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Congressional Record

PROCEEDINGS AND DEBATES OF THE 112th CONGRESS, SECOND SESSION

Vol. 158 WASHINGTON, FRIDAY, MARCH 9, 2012 No. 39

Senate

The Senate was not in session today. Its next meeting will be held on Monday, March 12, 2012, at 2 p.m.

House of Representatives

FRIDAY, MARCH 9, 2012

The House met at 11 a.m. and was called to order by the Speaker pro tempore (Mr. SMITH of Nebraska).

DESIGNATION OF THE SPEAKER PRO TEMPORE

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

WASHINGTON, DC,
March 9, 2012.

I hereby appoint the Honorable ADRIAN SMITH to act as Speaker pro tempore on this day.

JOHN A. BOEHNER,
Speaker of the House of Representatives.

PRAYER

The Chaplain, the Reverend Patrick J. Conroy, offered the following prayer:

Compassionate and merciful God, we give You thanks for giving us another day.

During this time of constituency visits, give the Members of this assembly insight, inspiration, and industry to work for the good of our country. Sustain our people with Your power, that they might be true to the highest and best they know and are able to achieve.

As Members visit with those whom they represent, may solutions that work toward the betterment of all in our Nation emerge in open and respectful conversation.

May the assurance of Your love and the presence of Your truth abide in all our hearts and all our homes.

And may all that is done this day be for Your greater honor and glory.

Amen.

THE JOURNAL

The SPEAKER pro tempore. The Chair has examined the Journal of the last day's proceedings and announces to the House his approval thereof.

Pursuant to clause 1, rule I, the Journal stands 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, without objection, referred to the Committee on Appropriations:

HOUSE OF REPRESENTATIVES, COMMITTEE ON TRANSPORTATION AND INFRASTRUCTURE,
Washington, DC, March 8, 2012.

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

DEAR MR. SPEAKER: On March 8, 2012, pursuant to section 3307 of Title 40, United States Code, the Committee on Transportation and Infrastructure met in open session to consider resolutions to authorize 11 lease prospectuses included in the General Services Administration's (GSA) FY2011 and FY2012 Capital Investment and Leasing Programs (CILP) and one resolution to request an information report pursuant to section 3315(a) of Title 40.

Our Committee continues to work to cut waste and the cost of federal property and leases. The resolutions approved by the Committee will save the taxpayer $19.5 million annually or $317 million over the terms of the leases. These resolutions ensure savings through lower rents, shrinking the space requirements of agencies, avoidance of holdover penalties, and efficiencies created through consolidation. In addition, the Committee has included space utilization requirements in each of the resolutions to ensure agencies are held to appropriate utilization rates.

I have enclosed copies of the resolutions adopted by the Committee on Transportation and Infrastructure on March 8, 2012.

Sincerely,

JOHN L. MICA,
Chairman.

Enclosures.

Printed on recycled paper.

U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

John L. Mica
Chairman

James W. Coon II, Chief of Staff

Nick J. Rahall, II
Ranking Member

James H. Zoia, Democrat Chief of Staff

COMMITTEE RESOLUTION

400 7th Street, SW, Washington DC
3315(a) INFORMATION REPORT

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3315(a), the Administrator of General Services is directed to provide the Committee with technical assistance by developing a housing space plan report, along with associated floor plans showing the workspace configuration, alignment of functions, and utilization, for a consolidation of all Federal Trade Commission (FTC) office space operations in Washington, D.C. into the remaining 379,000 rentable square feet of space leased by the Securities and Exchange Commission in the building referred to as Constitution Center located at 400 7th Street, SW, Washington DC and the 40,000 rentable square feet of special use space common to the building occupants.

The housing and floor plans shall incorporate and reflect two separate alternatives:

Alternative 1) consolidation into Constitution Center of all FTC operations currently housed at 600 Pennsylvania Avenue NW, 601 New Jersey Avenue NW, and 1800 M Street NW in Washington, D.C.; and

Alternative 2) consolidation into Constitution Center FTC operations currently housed at 600 Pennsylvania Avenue NW and 601 New Jersey Avenue NW.

The housing and floor plans shall take into account maximum shared usage by the FTC of special use space already existing in common areas of Constitution Center, including conference facilities, cafeteria, and fitness space.

The housing plan and floor plans may account for full-time contractors, but in no case shall include interns and temporary workers and shall incorporate hoteling and maximum use of an open floor plan as necessary to fully house the functions in the current locations.

The housing and floor plans shall include detailed descriptions (including locations and sizes) of any additional special use space not accounted for in the common areas of the building.

The Administrator shall provide the requested information not later than 30 days after adoption of this resolution.

Adopted:

John L. Mica, M.C.
Chairman

U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

John L. Mica
Chairman

Nick J. Rahall, II
Ranking Member

James W. Coon II, Chief of Staff

James H. Zoia, Democrat Chief of Staff

COMMITTEE RESOLUTION

LEASE
U.S. COAST GUARD SECTOR HEADQUARTERS
CORPUS CHRISTI, TX
PTX-07-CC12

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 new lease of up to 180,000 rentable square feet of space, including 221 parking spaces, for the U.S. Coast Guard Sector Headquarters at a proposed total annual cost of $3,530,200 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

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

Provided that, the Administrator of General Services and tenant agencies agree to apply a utilization rate of 75 square feet or less per person as detailed in the Housing Plan contained in the prospectus.

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 a utilization rate of 75 square feet or higher per person.

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

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

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

Adopted:

John L. Mica, M.C.
Chairman

PROSPECTUS - LEASE
U.S. COAST GUARD SECTOR HEADQUARTERS
CORPUS CHRISTI, TX

Prospectus Number: PTX-07-CC12
Congressional District: 27

Project Summary

The General Services Administration (GSA) proposes a new lease for 180,000 rentable square feet (rsf) of space and 221 parking spaces, for the Department of Homeland Security (DHS) - United States Coast Guard (USCG), and DHS Customs and Border Protection - Office of Field Operations (CBP-OFO), at the Corpus Christi International Airport (CCIA), Corpus Christi, TX. The new USCG Sector Headquarters facility will be comprised of three structures: a three-story command and control building of approximately 58,000 rsf; a two-story hangar building of approximately 114,000 rsf; and a one-story ground support building of approximately 8,000 rsf.

USCG currently occupies space at Naval Air Station (NAS) Corpus Christi, and space at Tower II, 555 N. Carancahua, Corpus Christi, TX, under a lease, which expires November 30, 2015. CBP-OFO also currently occupies space at NAS Corpus Christi, and has submitted a request and justification to occupy space in the new USCG Sector Headquarters because of the need to collaborate and share information with USCG.
GSA is currently negotiating an assignable ground lease for a site of approximately 23 acres at CCIA.

Justification

Meeting operational mission requirements of Sector and Air Station Units is a high priority for USCG. The current hangar location is not optimal, increasing transit times between duty berthing of the personnel who operate and support the aircraft and the hangar, and between the hangar and the runway. Response times are slowed by the need to stop traffic, open a gate, and cross a road in order to move aircraft from the hangar to the runway. The proximity of the current 60-year old facility to the seawall subjects aircraft and the facility itself to excessive corrosion, resulting in significantly higher life-cycle maintenance costs than the rest of the fleet located away from seawalls. The hangar deck space is insufficient for new aircraft, but three new fixed wing aircraft are expected to be delivered in May 2012. Without a new hangar, these aircraft would have to alternate staying outside on the ramp next to the seawall. The new HC-144 is a more avionic/sensor intense aircraft than the current H-25, and has wiring bundles and connectors much more susceptible to corrosion. The mission readiness requirements of the new aircraft can not be met under these conditions. In contrast, CCIA is located approximately 11 miles inland and would remove aircraft from the excessively corrosive environment at NAS, significantly reducing aircraft maintenance costs. Because available sites at CCIA are much closer to active runways than the current location at NAS and ready crew berthing would be located in the proposed hangar, response time would significantly improve.

PROSPECTUS - LEASE
U.S. COAST GUARD SECTOR HEADQUARTERS
CORPUS CHRISTI, TX

Prospectus Number:	PTX-07-CC12
Congressional District:	27

Energy Performance

GSA will incorporate energy efficiency requirements into the Solicitation for Offers and other documents related to the procurement of space for which this prospectus seeks authorization. GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement.

