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PROCEEDINGS AND DEBATES OF THE 113th CONGRESS, SECOND SESSION

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House of Representatives

The House met at 10 a.m. and was called to order by the Speaker pro tempore (Mr. MESSER).

DESIGNATION OF THE SPEAKER PRO TEMPORE

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

WASHINGTON, DC,
March 21, 2014.

I hereby appoint the Honorable LUKE MESSER 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:

Gracious God, we give You thanks for giving us another day.

You have blessed us with all good gifts, and with thankful hearts we express our gratitude. As the hope of a delayed spring lifts the spirits of all working at the Capitol, we ask Your blessing upon those in our world facing difficult and uncertain futures, most especially in Crimea and Venezuela, as well as other chronically suffering communities.

In this moment of prayer, please grant to the Members of this people's House, as they meet with their respective constituents, the gifts of wisdom and discernment, that in their words and actions they will do justice, love with mercy, and walk humbly with You.

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

Amen.

THE JOURNAL

The SPEAKER pro tempore. Pursuant to section 3(a) of House Resolution 515, the Journal of the last day's proceedings is approved.

PLEDGE OF ALLEGIANCE

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

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

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

COMMUNICATION FROM CONSTITUENT CASEWORKER, THE HONORABLE MATT CARTWRIGHT, MEMBER OF CONGRESS

The SPEAKER pro tempore laid before the House the following communication from Christa Mecadon, Constituent Caseworker, the Honorable MATT CARTWRIGHT, Member of Congress:

CONGRESS OF THE UNITED STATES,
HOUSE OF REPRESENTATIVES,
Washington, DC, March 13, 2014.

JOHN A. BOEHNER,
Speaker, House of Representatives,
Washington, DC.

DEAR MR. SPEAKER: This is to notify you formally pursuant to Rule VIII of the Rules of the House of Representatives that I have been served with a subpoena, issued by the Commonwealth of Pennsylvania, County of Luzerne, for testimony in a criminal case.

After consultation with the Office of General Counsel, I have determined that compliance with the subpoena is consistent with the precedents and privileges of the House.

Sincerely,

CHRISTA MECADON,
Constituent Caseworker.

COMMUNICATION FROM CHAIR OF COMMITTEE ON TRANSPORTATION AND INFRASTRUCTURE

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

COMMITTEE ON TRANSPORTATION AND INFRASTRUCTURE, HOUSE OF REPRESENTATIVES,
Washington, DC, March 20, 2014.

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

DEAR MR. SPEAKER: On March 13, 2014, 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 14 prospectuses, including three leases, ten alteration projects, and one project design, included in the General Services Administration's FY2013 and FY2014 Capital Investment and Leasing Programs.

Our Committee continues to work to cut waste and the cost of federal property and leases. The lease resolutions approved by the Committee will save the taxpayer $39 million over the terms of the leases. All alteration and design projects approved are within amounts appropriated in the Consolidated Appropriations Act of 2014 and three of the projects will consolidate agencies out of leased space and into federally owned space, avoiding $6 million annually in lease payments. In addition, the Committee has included space utilization requirements in each of the lease 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 13, 2014.

Sincerely,

BILL SHUSTER,
Chairman.

Enclosures.

Printed on recycled paper.

COMMITTEE RESOLUTION

ALTERATION—FEDERAL BUILDING, LITTLE ROCK, AR

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for repairs and alterations to upgrade and renovate building components and systems and to abate hazardous materials at the Little Rock Federal Building located at 700 West Capital Avenue, Little Rock, Arkansas, at a design cost of $972,000, an estimated construction cost of $7,383,000, and a management and inspection cost of $894,000 for a total estimated project cost of $9,249,000, a prospectus for which is attached to and included in this resolution.

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

GSA **PBS**

PROSPECTUS - ALTERATION
FEDERAL BUILDING
LITTLE ROCK, AR

Prospectus Number: PAR-0063-LR14
Congressional District: 02

FY2014 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to upgrade and renovate building components and systems and to abate hazardous materials at the Little Rock Federal Building (FB), at 700 West Capital Avenue, Little Rock, AR. The proposed renovations include alterations to the building envelope and fire protection systems. Exterior repairs will mitigate emergency abatement and repairs of asbestos contained materials (ACM).

