b>\$20,000,000</b>

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

**Schedule**

	<b>Start</b>	<b>End</b>
Construction	FY 2022	FY 2024

**Building**

The Suitland Federal Center comprises approximately 226 acres of land and several buildings totaling 2.6 million RSF of space. 4600 Silver Hill North and 4600 Silver Hill South are two office buildings that intersect in the middle of the site, creating a triangular atrium. Built in 2006, the North building contains 1,368,566 gross square feet (GSF), of which there is approximately 804,435 RSF and 643,322 USF of office space. The South building contains 1,183,139 GSF, of which there is approximately 663,840 RSF and 524,310 USF. The Government completed construction of the South building in 2007. Both buildings have eight above-ground floors and one basement level, and are located near the Suitland Metro Station.

**Tenant Agencies**

Department of Labor–BLS; Department of Commerce–Bureau of Economic Analysis and Census Bureau; GSA.

**Proposed Project**

The proposed project will support the ongoing co-location effort that will allow for a higher density, open office environment and the relocation and co-location of BLS from leased space.

GSAPBS

**AMENDED PROSPECTUS – ALTERATION  
SUITLAND FEDERAL COMPLEX  
4600 SILVER HILL NORTH AND 4600 SILVER HILL SOUTH  
SUITLAND, MD**

Prospectus Number: PMD-0778/1822-MD22

To accommodate this consolidation, GSA will perform building demolition, interior alterations and electrical, HVAC, plumbing, and life-safety upgrades.

GSA currently leases space in the Postal Square Building for BLS. This lease expires on May 14, 2022. To allow for the proposed alterations and relocation to the Suitland Federal Center, GSA may need to extend the lease agreement for a limited amount of time. GSA will execute such interim actions, as necessary, to ensure continued housing of the tenant agency, and the term of the extension will coincide with the schedule of occupancy. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

**Major Work Items**

HVAC Upgrades/Replacement	\$9,000,000
Electrical Upgrades/Replacement	5,400,000
Plumbing Upgrades/Replacement	1,800,000
Interior Construction	900,000
Fire Protection Upgrades/Replacement	<u>900,000</u>
<b>Total ECC</b>	<b>\$18,000,000</b>

**Justification**

BLS's current location in the Postal Square Building houses personnel who are responsible for carrying out the Bureau's mission of collecting, analyzing and disseminating essential economic information to support public and private decision-making. The current lease expires on May 14, 2022, and BLS requires continued housing to carry out its mission.

Funding provided in FY 2020 and FY 2021 has allowed GSA, BLS and Census to initiate the space optimization of the North and South buildings at the Suitland Federal Center. Through system and core item upgrades, the additional funding will further facilitate the achievement of more efficient utilization rates and reduce rental payments made by BLS. Census will release an estimated 400,000 RSF to make room for the co-location of BLS, reducing Census's annual rent by an estimated \$10,000,000. BLS will improve its utilization by downsizing its real estate footprint by almost half, from the current 710,000 RSF to an estimated 355,000 RSF, a decrease of over 350,000 RSF. This co-location will allow GSA to eliminate an estimated \$16.2 million in annual lease costs otherwise attributed to housing BLS.

GSAPBS

**AMENDED PROSPECTUS – ALTERATION  
SUITLAND FEDERAL COMPLEX  
4600 SILVER HILL NORTH AND 4600 SILVER HILL SOUTH  
SUITLAND, MD**

Prospectus Number: PMD-0778/1822-MD22

**Summary of Energy Compliance**

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages (a) design opportunities to increase energy and water efficiency (including renewable energy and fossil fuel free measures), (b) adherence to sustainable design principles, and (c) minimizing climate risk liabilities above the minimum performance criteria in a manner that is life cycle cost-effective.

**Prior Appropriations**

<b>Prior Appropriations</b>			
<b>Public Law</b>	<b>Fiscal Year</b>	<b>Amount</b>	<b>Purpose</b>
116-93 Major R&A Spending Plan	2019	\$49,358,000	Design and Construction
<b>Appropriations to Date</b>		<b>\$49,358,000</b>	

**Prior Committee Approvals**

<b>Prior Committee Approvals</b>			
<b>Committee</b>	<b>Date</b>	<b>Amount</b>	<b>Purpose</b>
Senate EPW	12/17/2019	\$49,358,000	Design = \$4,316,000 ECC = \$41,498,000 M&I = \$3,544,000
House T&I	7/28/2021	\$49,358,000	Design = \$4,316,000 ECC = \$41,498,000 M&I = \$3,544,000
<b>Approvals to Date</b>		<b>\$49,358,000</b>	

**Recommendation**

ALTERATION

**Interim Leasing**

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

GSAPBS

**AMENDED PROSPECTUS – ALTERATION  
SUITLAND FEDERAL COMPLEX  
4600 SILVER HILL NORTH AND 4600 SILVER HILL SOUTH  
SUITLAND, MD**


Prospectus Number: PMD-0778/1822-MD22

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**Certification of Need**

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

Submitted at Washington, DC, on 9/9/2021

Recommended: 

Commissioner, Public Buildings Service

Approved: 

Administrator, General Services Administration



## SENATE ENROLLED BILL SIGNED

The Speaker announced her signature on an enrolled bill of the Senate of the following title:

S. 3059.—An act to amend the Ethics in Government Act of 1978 to provide for a periodic transaction reporting requirement for Federal judicial officers and the online publication of financial disclosure reports of Federal judicial officers, and for other purposes.