Description

Occupants:	DHS – USCG; DHS – CBP-OFO
Delineated Area:	Corpus Christi International Airport
Lease Type:	New
Justification:	Current facility is well past its service life and is functionally deficient.
Number of Parking Spaces:	221 (1 inside/220 outside)
Expansion Space:	39,148 rsf
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	20 years
Maximum Rentable Square Feet:	180,000
Current Total Annual Cost:	$707,150 (Operating expenses paid to Naval Air Station + lease)
Proposed Total Rental Cost:	$3,319,000
Proposed Total Annual Parking Cost:	$211,200
Proposed Total Annual Cost[1]:	$3,530,200
Maximum Proposed Rental Rate[2]:	
Command Building + Hangar Building Administrative Space (94,000 rsf)	$22.50 per rentable square foot
Hangar Building Decks & Shops + Ground Support Building (86,000 rsf)	$14.00 per rentable square foot

[1]Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.
[2]This estimate is for fiscal year 2012 and may be escalated by 1.7 percent annually to the effective date of the lease to account for inflation.

PROSPECTUS - LEASE
U.S. COAST GUARD SECTOR HEADQUARTERS
CORPUS CHRISTI, TX

Prospectus Number: PTX-07-CC12
Congressional District: 27

Authorizations

Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required area.

Approval of this prospectus will constitute authority to provide an interim lease, if necessary, prior to the execution of the new lease.

GSA PBS

PROSPECTUS - LEASE
U.S. COAST GUARD SECTOR HEADQUARTERS
CORPUS CHRISTI, TX

Prospectus Number: PTX-07-CC12
Congressional District: 27

Certification of Need

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

Submitted at Washington, DC, on March 9, 2011

Recommended: _____
Commissioner, Public Buildings Service

Approved: Martha Johnson
Administrator, General Services Administration

Decer 2010 | Hou· · Plan USCG .or HQ | Corpus C··isti, TX PT. CC12

Locations	Current						Proposed					
	Personnel		*Usable Square Feet (USF)*				*Personnel*		*Usable Square Feet (USF)*			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
TOWER II												
DHS - Coast Guard	100	100	11,251	0	0	**11,251**	0	0	0	0	0	**0**
Corpus Christi Naval Air Station												
DHS - Coast Guard	28	246	2,566	0	106,255	**108,821**	0	0	0	0	0	**0**
DHS - Customs and Border Protection	15	15	4,808	0	0	**4,808**	0	0	0	0	0	**0**
Sub Total:	**43**	**261**	**7,374**	**0**	**106,255**	**113,629**	**0**	**0**	**0**	**0**	**0**	**0**
Coast Guard Sector Headquarters												
DHS - Coast Guard	0	0	0	0	0	**0**	400	400	32,625	2,050	116,966	**151,641**
DHS - Customs and Border Protection	0	0	0	0	0	**0**	15	15	7,167	420	360	**7,947**
Total:	**143**	**361**	**18,625**	**0**	**106,255**	**124,880**	**415**	**415**	**39,792**	**2,470**	**117,326**	**159,588**

	Current	Proposed
	Utilization	
Rate	105	75

Current UR excludes 4,098 USF of office support space
Proposed UR excludes 8,754 USF of office support space

Special Space	
Restroom	1,838
Clinic	1,125
Physical Fitness	1,200
Conference	4,460
Library	1,370
ADP	580
Food Service	6,531
Hangar	70,218
Break Rooms	2,363
Bunk Rooms	5,638
Secured Storage	561
Industrial Storage	15,384
Lockers	6,058
Total:	**117,326**

USF ·· ans 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.

U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

John L. Mica
Chairman

Nick J. Rahall, II
Ranking Member

James W. Coon II, Chief of Staff

James H. Zoia, Democrat Chief of Staff

COMMITTEE RESOLUTION

LEASE
DEPARTMENT OF STATE
U.S. AGENCY FOR INTERNATIONAL DEVELOPMENT
PDC-12-WA11

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a replacement lease of up to 392,302 rentable square feet of space, including 21 parking spaces, for the Department of State, U.S. Agency for International Development, currently located at 400 C Street, SW, Washington, D.C., at a proposed total annual cost of $19,222,798 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.

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

Provided that, the Administrator of General Services and tenant agencies agree to apply a utilization rate of 100 square feet or less per person.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in a utilization rate of 100 square feet or higher per person.

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

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

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

Adopted:

John L. Mica, M.C.
Chairman

PROSPECTUS – LEASE
DEPARTMENT OF STATE
U.S. AGENCY FOR INTERNATIONAL DEVELOPMENT
WASHINGTON, DC

Prospectus Number: PDC-12-WA11

Project Summary

The General Services Administration (GSA) proposes a lease of up to 499,000 rentable square feet (rsf) with 77,000 rsf of expansion for the Department of State and U.S. Agency for International Development (USAID) currently located at Federal Center Plaza II, 400 C St. SW, in Washington, D.C. The current lease at this location expires on January 2, 2013.

The additional 77,000 rsf is needed to accommodate USAID's growth in personnel, linked to current and anticipated funding of various programs; including PEPFAR (Presidential Emergency Preparedness Fund for Aids Relief), DLI (Development Leadership Initiative), and the Civilian Stabilization Initiative. Senate Report 110-425 (page 32) to the Department of State, Foreign Operations, and Related Programs Appropriations Bill, 2009 " . . . supports the administration's proposal to double the number of Foreign Service Officers over the next several years . . . ".

This location was originally occupied solely by the Department of State, which moved some component groups to Foggy Bottom locations in late 2009 and early 2010, vacating a total of 4 floors encompassing 169,356 USF which were backfilled by USAID.

PROSPECTUS – LEASE
DEPARTMENT OF STATE
U.S. AGENCY FOR INTERNATIONAL DEVELOPMENT
WASHINGTON, DC

Prospectus Number: PDC-12-WA11

Description

Occupants:	Department of State & USAID
Delineated Area:	Washington, DC Central Employment Area (CEA, NOMA and Waterfront)
Lease Type:	Replacement with Expansion
Justification:	Expiring Lease (January 2, 2013)
Expansion Space:	77,000 RSF
Number of Parking Spaces[1]:	21 for official government vehicles
Scoring:	Operating
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	499,000
Current Total Annual Cost:[2]	$15,836,765
Proposed Total Annual Cost:[3]	$24,451,000
Maximum Proposed Rental Rate[4]:	$49.00

Energy Performance

GSA will incorporate energy efficiency requirements into the Solicitation for Offers and other documents related to the procurement of space for which this prospectus seeks authorization. GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement.

[1] Security requirements may necessitate control of the parking at the leased location. This may be accomplished as a lessor-furnished service, under an operating agreement with the lessor, or as part of the Government's leasehold interest in the building(s).

[2] "Current Total Annual Cost" includes $1,520,671 estimated FY10 utility charges as current lease is net utilities.

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

[4] This estimate is for fiscal year 2013 and may be escalated by 1.7 percent annually to the effective date of the lease to account for inflation.

PROSPECTUS – LEASE
DEPARTMENT OF STATE
U.S. AGENCY FOR INTERNATIONAL DEVELOPMENT
WASHINGTON, DC

Prospectus Number: PDC-12-WA11

Authorization

- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.
- Approval of this prospectus will constitute authority to provide an interim lease, if necessary, prior to the execution of the new lease.