FY2014 Committee Approval and Appropriation Requested

(Design, ECC and M&I) $9,249,000

Major Work Items

Fire protection system replacement; exterior construction; demolition and abatement; interior construction; site work

Project Budget

Design	$972,000
Estimated Construction Cost (ECC)	7,383,000
Management and Inspection (M&I)	894,000
Estimated Total Project Cost (ETPC)*	**$9,249,000**

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

Schedule	**Start**	**End**
Design and Construction	FY2014	FY2016

Building

The 369,741 gross square feet (gsf) FB was built in 1961 and consists of seven stories and a basement and is constructed of limestone and narrow aluminum windows. It is part of a facility complex that includes the Richard Sheppard Arnold U.S. Post Office and Courthouse, a surface parking lot and the recently completed U.S. Courthouse Annex. An underground tunnel connects the Post Office Courthouse to the Little Rock Federal Building and a new ADA ramp was constructed in the primary building entrance located on the south side of the building in FY 2012. All three buildings share a common HVAC plant which was upgraded in 2007 as part of the multi-phase Courthouse Annex and Courthouse Renovation project.

GSA PBS

PROSPECTUS - ALTERATION
FEDERAL BUILDING
LITTLE ROCK, AR

Prospectus Number: PAR-0063-LR14
Congressional District: 02

Tenant Agencies

US Army Corps of Engineers, Department of Health and Human Services, Department of Justice, Department of Labor, Department of the Interior, Social Security Administration, Internal Revenue Service, U.S. Department of Agriculture, Department of Transportation, Department of the Treasury, Department of Homeland Security, GSA

Proposed Project

The proposed project includes upgrades to the building envelope, fire protection systems, and paving of pedestrian walkways to bring these components into code compliance. Asbestos abatement will be performed to the interior-perimeter walls, to reduce the potential future exposure and to simplify future interior alteration projects.

Major Work Items

Fire Protection System Replacement	$4,210,000
Exterior Construction	1,855,000
Demolition and Abatement	671,000
Interior Construction	496,000
Site Work	151,000
Total ECC	**$7,383,000**

Justification

The existing Fire Alarm system is functionally obsolete and no longer meets Code requirements. The system needs to be replaced with a modern fire alarm system featuring voice notification, speakers and strobes providing protection for all tenants throughout the building.

The current sprinkler piping system was installed in 1996. In all concealed areas, (i.e. above 'finished' ceilings); the sprinkler pipe material is CPVC, a form of plastic. The risk of the CPVC sprinkler piping failures is believed to be increasing due to the increasing deformation/sag of the pipe which is visible and the resultant strain of adjacent pipe connections. The sags between pipe hangers make it impossible to drain the system completely. Challenges with the current sprinkler piping system as further complicated by the increase in the list of products considered chemically incompatible with CPVC over the last five years, adding to the potential for failure.

The building exterior is composed of limestone veneer, glass, spandrel glass, and aluminum panel. The only exterior restoration work on record, (since the original construction in 1959), was a window re-caulking project in the 1990s. The existing window caulking, control joint caulking, and expansion joints appear to be in poor condition. These conditions are likely allowing water migration into the building envelope, resulting in moisture problems at window

PROSPECTUS - ALTERATION
FEDERAL BUILDING
LITTLE ROCK, AR

Prospectus Number: PAR-0063-LR14
Congressional District: 02

frames, and possible corrosion damage to concealed structural framing members. The risk of repeated emergency abatement and repairs of asbestos contained material (ACM) on the interior finish coat of the exterior are heightened due to potential for water-infiltration during unusually heavy rain events. During such events, rainwater breaches the exterior envelope and eventually reaches the plaster coat with the ACM. When the ACM is wet, it blisters and becomes friable causing affected areas to be vacated and containment and abatement to be undertaken. In the last heavy rain event, approximately $90,000 was expended under such an occurrence on the 1st floor.