## ADJOURNMENT

The SPEAKER pro tempore. Pursuant to Section 11(b) of House Resolution 188, the House stands adjourned until 10 a.m. on Tuesday, May 3, 2022.

Thereupon (at 10 o'clock and 33 minutes a.m.), under its previous order, the House adjourned until Tuesday, May 3, 2022, at 10 a.m.

## EXECUTIVE COMMUNICATIONS, ETC.

Under clause 2 of rule XIV, executive communications were taken from the Speaker's table and referred as follows:

EC-3848. A letter from the Management and Program Analyst, FAA, Department of Transportation, transmitting the Department's final rule — Amendment of the Class D and Class E Airspace and Revocation of Class E Airspace; Hammond, LA [Docket No. FAA-2021-0978; Airspace Docket No. 21-ASW-21] (RIN: 2120-AA66) received March 30, 2022, pursuant to 5 U.S.C. 801(a)(1)(A); Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Transportation and Infrastructure.

EC-3849. A letter from the Management and Program Analyst, FAA, Department of Transportation, transmitting the Department's final rule — Revocation of Class E Airspace; Carrizo Springs, TX [Docket No. FAA-2021-0976; Airspace Docket No. 21-ASW-22] (RIN: 2120-AA66) received March 30, 2022, pursuant to 5 U.S.C. 801(a)(1)(A); Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Transportation and Infrastructure.

EC-3850. A letter from the Management and Program Analyst, FAA, Department of Transportation, transmitting the Department's final rule — Modification of Class E Airspace; Gold Beach Municipal Airport, OR [Docket No. FAA-2021-0956; Airspace Docket No. 21-ANM-41] (RIN: 2120-AA66) received March 30, 2022, pursuant to 5 U.S.C. 801(a)(1)(A); Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Transportation and Infrastructure.

EC-3851. A letter from the Management and Program Analyst, FAA, Department of Transportation, transmitting the Department's final rule — Amendment of VOR Federal Airways V-170, V-175 and V-250; Establishment of Area Navigation (RNAV) Route T-400; in the Vicinity of Worthington, MN [Docket No. FAA-2021-0479; Airspace Docket No. 21-AGL-5] (RIN: 2120-AA66) received March 30, 2022, pursuant to 5 U.S.C. 801(a)(1)(A); Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Transportation and Infrastructure.

EC-3852. A letter from the Management and Program Analyst, FAA, Department of Transportation, transmitting Modification of Class E Airspace; Kit Carson County Airport, Burlington, CO [Docket No. FAA-2021-0917; Airspace Docket No. 21-ANM-45] (RIN: 2120-AA66) received March 30, 2022, pursuant to 5 U.S.C. 801(a)(1)(A); Public Law 104-121,

Sec. 251; (110 Stat. 868); to the Committee on Transportation and Infrastructure.

EC-3853. A letter from the Management and Program Analyst, FAA, Department of Transportation, transmitting the Department's final rule — Amendment of Class E Airspace; Skaneateles, NY [Docket No. FAA-2021-0747; Airspace Docket No. 21-AEA-14] (RIN: 2120-AA66) received March 30, 2022, pursuant to 5 U.S.C. 801(a)(1)(A); Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Transportation and Infrastructure.

EC-3854. A letter from the Management and Program Analyst, FAA, Department of Transportation, transmitting the Department's final rule — Amendment of the Class E Airspace; Corsicana, TX [Docket No. FAA-2021-1102; Airspace Docket No. 21-ASW-24] (RIN: 2120-AA66) received March 30, 2022, pursuant to 5 U.S.C. 801(a)(1)(A); Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Transportation and Infrastructure.

EC-3855. A letter from the Management and Program Analyst, FAA, Department of Transportation, transmitting the Department's final rule — Standard Instrument Approach Procedures, and Takeoff Minimums and Obstacle Departure Procedures; Miscellaneous Amendments [Docket No. 31411; Amdt. No. 3993] received March 30, 2022, pursuant to 5 U.S.C. 801(a)(1)(A); Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Transportation and Infrastructure.

EC-3856. A letter from the Management and Program Analyst, FAA, Department of Transportation, transmitting the Department's final rule — Standard Instrument Approach Procedures, and Takeoff Minimums and Obstacle Departure Procedures; Miscellaneous Amendments [Docket No. 31412; Amdt. No. 3994] received March 30, 2022, pursuant to 5 U.S.C. 801(a)(1)(A); Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Transportation and Infrastructure.

EC-3857. A letter from the Management and Program Analyst, FAA, Department of Transportation, transmitting the Department's final rule — Standard Instrument Approach Procedures, and Takeoff Minimums and Obstacle Departure Procedures; Miscellaneous Amendments [Docket No. 31414; Amdt. No. 3996] received March 30, 2022, pursuant to 5 U.S.C. 801(a)(1)(A); Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Transportation and Infrastructure.