Certification of Need

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

Submitted at Washington, DC, on December 21, 2010

Recommended: _____
Commissioner, Public Buildings Service

Approved: Martha Johnson
Administrator, General Services Administration

June 2010

Housing Plan
Department of State and U.S. Agency for International Development

Prospectus Number
PDC-12-WA11

Locations	Current						Proposed					
	Personnel		*Usable Square Feet (USF)*				*Personnel*		*Usable Square Feet (USF)*			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
400 C Street, SW												
Department of State	897	897	146,999	3,092	32,064	182,155						
USAID	664	664	107,391	2,881	59,084	169,356						
New Lease							1928	1,928	315,247	6,123	94,388	415,758
Total:	**1,561**	**1,561**	**254,390**	**5,973**	**91,148**	**351,511**	**1,928**	**1,928**	**315,247**	**6,123**	**94,388**	**415,758**

	Current	Proposed
Utilization		
Rate	127	128

Current UR excludes 55,966 USF of Office for support space
Proposed UR excludes 69,354 USF of office for support space

Special Space	
Conference	13,577
Training Center	19,893
Copy Center	735
Library	526
Galley	4,264
CER Room	3,451
LAN	9,100
Computer Room	19,163
Security	426
File Room	1,800
Break Room	330
Utility Room	149
Loading Dock	4,958
Lactation Room	364
Video Lab	364
Mail Room	910
Swing/Surge	14,378
Total	**94,388**

Usable square footage means the portion of the building available for use by tenants' personnel and furnishings, and space available jointly to the occupants of the building (e.g.,auditorium, health units and snack bars). Usable square footage does not include space devoted to building operations and maintenance (e.g., craft shops, gear rooms, building supply rooms, rest rooms and lobbies).

U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

John L. Mica
Chairman

James W. Coon II, Chief of Staff

Nick J. Rahall, II
Ranking Member

James H. Zoia, Democrat Chief of Staff

COMMITTEE RESOLUTION

LEASE
FEDERAL COMMUNICATIONS COMMISSION
WASHINGTON, D.C.
PDC-03-WA11

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a replacement lease of up to 64,745 rentable square feet of space for the Federal Communications Commission, currently located at 1250 Maryland Avenue, SW, Washington, D.C., at a proposed total annual cost of $3,172,505 for a lease term of up to 10 years, a prospectus for which is attached to and included in this resolution.

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

Provided that, the Administrator of General Services and tenant agencies agree to apply a utilization rate of 133 square feet or less per person.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in a utilization rate of 133 square feet or higher per person.

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

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

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

Adopted:

John L. Mica, M.C.
Chairman

PROSPECTUS – LEASE
FEDERAL COMMUNICATIONS COMMISSION
WASHINGTON, DC

Prospectus Number: PDC-03-WA11

Project Summary

The General Services Administration (GSA) proposes a replacement lease of up to 79,000 rentable square feet (rsf) for the Federal Communications Commission (FCC), currently located in the Portals I building at 1250 Maryland Avenue, SW, Washington, DC.

Description

Occupants:	FCC
Delineated Area:	Washington, DC Central Employment Area, North of Massachusetts Avenue, and Southwest Waterfront
Lease Type:	Replacement
Justification:	Expiring Lease (October 31, 2012)
Expansion Space:	None
Number of Parking Spaces:	None
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	10 years
Maximum Rentable Square Feet:	79,000
Current Total Annual Cost:	$3,349,470
Proposed Total Annual Cost:[1]	$3,871,000
Maximum Proposed Rental Rate:[2]	$49.00

Energy Performance

GSA will incorporate energy efficiency requirements into the Solicitation for Offers and other documents related to the procurement of space for which this prospectus seeks authorization. GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement.

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

[2] This estimate is for fiscal year 2013 and may be escalated by 1.7 percent annually to the effective date of the lease to account for inflation.

PROSPECTUS – LEASE
FEDERAL COMMUNICATIONS COMMISSION
WASHINGTON, DC

Prospectus Number: PDC-03-WA11

Authorization

- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.
- Approval of this prospectus will constitute authority to provide an interim lease, if necessary, prior to the execution of the new lease.

Certification of Need

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

Submitted at Washington, DC, on September 10, 2010

Recommended: Robert A. Peck
Commissioner, Public Buildings Service

Approved: Martha Johnson
Administrator, General Services Administration

November 2009

Housing Plan
Federal Communications Commission

PDC-03-WA11
Washington, DC

Locations	Current						Proposed					
	Personnel		Usable Square Feet (USF)				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
The Portals, 1250 Maryland Ave. SW	264	264	54,752	1,518	9,195	65,465						
Proposed Lease							264	264	54,752	1,518	9,195	65,465
Total	264	264	54,752	1,518	9,195	65,465	264	264	54,752	1,518	9,195	65,465

	Current	Proposed
Utilization Rate	162	162

Current UR excludes 12,045 USF of office support space
Proposed UR excludes 12,045 USF of office support space

Special Space	USF
Copy Room	1,429
Phone Closet	1,429
Wire Closet	854
Break Room	1,429
Security	1,139
Conf. Room	2,915
Total	9,195

Usable square footage means the portion of the building available for use by tenants' personnel and furnishings, and space available jointly to the occupants of the building (e.g.,auditorium, health units and snack bars). Usable square footage does not include space devoted to building operations and maintenance (e.g., craft shops, gear rooms, building supply rooms, rest rooms and lobbies).

U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

John L. Mica
Chairman

James W. Coon II, Chief of Staff

Nick J. Rahall, II
Ranking Member

James H. Zoia, Democrat Chief of Staff

COMMITTEE RESOLUTION

LEASE
FOOD AND DRUG ADMINISTRATION
SUBURBAN MARYLAND
PMD-07-WA11

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 an extension lease of up to 101,000 rentable square feet of space for the Food and Drug Administration, currently located at 1401 Rockville Pike, Rockville, MD, at a proposed total annual cost of $3,434,000 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 agencies agree to apply a utilization rate of 134 square feet or less per person as detailed in the Housing Plan contained in the prospectus.

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 a utilization rate of 134 square feet or higher per person.

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

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

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

Adopted:

John L. Mica, M.C.
Chairman

PROSPECTUS – LEASE
FOOD AND DRUG ADMINISTRATION
SUBURBAN MARYLAND

Prospectus Number: PMD-07-WA11
Congressional District: 8

Project Summary

The General Services Administration (GSA) proposes a lease extension for 101,000 rentable square feet (RSF) of space for the Food and Drug Administration (FDA) at 1401 Rockville Pike, Rockville, Maryland. The FDA is planning to move to its White Oak Maryland headquarters facility that is currently in construction. GSA will attempt to structure the lease term for the extension to be consistent with the construction schedule.

Description

Occupants:	FDA
Delineated Area:	Suburban Maryland
Lease Type:	Extension
Justification:	Expiring Lease (9/30/2012)
Expansion Space:	None
Number of Parking Spaces:	None
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	3 years
Maximum Rentable Square Feet:	101,000
Current Total Annual Cost:	$3,065,578
Proposed Total Annual Cost: [1]	$3,434,000
Maximum Proposed Rental Rate: [2]	$34 per rentable square foot

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Solicitation for Offers and other documents related to the procurement of space for which this prospectus seeks authorization. GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement.

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

[2] This estimate is for fiscal year 2013 and may be escalated by 1.7 percent annually to the effective date of the lease to account for inflation.

PROSPECTUS – LEASE
FOOD AND DRUG ADMINISTRATION
SUBURBAN MARYLAND

Prospectus Number: PMD-07-WA11
Congressional District: 8

Authorization

- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.
- Approval of this prospectus will constitute authority to provide interim leases, if necessary, prior to the execution of the new lease.

Certification of Need

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

Submitted at Washington, DC, on September 10, 2010

Recommended: Robert A. Peck
Commissioner, Public Buildings Service

Approved: Martha Johnson
Administrator, General Services Administration

November 2009

Housing Plan
Food and Drug Administration

PMD-07-WA11
Rockville, MD

Locations	Current						Proposed					
	Personnel		Usable Square Feet (USF)				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
1401 Rockville Pike	421	421	72,571	-	14,848	87,419						
New Lease							421	421	72,571	-	14,848	87,419
Total	421	421	72,571	-	14,848	87,419	421	421	72,571	-	14,848	87,419

	Current	Proposed
Utilization Rate	134	134

Current UR excludes 15,966 USF of office support space
Proposed UR excludes 15,966 USF of office support space

Special Space	USF
ADP	430
Auditorium	5,205
Conference	3,931
Document Room	5,282
Total	14,848

Usable square footage means the portion of the building available for use by tenants' personnel and furnishings, and space available jointly to the occupants of the building (e.g.,auditorium, health units and snack bars). Usable square footage does not include space devoted to building operations and maintenance (e.g., craft shops, gear rooms, building supply rooms, rest rooms and lobbies).