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

None

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

None

Alternatives Considered (30 year, present value cost analysis)

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

GSA **PBS**

PROSPECTUS - ALTERATION
FEDERAL BUILDING
LITTLE ROCK, AR

Prospectus Number: PAR-0063-LR14
Congressional District: 02

Recommendation

ALTERATION

Certification of Need

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

Submitted at Washington, DC, on April 4, 2013

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—BYRON WHITE U.S. COURTHOUSE, DENVER, CO

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations to undertake multiple system repairs at the Byron White U.S. Courthouse located at 1823 Stout Street in Denver, Colorado, at a design cost of $1,000,000, an estimated construction cost of $13,000,000, and a management and inspection cost of $1,000,000 for a total estimated project cost of $15,000,000, a prospectus for which is attached to and included in this resolution.

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

PROSPECTUS - ALTERATION
BYRON WHITE U.S. COURTHOUSE
DENVER, CO

Prospectus Number: PCO-0009-DE14
Congressional District: 1

FY2014 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to undertake multiple system repairs at the Byron White U.S. Courthouse, at 1823 Stout Street, in Denver, CO. The proposed project will address security, life safety and exterior deficiencies and promote energy savings at the historic courthouse.

FY2014 Committee Approval and Appropriation Requested

(Design, ECC and M&I) $15,000,000

Major Work Items

Exterior construction; HVAC, electrical, elevator, and fire protection upgrades; roof access repairs/replacement; interior construction

Project Budget

Design $1,000,000
Estimated Construction Cost (ECC) 13,000,000
Management and Inspection (M&I) 1,000,000
Estimated Total Project Cost (ETPC)* $15,000,000

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

Schedule	Start	End
Design and Construction	FY2014	FY2017

Building

The Byron White U.S. Courthouse was built between 1910 and 1916. The 270,103 gross square foot (gsf), building was originally owned by the US Postal Service and was added to the National Register of Historic places in 1973. The GSA purchased the facility in 1987 and it was renamed in honor of U.S. Supreme Court Justice Byron R. White, a native of Fort Collins, Colorado, in 1994. The stone building contains 4 floors, a penthouse, and a below-grade basement level, and is located in the Federal District of the central business district of downtown Denver.

PROSPECTUS - ALTERATION
BYRON WHITE U.S. COURTHOUSE
DENVER, CO

Prospectus Number: PCO-0009-DE14
Congressional District: 1

Tenant Agencies

U.S. Court of Appeals, Circuit Executive, Circuit Library, U.S. Court of Appeals Clerk, U.S. Court of Appeals Central Legal Staff, U.S. District Court, U.S. Marshals Service.

Proposed Project

This project will address several key components including improved security, life safety, exterior deficiencies, as well as improvements that will promote energy savings. There will be a full restoration of historic windows to include the installation of ballistic glazing on the interior of the building. The original roof accesses and roof access stairs will be replaced and brought up to OSHA code requirements and where disturbed, abatement of asbestos containing roof tiles will be undertaken. The west elevated plaza stair will be restored and pavers will be removed to seal the concrete deck and to prevent leaks.

The project proposes to replace the light fixtures with improved energy efficient LED fixtures and to put the remaining parts of the building's lighting system under control of the building automation system, to replace the existing steam plant as well as the induction heating/cooling elements of the HVAC system and to replace the main electrical switch-gear and generator fuel tank. The elevators will be modernized with new mechanical components, safety features and lighting. The fire system will be upgraded with a new fire pump and fire suppression dry pipe manifold.

Major Work Items

Exterior Construction	$6,023,000
Roof Access Repairs/Replacement	859,000
Interior Construction	396,000
Elevator Upgrades	426,000
HVAC Upgrades	4,293,000
Fire Protection Upgrades	45,000
Electrical Upgrades	958,000
Total ECC	**$13,000,000**

PROSPECTUS - ALTERATION
BYRON WHITE U.S. COURTHOUSE
DENVER, CO

Prospectus Number: PCO-0009-DE14
Congressional District: 1

Justification

While the Byron White U.S. Courthouse was fully modernized in 1992, many of the building systems are becoming worn, outdated and unreliable. The fire suppression system, inspected annually, has seen performance decrease with each inspection and while currently sufficient, will likely soon fail to meet acceptable levels and is in need of component improvements. Several component parts of the system have reached the end of their useful life and at this time no longer meet the current code requirements.