## TIME LIMITATION OF REFERRED BILL

Pursuant to clause 2 of rule XII, the following action was taken by the Speaker:

H.R. 4374. Referral to the Committee on Energy and Commerce extended for a period ending not later than May 6, 2022.

## PUBLIC BILLS AND RESOLUTIONS

Under clause 2 of rule XII, public bills and resolutions of the following titles were introduced and severally referred, as follows:

By Mr. C. SCOTT FRANKLIN of Florida (for himself, Ms. SALAZAR, Mr. POSEY, Mr. GAETZ, Mrs. MURPHY of Florida, Mrs. CAMMACK, Mr. BUCHANAN, Mr. STEUBE, Mr. DUNN, Mr. WALTZ, Mr. RUTHERFORD, Mr. DIAZ-BALART, Mrs. DEMINGS, Mr. DEUTCH, Mr. WEBSTER of Florida, and Ms. LOIS FRANKEL of Florida):

H.R. 7638. A bill to designate the facility of the United States Postal Service located at 6000 South Florida Avenue in Lakeland,

Florida, as the "U.S. Marine Corporal Ronald R. Payne Jr. Post Office"; to the Committee on Oversight and Reform.

By Mr. MORELLE:

H.J. Res. 85. A joint resolution proposing an amendment to the Constitution of the United States to clarify the authority of Congress and the States to regulate corporations, limited liability companies, and other corporate entities established by the laws of any State, the United States, or any foreign state; to the Committee on the Judiciary.

By Mr. GOOD of Virginia (for himself, Mr. PERRY, Mrs. MILLER of Illinois, Mr. TIFFANY, Mr. BIGGS, Mr. POSEY, Mr. BUDD, and Mr. MASSIE):

H. Res. 1077. A resolution amending the Rules of the House of Representatives to prohibit the introduction or consideration of certain legislation that authorizes or makes appropriations of funds for a Federal program not previously authorized or funded, and for other purposes; to the Committee on Rules, and in addition to the Committee on Ethics, for a period to be subsequently determined by the Speaker, in each case for consideration of such provisions as fall within the jurisdiction of the committee concerned.

By Mr. GREEN of Texas (for himself, Ms. WATERS, Mr. CARTER of Louisiana, Ms. NEWMAN, Ms. LEE of California, Mrs. DINGELL, Mr. DANNY K. DAVIS of Illinois, Ms. VELÁZQUEZ, Mr. EVANS, Ms. JOHNSON of Texas, Ms. DEAN, Mr. CLEAVER, Ms. SCHAKOWSKY, Mrs. CHERFILUS-McCORMICK, Ms. BONAMICI, Mr. BLUMENAUER, Ms. WILLIAMS of Georgia, Mr. SAN NICOLAS, Ms. TLAI, Ms. BASS, Ms. NORTON, Mr. VARGAS, Ms. BARRAGÁN, Mrs. CAROLYN B. MALONEY of New York, Mr. TAKANO, and Mr. CÁRDENAS):

H. Res. 1078. A resolution promoting and supporting the goals and ideals of the Fair Housing Act and recognizing April 2022 as Fair Housing Month, which includes bringing attention to the discrimination faced by everyday Americans in the United States in housing and housing-related transactions on the basis of race, color, national origin, sex, sexual orientation, gender identity, familial status, disability, and religion, particularly during the COVID-19 pandemic; to the Committee on the Judiciary.

By Mr. KRISHNAMOORTHY:

H. Res. 1079. A resolution supporting the designation of December 5 of each year as "National Soil Health Day"; to the Committee on Oversight and Reform.

By Mr. RASKIN (for himself, Mr. HUFFMAN, Mr. JOHNSON of Georgia, Mr. MCNERNEY, Ms. NORTON, Ms. TLAI, Ms. JAYAPAL, and Mr. POCAN):

H. Res. 1080. A resolution expressing support for the designation of May 4, 2022, as a "National Day of Reason" and recognizing the central importance of reason in the betterment of humanity; to the Committee on Oversight and Reform.

By Mrs. TORRES of California (for herself, Mr. AGUILAR, Mr. TAKANO, Ms. MATSUI, Mr. COSTA, Mr. PANETTA, Mr. VARGAS, Mr. MCNERNEY, Mr. HUFFMAN, Ms. CHU, Ms. JACOBS of California, Mr. LEVIN of California, Ms. BASS, Ms. ESHOO, Mr. SWALWELL, Mr. CÁRDENAS, Mr. CORREA, Mrs. NAPOLITANO, Ms. LEE of California, Mr. HARDER of California, Ms. SÁNCHEZ, Mr. LIEU, Mr. CARBAJAL, Ms. LOFGREN, and Mr. SCHIFF):

H. Res. 1081. A resolution expressing support for the recognition of May 1 through May 7, 2022, as Wildfire Preparedness Week, the national event educating the public on fire safety and preparedness, and supporting the goals of a Wildfire Preparedness Week; to the Committee on Natural Resources.