U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

John L. Mica
Chairman

Nick J. Rahall, II
Ranking Member

James W. Coon II, Chief of Staff

James H. Zoia, Democrat Chief of Staff

COMMITTEE RESOLUTION

LEASE
DEPARTMENT OF LABOR
NORTHERN VIRGINIA
PVA-02-WA11

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a replacement lease of up to 100,000 rentable square feet of space, including ten parking spaces, for the Department of Labor, currently located at 1100 Wilson Boulevard, Arlington VA, at a proposed total annual cost of $3,800,000 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 agencies agree to apply a utilization rate of 173 square feet or less per person.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in a utilization rate of 173 square feet or higher per person.

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

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

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

Adopted:

John L. Mica, M.C.
Chairman

PROSPECTUS – LEASE
DEPARTMENT OF LABOR
NORTHERN VIRGINIA

Prospectus Number: PVA-02-WA11
Congressional District: 8

Project Summary

The General Services Administration (GSA) proposes a replacement lease of up to 100,000 rentable square feet (rsf) for the Department of Labor's Office of the Solicitor (SOL), and Mine Safety and Health Administration (MSHA). They are currently located at 1100 Wilson Boulevard in Arlington, VA.

Description

Occupants:	SOL, MSHA
Delineated Area:	Northern Virginia
Lease Type:	Replacement
Justification:	Expiring Leases (04/27/2012)
Expansion Space:	2,500 RSF
Number of Parking Spaces:	10 for official government vehicles
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	100,000 RSF
Current Total Annual Cost:	$3,589,679
Proposed Total Annual Cost:[1]	$3,800,000
Maximum Proposed Rental Rate:[2]	$38.00 per rentable square feet

Energy Performance

GSA will incorporate energy efficiency requirements into the Solicitation for Offers and other documents related to the procurement of space for which this prospectus seeks authorization. GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement.

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

[2] This estimate is for fiscal year 2012 and may be escalated by 1.7 percent annually to the effective date of the lease to account for inflation.

GSA **PBS**

PROSPECTUS – LEASE
DEPARTMENT OF LABOR
NORTHERN VIRGINIA

Prospectus Number: PVA-02-WA11
Congressional District: 8

Authorization

- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.

- Approval of this prospectus will constitute authority to provide an interim lease, if necessary, prior to the execution of the new lease.

Certification of Need

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

Submitted at Washington, DC, on September 10, 2010

Recommended: Robert A. Peck
Commissioner, Public Buildings Service

Approved: Martha Johnson
Administrator, General Services Administration

January 2010

Housing Plan
Department of Labor

PVA-02-WA11
Northern, VA

Locations	Current						Proposed					
	Personnel		Usable Square Feet (USF)				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
MSHA 1100 Wilson	251	251	57,703		5,950	63,653						
SOL 1100 Wilson	53	53	14,799		2,050	16,849						
Proposed Lease		-					335	335	74,210		8,400	82,610
Total	304	304	72,502	-	8,000	80,502	335	335	74,210		8,400	82,610

	Current	Proposed
Utilization Rate	186	173

Current UR excludes 15,950 USF of office support space
Proposed UR excludes 16,326 USF of office support space

Special Space	USF
Conference Room	3,350
Health Center	850
Mail Room	600
Library	3,000
Ship/Rec	600
Total	8,400

Usable square footage means the portion of the building available for use by tenants' personnel and furnishings, and space available jointly to the occupants of the building (e.g., auditorium, health units and snack bars). Usable square footage does not include space devoted to building operations and maintenance (e.g., craft shops, gear rooms, building supply rooms, rest rooms and lobbies).

U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

John L. Mica
Chairman

James W. Coon II, Chief of Staff

Nick J. Rahall, II
Ranking Member

James H. Zoia, Democrat Chief of Staff

COMMITTEE RESOLUTION

LEASE
OFFICE OF THE DIRECTOR OF NATIONAL INTELLIGENCE
NORTHERN VIRGINIA
PVA-09-WA12

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 new lease of up to 183,000 rentable square feet of space, including six parking spaces, for the Office of the Director of National Intelligence at a proposed total annual cost of $7,137,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

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

Provided that, the Administrator of General Services and tenant agencies agree to apply a utilization rate of 102 square feet or less per person as detailed in the Housing Plan contained in the prospectus.

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 a utilization rate of 102 square feet or higher per person.

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

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

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

Adopted:

John L. Mica, M.C.
Chairman

PROSPECTUS – LEASE
OFFICE OF THE DIRECTOR OF NATIONAL INTELLIGENCE NORTHERN VIRGINIA

Prospectus Number: PVA-09-WA12
Congressional District: 8,10,11

Executive Summary

The General Services Administration (GSA) proposes a new lease of up to 183,000 rentable square feet for the Office of the Director of National Intelligence (ODNI), which is currently located in multiple contractor-provided and Government-provided classified locations throughout Northern Virginia. The contractor agreements in these locations expire in July and August of 2011, and June of 2012. GSA is seeking to provide ODNI with a long-term consolidated housing solution that separates the acquisition of space from the provision of mission-critical contract services in order to better control costs and increase organizational effectiveness.

Description

Occupants:	ODNI
Lease Type:	Consolidation with Expansion
Current Rentable Square Feet (RSF):	113,000 (Current RSF/USF=1.2)
Proposed Maximum RSF:	183,000 (Proposed RSF/USF=1.2)
Expansion Space:	70,000 RSF
Current Usable Square Feet/Person:	167
Proposed Usable Square Feet/Person:	222
Delineated Area:	Northern Virginia
Number of Official Parking Spaces: [1]	6
Justification:	Expiring Contractor Agreements: 2011, 2012
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	20 years
Maximum Proposed Rental Rate:[2]	$39.00
Proposed Total Annual Cost:[3]	$7,137,000
Current Total Annual Cost: [4]	$11,000,000

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

[2] This estimate is for fiscal year 2012 and may be escalated by 1.8 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced, including all operating expenses, whether paid by the lessor or directly by the Government.

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

[4] Includes non-real estate costs.

PROSPECTUS – LEASE
OFFICE OF THE DIRECTOR
OF NATIONAL INTELLIGENCE
NORTHERN VIRGINIA

Prospectus Number: PVA-09-WA12
Congressional District: 8,10,11

Background

The Director of National Intelligence serves as the head of the Intelligence Community, overseeing and directing the implementation of the National Intelligence Program and acting as the principal advisor to the President, the National Security Council, and the Homeland Security Council for intelligence matters related to the national security. ODNI's goal is to effectively integrate foreign, military and domestic intelligence in defense of the homeland and of United States interests abroad

Justification

In order to reduce disruption to mission, and separate the acquisition of mission critical services from the provision of space, ODNI is moving to consolidate certain infrastructure support capabilities into a long-term government leased facility. The co-location of these support capabilities is critical in meeting the dynamic needs of the agency's mission.

There are multiple benefits to this approach. First, co-location optimizes ODNI's ability to provide integrated solutions. Second, co-location preserves ODNI's leverage over its support contractor(s) and facilitates the introduction of new and innovative partners. Third, over a long-term lease, ODNI will significantly reduce facility costs by divorcing space procurements from the cyclical nature of government acquisitions.

Due to the sensitive nature of the agency's mission, the consolidated leased location will be almost entirely comprised of SCIF space.