The mechanical equipment supporting the two historic elevators is outdated and presents potential safety hazards. A new control and drive system for the elevators will improve the safety and performance of the elevators while also providing substantial energy savings.

The steam plant, induction system, and fuel tank for the generator are also reaching the end of their useful life. The induction system will allow better control through balancing valves for energy savings as well as the steam plant replacement. Light fixtures that were installed in 1992 have begun to experience chronic failure issues, in some cases this increases the risk of fire. This project proposes to replace the failing light fixtures with energy efficient LED fixtures and connect the remaining parts of the building's lighting system to the building automation system will help improve the building's energy usage. Window replacement will also provide the opportunity to address the buildings envelope in terms of energy savings. The windows frames are down to the bare wood in many places and are in dire need of preservation in order to preserve the original materials.

The west elevated plaza leaks water into the parking garage and has flooded into the basement of the building in the past causing extensive damage to flooring and walls.

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

PROSPECTUS - ALTERATION
BYRON WHITE U.S. COURTHOUSE
DENVER, CO

Prospectus Number: PCO-0009-DE14
Congressional District: 1

Prior Appropriations

None

Prior Committee Approvals

None

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

None

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

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

GSA **PBS**

PROSPECTUS - ALTERATION
BYRON WHITE U.S. COURTHOUSE
DENVER, CO

Prospectus Number: PCO-0009-DE14
Congressional District: 1

Recommendation

ALTERATION

Certification of Need

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

Submitted at Washington, DC, on April 4, 2013

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—RICHARD C. LEE U.S. COURTHOUSE, NEW HAVEN, CT

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for repairs and alterations to resolve severe wear and deterioration of the windows at the Richard C. Lee U.S. Courthouse located at Church and Court streets in New Haven, Connecticut, at a design cost of $453,000, an estimated construction cost of $3,975,000, and a management and inspection cost of $371,000 for a total estimated project cost of $4,799,000, a prospectus for which is attached to and included in this resolution.

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

GSA PBS

PROSPECTUS - ALTERATION
RICHARD C. LEE U.S. COURTHOUSE
NEW HAVEN, CT

Prospectus Number: PCT-0024-NH14
Congressional District: 03

FY2014 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to resolve severe wear and deterioration of the windows at the Richard C. Lee U.S. Courthouse (Lee Courthouse). The Lee Courthouse, located at Church and Court streets in downtown New Haven, Connecticut is eligible for listing on the National Register of Historic Places.

FY2014 Committee Approval and Appropriation Requested

(Design, Construction and M&I) $4,799,000

Major Work Items

Window repair/replacement; window blast film installation

Project Budget

Design	$453,000
Estimated Construction Cost (ECC)	3,975,000
Management and Inspection (M&I)	371,000
Estimated Total Project Cost (ETPC)*	**$4,799,000**

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

Schedule	Start	End
Design and Construction	FY2014	FY2016

Building

The Lee Courthouse is a three-story 117,000 gross square foot classically-styled stone and concrete clad U.S. Courthouse building constructed in 1919 as a post office and federal building.

It contains 100,772 rentable and 69,037 useable square feet of rental space on three above-grade floors, a mezzanine level, and a basement floor. The Lee Courthouse is adjacent to the historic New Haven Green opposite Yale University in an area with several other government buildings, including the recently renovated Robert N. Giaimo Federal Building. The courthouse is eligible for listing on the National Register of Historic Places.

Slated for demolition as part of a 1960's urban renewal program, the Lee Courthouse was saved by a coalition of federal judges and local preservationists. After much negotiation, it was restored

PROSPECTUS - ALTERATION
RICHARD C. LEE U.S. COURTHOUSE
NEW HAVEN, CT

Prospectus Number: PCT-0024-NH14
Congressional District: 03

and converted in the early 1980's for use solely as a courthouse. The building was renamed the Richard C. Lee U.S. Courthouse in 1998 after a former Mayor of New Haven.

Tenant Agencies

U.S. Courts, U.S. Marshals Service, GSA

Proposed Project

The proposed project consists of the repair/replacement of the windows, including the installation of tempered exterior glazing and ballistic-laminate interior glazing, and perimeter sealant; refinishing of exterior frames; replacement of the hardware; and remediation of potential hazardous materials.

Major Work Items

Window Repair/Replacement	$3,975,000
Total ECC	**$3,975,000**

Justification

The Courthouse windows are severely deteriorated. They are up to 90 years old and require a high degree of maintenance, as they are plagued by material failures, e.g., shrinking and rotted wood sashes, crumbling sealant, etc., which periodically causes glass panes to dislodge from the units, posing a potential safety threat to pedestrians near the property. New window technology will also greatly enhance building energy efficiency.

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

None

GSA **PBS**

PROSPECTUS - ALTERATION
RICHARD C. LEE U.S. COURTHOUSE
NEW HAVEN, CT

Prospectus Number: PCT-0024-NH14
Congressional District: 03

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

None

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

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

Recommendation

ALTERATION

Certification of Need

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

Submitted at Washington, DC, on April 4, 2013

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—CHICAGO FEDERAL CENTER, CHICAGO, IL

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 alterations to relocate and install a new boiler plant for the Chicago Federal Center, comprised of the Everett M. Dirksen Courthouse, the John C. Kluczynski Federal Building, and the U.S. Post Office Loop Station located at 219 S. Dearborn Street, 230 S. Dearborn Street, and 211 S. Clark Street, respectively, in Chicago, Illinois, at a design cost of $1,228,000, an estimated construction cost of $12,483,000, and a management and inspection cost of $1,289,000 for a total estimated project cost of $15,000,000, a prospectus for which is attached to and included in this resolution.

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

GSA PBS

PROSPECTUS - ALTERATION
CHICAGO FEDERAL CENTER
CHICAGO, IL

Prospectus Number: PIL-0205-CH14
Congressional District: 07

FY2014 Project Summary

The General Services Administration (GSA) proposes an alteration project to relocate and install a new boiler plant for the Chicago Federal Center (CFC). The CFC is comprised of three buildings totaling over 3.1 million gross square feet: the Everett M. Dirksen Courthouse (EMD), the John C. Kluczynski Federal Building (JCK), and the U.S. Post Office Loop Station (USPO), located at 219 S. Dearborn Street, 230 S. Dearborn Street, and 211 S. Clark Street, respectively, in Chicago, Illinois. The existing boiler plant is oversized with more capacity than is needed, inefficient and approaching the end of its useful life and the operation and maintenance of the plant requires additional utilities to power it. Execution of the proposed project will reduce energy consumption and operating costs and will extend the useful life of the CFC buildings.

FY2014 Committee Approval and Appropriation Requested

(Design, Construction and M&I) $15,000,000

Major Work Items

Boiler Plant Replacement and Relocation; Hot Water Distribution Improvements

Project Budget

Design	$1,228,000
Estimated Construction Cost (ECC)	12,483,000
Management and Inspection (M&I)	1,289,000
Estimated Total Project Cost (ETPC)	**$15,000,000**

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

Schedule	**Start**	**End**
Design and Construction	FY2014	FY2016

Buildings

The CFC consists of three buildings: the Everett M. Dirksen Courthouse (EMD), the John C. Kluczynski Federal Building (JCK), and the U.S. Post Office Loop Station (USPO).

The EMD was built in 1964 and is constructed of structural steel frames, clad with metal and glass facade. The courthouse serves as the headquarters for the Northern District of

PROSPECTUS - ALTERATION
CHICAGO FEDERAL CENTER
CHICAGO, IL

Prospectus Number: PIL-0205-CH14
Congressional District: 07

Illinois and the U.S. Court of Appeals for the Seventh Circuit. The high-rise courthouse is 1,465,191 gross square feet with rental space of 1,208,546 and 119 inside parking spaces.

The JCK was built in 1973 and is constructed of structural steel framing encased in concrete with the exterior skin consisting of glass and structural steel plate spandrels. The JCK supports multiple federal agencies, including the Department of Labor, Drug Enforcement Administration, Internal Revenue Service and General Services Administration. The high-rise Federal Building is 1,428,620 gross square feet with rental space of 1,135,634 and 23 inside parking spaces.