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Solicitation for Offers and other documents related to the procurement of space for which this prospectus seeks authorization. GSA encourages offerors to work with energy service providers 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
OFFICE OF THE DIRECTOR
OF NATIONAL INTELLIGENCE
NORTHERN VIRGINIA

Prospectus Number: PVA-09-WA12
Congressional District: 8,10,11

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 until the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

Certification of Need

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

Submitted at Washington, DC, on December 6, 2011

Recommended: Robert A. Peck
Commissioner, Public Buildings Service

Approved: Martha Johnson
Administrator, General Services Administration

May 2(Hous. Plan PVA-. NA12

Office of the Director of National Intelligence

Locations	Current						Proposed					
	Personnel		Usable Square Feet (USF)				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
Location L	77	77	7,825		12,269	20,094						
Location O	67	67	1,500			1,500						
Location G	27	27	2,733			2,733						
Location M	16	16	1,700		300	2,000						
Location B	360	360	52,612	1,538	9,850	64,000						
Location N	17	17	3,840			3,840						
Proposed Lease							687	687	89,510	6,515	56,539	152,564
Total	564	564	70,210	1,538	22,419	94,167	687	687	89,510	6,515	56,539	152,564

Office Utilization Rate (UR)*		
	Current	Proposed
Rate	97	102

* UR = average amount of office space per person
Current UR excludes 15,446 USF of Office for support space
Proposed UR excludes 19,692 USF of office for support space

USF/Person **		
	Current	Proposed
Rate	167	222

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

	Total USF	RSF/USF	Maximum RSF
Current	94,167	1.2	113,000
Proposed	152,564	1.2	183,000

Special Space	USF
ADP	28,039
Conference/ Classroom	17,580
Food Service	4,776
Reception	1,021
Break Rooms	5,123
Total	**56,539**

Usable square footage means the portion of the building available for use by tenants' personnel and furnishings, and space available jointly to the occupants of the building (e.g.,auditorium, health units and snack bars). Usable square footage does not include space devoted to building operations and maintenance (e.g., craft shops, gear rooms, building supply rooms, rest rooms and lobbies).

U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

John L. Mica
Chairman

James W. Coon II, Chief of Staff

Nick J. Rahall, II
Ranking Member

James H. Zoia, Democrat Chief of Staff

COMMITTEE RESOLUTION

LEASE
NATIONAL INSTITUTES OF HEALTH
6701 AND 6707 DEMOCRACY BLVD.
SUBURBAN MARYLAND
PMD-02-WA11

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 consolidation of up to 352,717 rentable square feet of space, including 5 parking spaces, for the National Institutes of Health, currently located at 6701 and 6707 Democracy Blvd., Bethesda, MD, at a proposed total annual cost of $11,992,378 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

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

Provided that, the Administrator of General Services and tenant agencies agree to apply a utilization rate of 134 square feet or less per person.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in a utilization rate of 134 square feet or higher per person.

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

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

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

Adopted:

John L. Mica, M.C.
Chairman

PROSPECTUS – LEASE
NATIONAL INSTITUTES OF HEALTH
6701 AND 6707 DEMOCRACY BLVD.
SUBURBAN MARYLAND

Prospectus Number: PMD-02-WA11
Congressional District: 8

Project Summary

The General Services Administration (GSA) proposes a lease consolidation of up to 403,000 rentable square feet (rsf) for the National Institutes of Health (NIH) currently located at 6701 and 6707 Democracy Blvd, Bethesda, MD.

The current leased locations consist of 352,717 rsf under 10 leases that will expire from October 31, 2010 through November 30, 2012 with one lease expiring in November 2017. These leases were obtained directly by NIH through a delegation of leasing authority, and they provide housing for a diverse grouping of 15 NIH organizations. The purpose of this prospectus is to obtain authority to enter into a long term lease of up to 20 years for NIH beginning in 2012.

NIH's new consolidated location needs to be proximate to the NIH campus in Montgomery County Maryland, NIH off-campus clusters, I-270, NW Beltway Spur, and the Metro along the Red Line as employees rely on the NIH shuttle service and public transit to make frequent trips to the campus. Additionally, NIH frequently hosts conferences/training sessions attended by representatives from other government agencies, health organizations/companies, and foreign dignitaries. Locating outside of the specified delineated area, in a location inaccessible by public transit, I-270, the Northwest Beltway Spur and away from other federal agencies, could negatively impact these functions.

Acquisition Strategy

In order to maximize flexibility in acquiring space to house the National Institutes of Health elements, GSA may issue a single, multiple award lease solicitation that will allow offerors to provide blocs of space able to meet the requirements in whole or in part.

Description

Occupants:	NIH
Delineated Area:	**North** – Halpine Road to Twinbrook Pkwy **East** – Viers Mill Road to Connecticut Ave; **West** – E. Jefferson Street, Rollins Avenue, Evelyn Dr., Montrose Road, Tadenwood Drive, Old Stage Road, Tilden Park, Tuckerman Lane I-270, Democracy Boulevard, Old Georgetown Road, Wisconsin Avenue, **South** – Bradley Lane

PROSPECTUS – LEASE
NATIONAL INSTITUTES OF HEALTH
6701 AND 6707 DEMOCRACY BLVD.
SUBURBAN MARYLAND

Prospectus Number: PMD-02-WA11
Congressional District: 8

Lease Type:	Consolidation
Justification:	10 NIH Leases expiring between 10/31/2010 and 11/30/2012, and one lease expiring in 2017
Expansion Space:	50,283 rsf
Number of Parking Spaces:	5 official government vehicles
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	20 years
Maximum Rentable Square Feet:	403,000
Current Total Annual Cost:	$16,674,160
Proposed Total Annual Cost:[1]	$13,702,000
Maximum Proposed Rental Rate: [2]	$34.00

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Solicitation for Offers and other documents related to the procurement of space for which this prospectus seeks authorization. GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement.

Authorization

- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.

- Approval of this prospectus will constitute authority to provide interim leases, if necessary, prior to the execution of the new lease.

[1] Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.
[2] This estimate is for fiscal year 2012 and may be escalated by 1.7 percent annually to the effective date of the lease to account for inflation.

GSA **PBS**

PROSPECTUS – LEASE
NATIONAL INSTITUTES OF HEALTH
6701 AND 6707 DEMOCRACY BLVD.
SUBURBAN MARYLAND

Prospectus Number: PMD-02-WA11
Congressional District: 8

Certification of Need

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

Submitted at Washington, DC, on September 10, 2010

Recommended: _____
for Commissioner, Public Buildings Service

Approved: Martha Johnson
Administrator, General Services Administration

April 2010

Housing Plan
National Institutes of Health
6701 and 6707 Democracy Blvd.

PMD-02-WA11
Suburban, MD

Locations	Current						Proposed					
	Personnel		Usable Square Feet (USF)				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
6701 and 6707 Democracy Blvd.	1,592	1,592	287,530		6,400	293,930						
Replacement Lease							1,592	1,592	311,105		24,150	335,255
		-										
Total	1,592	1,592	287,530	-	6,400	293,930	1,592	1,592	311,105	-	24,150	335,255

	Current	Proposed
Utilization		
Rate	141	152

Current UR excludes 63,257 USF of office support space
Proposed UR excludes 68,443 USF of office support space

Usable square footage means the portion of the building available for use by tenants' personnel and furnishings, and space available jointly to the occupants of the building (e.g.,auditorium, health units and snack bars). Usable square footage does not include space devoted to building operations and maintenance (e.g., craft shops, gear rooms, building supply rooms, rest rooms and lobbies).

Special Space	USF
Conference Room	7,630
Food Service	5,200
Fitness Center	4,900
Data Centers	1,900
Vending Machine	600
ATM	120
Lactation Room	300
Break Rooms	3,500
Total	24,150

U.S. House of Representatives
Committee on Transportation and Infrastructure

John L. Mica
Chairman

James W. Coon II, Chief of Staff

Washington, DC 20515

Nick J. Rahall, II
Ranking Member

James H. Zoia, Democrat Chief of Staff

COMMITTEE RESOLUTION

LEASE
DEPARTMENT OF HEALTH AND HUMAN SERVICES
CENTERS FOR DISEASE CONTROL AND PREVENTION
SUBURBAN MARYLAND
PMD-01-WA11

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a replacement lease of up to 104,000 rentable square feet of space, including 16 parking spaces, for the Department of Health and Human Services, Centers for Disease Control and Prevention, currently located at 3311 Toledo Road, Hyattsville, MD, at a proposed total annual cost of $3,536,000 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.

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

Provided that, the Administrator of General Services and tenant agencies agree to apply a utilization rate of 118 square feet or less per person.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in a utilization rate of 118 square feet or higher per person.