The USPO was built in 1973 and is constructed of structural steel framing with exterior skin consists of glass, steel mullions, and spandrels. The building serves primarily as a postal facility for the U.S. Postal Service in the Chicago Loop area. The one story building is 288,125 gross square feet with rental space of 135,948 and 32 inside parking spaces.

The CFC contributes to the distinguished history of skyscraper construction in Chicago. The EMD was the first of Mies van der Rohe's urban, mixed land-use projects. As a result, the CFC has been listed on the National Register of Historic Places.

Tenant Agencies

EMD – Justice, Judiciary, multiple agencies

JCK - Labor, GSA and Justice, multiple agencies

USPO - Post Office, DHS, multiple agencies

Proposed Project

GSA proposes to replace and relocate the boiler plant serving the CFC. The existing high pressure steam boilers are located in lower level mechanical space adjacent to the footprint of the EMD. The steam generated by the existing boilers is then run to the JCK and LPO buildings where it is converted to hot water. The new hot water boiler plant, proposed to be located in the sub-basement level space within the footprint of the EMD, will eliminate the need to convert the steam to hot water. New hot water piping will be installed to connect the boiler plant to each of the individual buildings in the facility. Existing coils within the JCK and LPO buildings will be reused. Steam coils within the air handling units in the EMD will be replaced with hot water coils.

GSA PBS

PROSPECTUS - ALTERATION
CHICAGO FEDERAL CENTER
CHICAGO, IL

Prospectus Number: PIL-0205-CH14
Congressional District: 07

Major Work Items

Boiler Plant Replacement	$7,297,000
Hot Water Distribution Improvements	5,186,000
Total ECC	**$12,483,000**

Justification

The CFC currently receives heat through a boiler plant located in mechanical space adjacent to the EMD. The boiler plant is oversized, inefficient and is at the end of its useful life. Operating the plant is costly and requires more utilities than an efficient modern plant. Execution of the proposed work will reduce energy consumption and operating costs and will extend the useful life of the buildings within the CFC. Current standards no longer employee steam, using hot water is more efficient and cost effective. Installing the boiler plant in the new location will allow the existing boiler plant to remain operational during the construction, and therefore, minimize heating downtime for the CFC. The new boiler plant will be strategically relocated and have enough capacity to provide service to any future Federal building constructed on the government owned site adjacent to EMD The new location will also allow for the optimal use of lower level spaces within and adjacent to the EMD.

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

None

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

Prospectus	Description	FY	Amount
PIL-0205/0236-CH04	Curtainwall Repairs (EMD, JCK)	2004	$ 24,056,000
PIL-0205-CH09	Systems Upgrades and Backfill (EMD)	2004	$160,977,000

PROSPECTUS - ALTERATION
CHICAGO FEDERAL CENTER
CHICAGO, IL

Prospectus Number: PIL-0205-CH14
Congressional District: 07

ARRA	Fire Alarm/Mechanical Upgrades (JCK & USPO)	2009	$ 99,673,000
ARRA	Plaza Upgrade (CFC)	2009	$ 28,131,000

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

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

GSA **PBS**

PROSPECTUS - ALTERATION
CHICAGO FEDERAL CENTER
CHICAGO, IL

Prospectus Number: PIL-0205-CH14
Congressional District: 07

Recommendation

ALTERATION

Certification of Need

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

Submitted at Washington, DC, on April 4, 2013

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—ROBERT A. YOUNG FEDERAL BUILDING, ST. LOUIS, MO

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for non-structural and structural seismic renovations to the Robert A. Young Federal Building located at 1222 Spruce in St. Louis, Missouri, at a design cost of $6,195,000, an estimated construction cost of $58,718,000, and a management and inspection cost of $5,359,000 for a total estimated project cost of $70,272,000, a prospectus for which is attached to and included in this resolution.

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

GSA PBS

PROSPECTUS - ALTERATION
ROBERT A. YOUNG FEDERAL BUILDING
ST. LOUIS, MO

Prospectus Number: PMO-0106-SL14
Congressional District: 01

FY2014 Project Summary

The General Services Administration (GSA) proposes non-structural and structural seismic renovations to the Robert A. Young Federal Building (RAY FB) in St. Louis, Missouri to improve the seismic performance of the RAY FB to provide shelter in place opportunities and provide a safer exit from the building following a seismic event. GSA has been analyzing the seismic performance of the building over the past decade and due to an upsurge in frequency and intensity of seismic activity in the area it is critical for GSA to fund the seismic renovations at this time.