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

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

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

Adopted:

John L. Mica, M.C.
Chairman

PROSPECTUS – LEASE
DEPARTMENT OF HEALTH AND HUMAN SERVICES
CENTERS FOR DISEASE CONTROL AND PREVENTION
SUBURBAN MARYLAND

Prospectus Number: PMD-01-WA11
Congressional District: 4, 5, 6, 8

Project Summary

The General Services Administration (GSA) proposes a replacement lease of up to 148,000 rentable square feet (rsf) for the Department of Health and Human Services (HHS), Centers for Disease Control and Prevention (CDC), the National Center for Health Statistics. The CDC is currently located in the Metro IV Building, at 3311 Toledo Road, Hyattsville, MD.

Description

Occupants:	HHS-CDC
Delineated Area:	Suburban MD
Lease Type:	Replacement
Justification:	Expiring lease 12/31/2012
Expansion Space:	58,135 rsf (space reduction)
Number of Parking Spaces:[1]	16 official vehicles
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	148,000
Current Total Annual Cost:	$5,069,076
Proposed Total Annual Cost:[2]	$5,032,000
Maximum Proposed Rental Rate: [3]	$34.00 per rentable square foot

Energy Performance

GSA will incorporate energy efficiency requirements into the Solicitation for Offers and other documents related to the procurement of space for which this prospectus seeks authorization. GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement.

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

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

[3] This estimate is for fiscal year 2013 and may be escalated by 1.7 percent annually to the effective date of the lease to account for inflation.

PROSPECTUS – LEASE
DEPARTMENT OF HEALTH AND HUMAN SERVICES
CENTERS FOR DISEASE CONTROL AND PREVENTION
SUBURBAN MARYLAND

Prospectus Number: PMD-01-WA11
Congressional District: 4, 5, 6, 8

Authorization

- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.

- Approval of this prospectus will constitute authority to provide interim leases, if necessary, prior to the execution of the new lease.

Certification of Need

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

Submitted at Washington, DC, on September 10, 2010

Recommended: _____
for Commissioner, Public Buildings Service

Approved: Martha Johnson
Administrator, General Services Administration

March 2010

Housing Plan
Department of Health and Human Services
Centers for Disease Control and Prevention

Suburban, MD
PMD-01-WA11

Locations	Current						Proposed					
	Personnel		Usable Square Feet (USF)				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
Metro IV (3311 Toledo Road)	500	500	156,099	1,260	13,740	171,099						
		-				-						
Proposed Lease		-					500	500	107,500	1,260	13,893	122,653
Total	500	500	156,099	1,260	13,740	171,099	500	500	107,500	1,260	13,893	122,653

	Current	Proposed
Utilization Rate	244	168

Current UR excludes 34,342 USF of office support space
Proposed UR excludes 23,650 USF of office support space

Special Space	USF
Health Unit	785
Fitness Center	3,910
Conference Room	4,280
Staff Library	2,578
Data Center	1,840
Credit Union	300
Telephone Room	200
Total	13,893

Usable square footage means the portion of the building available for use by tenants' personnel and furnishings, and space available jointly to the occupants of the building (e.g.,auditorium, health units and snack bars). Usable square footage does not include space devoted to building operations and maintenance (e.g., craft shops, gear rooms, building supply rooms, rest rooms and lobbies).

U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

John L. Mica
Chairman

James W. Coon II, Chief of Staff

Nick J. Rahall, II
Ranking Member

James H. Zoia, Democrat Chief of Staff

COMMITTEE RESOLUTION

LEASE
NATIONAL SCIENCE FOUNDATION
NORTHERN VIRGINIA
PVA-01-WA11

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a replacement lease of up to 667,759 rentable square feet of space, including six parking spaces, for the National Science Foundation, currently located at 4201 and 4121 Wilson Boulevard, Arlington, VA, at a proposed total annual cost of $24,200,000 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.

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

Provided that, the Administrator of General Services and tenant agencies agree to achieve a utilization rate of 128 square feet or less per person with respect to any space that is newly constructed or fully renovated.

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 a utilization rate of 128 square feet or higher per person.

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

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

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

Adopted:

John L. Mica, M.C.
Chairman

PROSPECTUS – LEASE
NATIONAL SCIENCE FOUNDATION
NORTHERN VIRGINIA

Prospectus Number: PVA-01-WA11
Congressional District: 8, 10, 11

Project Summary

The General Services Administration (GSA) proposes a lease of up to 690,000 rentable square feet (rsf) for the National Science Foundation (NSF) currently located at 4201 and 4121 Wilson Boulevard, Arlington, VA. The agency requires that they be housed in space that preserves their contiguous configuration and sustains the efficiencies needed for NSF's single business process, awarding grants in science and engineering.

NSF's fundamental line of business rests in the hundreds of thousands of proposals it processes and reviews each year. In 2009, NSF completed approximately 248,000 proposal reviews yielding an enormous average workload of 170 science and engineering competitive merit review panels each month. To conduct these reviews, NSF hosts the nation's and the world's science, engineering and academic elite as they travel to NSF to perform the government's business. In 2009, NSF had a total of about 62,000 visitors. NSF operations support the meetings and business requirements of these participants during their work time at the agency which ranges from as few as 10 to as many as 500 participants over multiple days for a single proposal initiative. To accommodate this work, this prospectus includes an increased amount of special space while realizing a reduction in the amount of office space allocated per person.

NSF presently houses a workforce of more than 1,500 fulltime staff, 225 rotational appointees hired under the Intergovernmental Personnel Act, and 512 contract personnel. NSF's programs span a broad portfolio that includes biological sciences, computer and information science and engineering, cyber-infrastructure, science education, engineering, geosciences, mathematics and physical sciences, social, behavioral, and economic sciences, integrative activities, international science and engineering and polar programs.

Acquisition Strategy

In order to maximize the flexibility in acquiring space to house the National Science Foundation in its entirety, GSA may issue a single, multiple award solicitation that will allow offerors to provide blocs of space in adjacent buildings which preserves NSF's contiguous configuration.

PROSPECTUS – LEASE
NATIONAL SCIENCE FOUNDATION
NORTHERN VIRGINIA

Prospectus Number: PVA-01-WA11
Congressional District: 8, 10, 11

Description

Occupants:	National Science Foundation
Delineated Area:	Northern Virginia
Lease Type:	Replacement with Expansion
Justification:	Expiring Leases (April 30 and December 31, 2013)
Expansion Space:	22,241 rsf
Number of Parking Spaces:	6
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	690,000
Current Total Annual Cost:	$19,169,198
Proposed Total Annual Cost:[1]	$26,220,000
Maximum Proposed Rental Rate:[2]	$38.00

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Solicitation for Offers and other documents related to the procurement of space for which this prospectus seeks authorization. GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement.

Authorization

- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.

- Approval of this prospectus will constitute authority to provide an interim lease, if necessary, prior to the execution of the new lease.

[1] Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.
[2] This estimate is for fiscal year 2014 and may be escalated by 1.7 percent annually to the effective date of the lease to account for inflation.

GSA PBS

PROSPECTUS – LEASE
NATIONAL SCIENCE FOUNDATION
NORTHERN VIRGINIA

Prospectus Number: PVA-01-WA11
Congressional District: 8, 10, 11

Certification of Need

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

Submitted at Washington, DC, on December 21, 2010

Recommended: Robert A. Peck
Commissioner, Public Buildings Service

Approved: Martha Johnson
Administrator, General Services Administration

National Science Foundation

Locations	Current						Proposed					
	Personnel		*Usable Square Feet (USF)*				*Personnel*		*Usable Square Feet (USF)*			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
Stafford I 4201 Wilson Blvd.	1,950	1,950	370,915	5,200	99,891	476,006						
Stafford II 4121 Wilson Blvd.	312	312	61,688		18,772	80,460						
New Lease							2,241	2,241	367,062	6,090	201,953	575,105
Total:	2,262	2,262	432,603	5,200	118,663	556,466	2,241	2,241	367,062	6,090	201,953	575,105

	Current	Proposed
	Utilization	
Rate	149	128

Current UR excludes 95,173 USF of Office for support space
Proposed UR excludes 80,754 USF of office for support space

Special Space	
Conference/Training	118,298
Cafeteria	9,000
Credit Union	2,000
Health Center	3,000
Library	2,475
Computer Room	3,000
Secure Space	450
Command Center	2,625
Print/Mail	5,600
Shipping/Receiving	1,000
Communications Equip Rms	5,400
Break Room	14,120
Copy Rooms	17,645
ADP	7,135
OLPA Production Studio	3,605
File Room	6,600
Total:	201,953

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

U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

John L. Mica
Chairman

James W. Coon II, Chief of Staff

Nick J. Rahall, II
Ranking Member

James H. Zoia, Democrat Chief of Staff

COMMITTEE RESOLUTION

LEASE
DEPARTMENT OF VETERANS AFFAIRS
1722 I STREET, NW
WASHINGTON, D.C.
PDC-01-WA11

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a replacement lease of up to 181,000 rentable square feet of space, including 20 parking spaces, for the Department of Veterans Affairs, currently located at 1722 I Street, NW, Washington, D.C., at a proposed total annual cost of $8,507,000 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.

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

Provided that, the Administrator of General Services and tenant agencies agree to apply a utilization rate of 111 square feet or less per person.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in a utilization rate of 111 square feet or higher per person.

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

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

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

Adopted:

John L. Mica, M.C.
Chairman

PROSPECTUS – LEASE
DEPARTMENT OF VETERANS AFFAIRS
1722 I STREET, NW
WASHINGTON, DC

Prospectus Number: PDC-01-WA11

Project Summary

The General Services Administration (GSA) proposes a replacement lease of up to 192,000 rentable square feet (rsf) of space for the Department of Veterans Affairs (VA), currently located at 1722 I Street NW, Washington, DC.

Acquisition Strategy

In order to maximize flexibility in acquiring space to house the Veterans Administration elements, GSA may issue a single, multiple award lease solicitation that will allow offerors to provide blocs of space able to meet the requirements in whole or in part.

Description

Occupants:	VA
Delineated Area:	Washington, DC Central Employment Area, North of Massachusetts Avenue, and Southwest Waterfront
Lease Type:	Replacement
Justification:	Expiring Leases (June 6, 2012 and November 14, 2012)
Expansion Space:	None
Number of Parking Spaces[1]:	20 official government vehicles
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	192,000
Current Total Annual Cost:	$7,496,623
Proposed Total Annual Cost[2]:	$9,408,000
Maximum Proposed Rental Rate[3]:	$49.00

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

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

[3] This estimate is for fiscal year 2012 and may be escalated by 1.7 percent annually to the effective date of the lease to account for inflation.

PROSPECTUS – LEASE
DEPARTMENT OF VETERANS AFFAIRS
1722 I STREET, NW
WASHINGTON, DC

Prospectus Number: PDC-01-WA11

Energy Performance

GSA will incorporate energy efficiency requirements into the Solicitation for Offers and other documents related to the procurement of space for which this prospectus seeks authorization. GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement.

Authorization

- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.
- Approval of this prospectus will constitute authority to provide an interim lease, if necessary, prior to the execution of the new lease.

Certification of Need

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

Submitted at Washington, DC, on September 10, 2010

Recommended: Robert A. Peck
Commissioner, Public Buildings Service

Approved: Martha Johnson
Administrator, General Services Administration

April 2010

Housing Plan
Department of Veterans Affairs

PDC-01-WA11
Washington, DC

Locations	Current						Proposed					
	Personnel		Usable Square Feet (USF)				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
		-				-						
1722 I Street NW	648	648	92,076	9,150	58,168	159,394	648	648	92,076	9,150	58,168	159,394
		-										
Total	648	648	92,076	9,150	58,168	159,394	648	648	92,076	9,150	58,168	159,394

	Current	Proposed
Utilization Rate	111	111

Current UR excludes 20,257 USF of office support space
Proposed UR excludes 20,257 USF of office support space

Usable square footage means the portion of the building available for use by tenants' personnel and furnishings, and space available jointly to the occupants of the building (e.g.,auditorium, health units and snack bars). Usable square footage does not include space devoted to building operations and maintenance (e.g., craft shops, gear rooms, building supply rooms, rest rooms and lobbies).

Special Space	USF
Reception	720
Conference	13,310
Copy/Supply	12,250
File Room	17,550
Server/Telephone	10,410
Mail Room	1,142
Health Unit	1,903
Kitchen/Break Room	883
Total	58,168

U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

John L. Mica
Chairman

James W. Coon II, Chief of Staff

Nick J. Rahall, II
Ranking Member

James H. Zoia, Democrat Chief of Staff

COMMITTEE RESOLUTION

LEASE
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
WASHINGTON, DC
PDC-02-WA11

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a replacement lease of up to 158,000 rentable square feet of space, including 5 parking spaces, for the Department of the Interior National Park Service, currently located at 1201 Eye Street, NW, Washington, D.C., at a proposed total annual cost of $7,742,000 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.

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

Provided that, the Administrator of General Services and tenant agencies agree to apply a utilization rate of 121 square feet or less per person.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in a utilization rate of 121 square feet or higher per person.

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

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

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

Adopted:

John L. Mica, M.C.
Chairman

PROSPECTUS – LEASE
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
WASHINGTON, DC

Prospectus Number: PDC-02-WA11

Project Summary

The General Services Administration (GSA) proposes a replacement lease of up to 231,000 rentable square feet (rsf) of space for the Department of the Interior (DOI) National Park Service (NPS), currently located at 1201 Eye Street, NW, Washington, DC.

Acquisition Strategy

In order to maximize flexibility in acquiring space to house the Department of Interior - National Park Service elements, GSA may issue a single, multiple award lease solicitation that will allow offerors to provide blocs of space able to meet the requirements in whole or in part.

Description

Occupants:	DOI-NPS
Delineated Area:	Washington, DC Central Employment Area, North of Massachusetts Avenue, and Southwest Waterfront
Lease Type:	Replacement
Justification:	Expiring Lease (7/15/2012)
Expansion Space:	None
Number of Parking Spaces:	5 official
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	231,000
Current Total Annual Cost:	$9,621,312
Proposed Total Annual Cost: [1]	$11,319,000
Maximum Proposed Rental Rate: [2]	$49.00 per rentable square foot

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Solicitation for Offers and other documents related to the procurement of space for which this prospectus seeks authorization. GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement.

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

[2] This estimate is for fiscal year 2012 and may be escalated by 1.7 percent annually to the effective date of the lease to account for inflation.

GSA PBS

PROSPECTUS – LEASE
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
WASHINGTON, DC

Prospectus Number: PDC-02-WA11

Authorization

- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.
- Approval of this prospectus will constitute authority to provide interim leases, if necessary, prior to the execution of the new lease.

Certification of Need

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

Submitted at Washington, DC, on September 10, 2010

Recommended: [signature]
for Commissioner, Public Buildings Service

Approved: Martha Johnson
Administrator, General Services Administration

August 2010

Housing Plan
Department of the Interior
National Park Service

PDC-02-WA11
Washington, DC

Locations	Current						Proposed					
	Personnel		Usable Square Feet (USF)				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
1201 Eye St. NW	650	650	151,000	9,949	31,051	192,000						
Proposed Lease							665	665	151,000	9,949	31,051	192,000
Total	650	650	151,000	9,949	31,051	192,000	665	665	151,000	9,949	31,051	192,000

	Current	Proposed
Utilization Rate	181	177

Current UR excludes 33,220 USF of office support space
Proposed UR excludes 33,220 USF of office support space

Usable square footage means the portion of the building available for use by tenants' personnel and furnishings, and space available jointly to the occupants of the building (e.g.,auditorium, health units and snack bars). Usable square footage does not include space devoted to building operations and maintenance (e.g., craft shops, gear rooms, building supply rooms, rest rooms and lobbies).

Special Space	USF
Conf/Training	10,131
Office Equip Rm	3,014
File Rooms	11,270
Ref./Library	1,836
Copy Room	2,100
Security Office	200
Mailroom	330
Dark Room	1,060
Radio Room	310
Health Center	800
Total	31,051

There was no objection.

ADJOURNMENT

The SPEAKER pro tempore. Without objection, the House stands adjourned until 10 a.m. on Tuesday, March 13, 2012.

There was no objection.

Accordingly (at 11 o'clock and 4 minutes a.m.), under its previous order, the House adjourned until Tuesday, March 13, 2012, 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:

5239. A letter from the Program Analyst, Department of Transportation, transmitting the Department's final rule — Amendment of Time of Designation for Restricted Areas R-5313A, B, C, D, E, F, H and J; Dare County, NC [Docket No.: FAA-2011-1017; Airspace Docket No. 11-ASO-30] (RIN: 2120-AA66) received February 9, 2012, pursuant to 5 U.S.C. 801(a)(1)(A); to the Committee on Transportation and Infrastructure.

5240. A letter from the Program Analyst, Department of Transportation, transmitting the Department's final rule — Establishment of Class D and E Airspace and Amendment of Class E; Brooksville, FL [Docket No.: FAA-2011-0578; Airspace Docket No. 11-ASO-24] received February 9, 2012, pursuant to 5 U.S.C. 801(a)(1)(A); to the Committee on Transportation and Infrastructure.

5241. A letter from the Program Analyst, Department of Transportation, transmitting the Department's final rule — Establishment of Class E Airspace; Oneonta, AL [Docket No.: FAA-2011-0744; Airspace Docket No. 11-ASO-33] received February 9, 2012, pursuant to 5 U.S.C. 801(a)(1)(A); to the Committee on Transportation and Infrastructure.

5242. A letter from the Program Analyst, Department of Transportation, transmitting the Department's final rule — Establishment of Class D and E Airspace and Amendment of Class E; Punta Gorda, FL [Docket No.: FAA-2011-0347; Airspace Docket No. 11-ASO-11] received February 9, 2012, pursuant to 5 U.S.C. 801(a)(1)(A); to the Committee on Transportation and Infrastructure.

5243. A letter from the Program Analyst, Department of Transportation, transmitting the Department's final rule — Amendment of Class E Airspace; Show Low, AZ [Docket No.: FAA-2011-1023; Airspace Docket No. 11-AWEP-15] received February 9, 2012, pursuant to 5 U.S.C. 801(a)(1)(A); to the Committee on Transportation and Infrastructure.

5244. A letter from the Program Analyst, Department of Transportation, transmitting the Department's final rule — Amendment of Class D and E Airspace; Baltimore, MD [Docket No.: FAA-2010-1328; Airspace Docket No. 10-AEA-26] received February 9, 2012, pursuant to 5 U.S.C. 801(a)(1)(A); to the Committee on Transportation and Infrastructure.

5245. A letter from the Program Analyst, Department of Transportation, transmitting the Department's final rule — Amendment of Class E Airspace; Kwigillingok, AK [Docket No.: FAA-2011-0881; Airspace Docket No. 11-AAL-18] received February 9, 2012, pursuant to 5 U.S.C. 801(a)(1)(A); to the Committee on Transportation and Infrastructure.

5246. A letter from the Program Analyst, Department of Transportation, transmitting the Department's final rule — Amendment of Class E Airspace; Kipnuck, AK [Docket No.: FAA-2011-0866; Airspace Docket No. 11-AAL-15] received February 9, 2012, pursuant to 5 U.S.C. 801(a)(1)(A); to the Committee on Transportation and Infrastructure.

5247. A letter from the Program Analyst, Department of Transportation, transmitting the Department's final rule — Amendment of Class C Airspace; Palm Beach International Airport, FL [Docket No.: FAA-2011-0527; Airspace Docket No. 11-AWA-2] received February 9, 2012, pursuant to 5 U.S.C. 801(a)(1)(A); to the Committee on Transportation and Infrastructure.

5248. A letter from the Program Analyst, Department of Transportation, transmitting the Department's final rule — Amendment to VOR Federal Airways V-320 and V-440; Alaska [Docket No.: FAA-2011-1014; Airspace Docket No. 11-AAl-19] (RIN: 2120-AA66) received February 9, 2012, pursuant to 5 U.S.C. 801(a)(1)(A); to the Committee on Transportation and Infrastructure.

5249. A letter from the Program Analyst, Department of Transportation, transmitting the Department's final rule — Amendment of Class E Airspace; Olathe, KS [Docket No.: FAA-2011-0748; Airspace Docket No. 11-ACE-13] received February 9, 2012, pursuant to 5 U.S.C. 801(a)(1)(A); to the Committee on Transportation and Infrastructure.

5250. A letter from the Program Analyst, Department of Transportation, transmitting the Department's final rule — Amendment of Federal Airways; Alaska [Docket No.: FAA-2011-0010; Airspace Docket No. 11-AAl-1] received February 9, 2012, pursuant to 5 U.S.C. 801(a)(1)(A); to the Committee on Transportation and Infrastructure.

5251. A letter from the Program Analyst, Department of Transportation, transmitting the Department's final rule — Amendment of Class D and E Airspace; Frederick, MD [Docket No.: FAA-2011-0455; Airspace Docket No. 11-AEA-4] received February 9, 2012, pursuant to 5 U.S.C. 801(a)(1)(A); 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. 901. Referral to the Committee on Energy and Commerce extended for a period ending not later than June 8, 2012.

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. SABLAN (for himself, Ms. BORDALLO, Mr. FALEOMAVAEGA, Mr. PIERLUISI, Mrs. CHRISTENSEN, and Ms. NORTON):

H.R. 4195. A bill to improve services for victims of sexual assault and domestic violence; to the Committee on the Judiciary.

By Ms. WILSON of Florida:

H. Res. 581. A resolution expressing the sense of the House of Representatives that the continued deployment of United States military support personnel advising regional forces working toward the apprehension of Joseph Kony is both necessary and appropriate; to the Committee on Foreign Affairs.

By Mr. LANCE:

H. Res. 582. A resolution celebrating the centennial of the birth of First Lady Patricia Nixon; to the Committee on Oversight and Government Reform.

CONSTITUTIONAL AUTHORITY STATEMENT

Pursuant to clause 7 of rule XII of the Rules of the House of Representatives, the following statements are submitted regarding the specific powers granted to Congress in the Constitution to enact the accompanying bill or joint resolution.

By Mr. SABLAN:

H.R. 4195.

Congress has the power to enact this legislation pursuant to the following:

Under Article 1, section 8, clause 1 and clause 18, and Article IV, section 3, clause 2 of the Constitution.

ADDITIONAL SPONSORS

Under clause 7 of rule XII, sponsors were added to public bills and resolutions as follows:

H.R. 529: Mr. RUPPERSBERGER.
H.R. 694: Ms. MOORE.
H.R. 1116: Mr. COHEN.
H.R. 1418: Mr. STUTZMAN.
H.R. 1681: Mr. COHEN and Mr. KEATING.
H.R. 1821: Mr. ROTHMAN of New Jersey and Mr. GRIJALVA.
H.R. 2086: Ms. ESHOO.
H.R. 2088: Mr. NADLER.
H.R. 2230: Mr. BLUMENAUER.
H.R. 2314: Ms. BORDALLO, Mr. CARNAHAN, Mrs. DAVIS of California, and Mr. THORNBERRY.
H.R. 2499: Ms. BASS of California.
H.R. 2866: Mr. LOBIONDO.
H.R. 3068: Mr. LATTA, Mrs. BACHMANN, and Mr. LONG.
H.R. 3086: Mr. ALEXANDER and Mr. GALLEGLY.
H.R. 3313: Ms. DELAURO.
H.R. 3462: Ms. BASS of California.
H.R. 3586: Mr. COFFMAN of Colorado.
H.R. 3643: Mr. AKIN.
H.R. 3695: Ms. HIRONO, Ms. CLARKE of New York, and Mr. BACA.
H.R. 3767: Mr. CAMP, Mr. GOWDY, Mr. CHABOT, Mr. MACK, Mr. OWENS, and Mr. SIRES.
H.R. 3855: Ms. BERKLEY.
H.R. 4089: Mr. AUSTRIA, Mr. SCHWEIKERT, and Mr. REHBERG.
H.R. 4169: Mr. FORTENBERRY.
H. J. Res. 80: Mr. POLIS.
H. Res. 526: Mr. QUAYLE.