FY2014 Committee Approval and Appropriation Requested

(Design, ECC and M&I) $70,272,000

Major Work Items

Interior construction; hazardous materials abatement

Project Budget

Design $6,195,000
Estimated Construction Cost (ECC) $58,718,000
Management and Inspection (M&I) $5,359,000
Estimated Total Project Cost (ETPC)* $70,272,000

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

Schedule	Start	End
Design and Construction	FY2014	FY2017

Building

The RAY FB is located at 1222 Spruce, in the Central Business District of St. Louis, Missouri. Originally constructed in 1933 as the Terminal Mart Building for the railroads, it was acquired by the Army in the 1940s and converted into office space in 1957. GSA became the property manager in the 1960s. The building is a 10-story concrete framed building with a basement and an 11-story tower at the northeast corner on top of the 10 stories. The RAY FB is located on a 3-acre site with 59 surface parking accommodations. The structure is typical of heavy masonry construction of its era - designed for gravity loads with limited ability to withstand forces occurring with seismic

PROSPECTUS - ALTERATION
ROBERT A. YOUNG FEDERAL BUILDING
ST. LOUIS, MO

Prospectus Number: PMO-0106-SL14
Congressional District: 01

activity. The building's gross area is 1,131,930 square feet. The RAY FB is eligible for listing on the National Register of Historic Places, but currently is not on the register. The building was partially renovated in 1990 and received an investment through ARRA, focusing on energy saving projects such as new windows, upgraded mechanical systems, HVAC modifications, repaired façade, advanced metering and recommissioning.

Tenant Agencies

Treasury Department-Internal Revenue Service, U.S. Corps of Engineers, Agriculture Department; Army; Health and Human Services; Department of Housing and Urban Development; Justice Department; Department of Labor; State Department; Department of Transportation; Veterans Benefits Administration; Department of Homeland Security - Coast Guard/ICE/CIS/FPS; Environmental Protection Agency; Equal Employment Opportunity Council; GSA; Department of Defense; Small Business Administration; Railroad Retirement Board; and National Labor Relation Board

Proposed Project

GSA proposes an interior shear wall strategy encompassing both structural and non-structural components for improving the seismic performance of the RAY FB to provide both shelter in place opportunities during and safe exit from the building following a seismic event. The non-structural component of the project scope includes bracing of demountable partitions and systems along egress paths; bracing of items interstitial above the ceiling such as light fixture support, piping, ducts, gas lines, ceiling tile grids; and bracing selected masonry walls, parapets, and unsupported exterior walls. The structural component is a full structural seismic retrofit renovation utilizing interior shear wall strategy intended to fully address the seismic deficiencies at RAY FB. The project also includes asbestos remediation in the tower floors 11-20.

Major Work Items

Seismic Upgrades/Building Structural Repairs	$30,253,000
Interior Construction	28,040,000
Asbestos Abatement	$425,000
Total ECC	$58,718,000

Justification

The RAY FB is located within 150 miles of two seismic zones, the Wabash Valley and the New Madrid, which is considered among the largest known earthquake centers in

PROSPECTUS - ALTERATION
ROBERT A. YOUNG FEDERAL BUILDING
ST. LOUIS, MO

Prospectus Number: PMO-0106-SL14
Congressional District: 01

North America. Built in 1933, the building has limited ability to withstand forces occurring with seismic activity. The building is located in the CBD of St Louis, MO and structural failure would not only cause catastrophic loss of life for those in and around the building, but it would impede the ability of first responders located in the CBD to carry out their mission in the event of a disaster.

GSA has been analyzing the seismic performance of the building over the past decade and due to an upsurge in frequency and intensity of seismic activity in the area it is critical for GSA to fund the seismic renovations at this time to provide shelter in place opportunities and provide a safer exit from the building following a seismic event.

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

None

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

None

Alternatives Considered (30 year, present value cost analysis)

The Ray FB is a long term federal asset and the proposed limited scope alteration is needed to ensure the safety of its occupants. There are no feasible alternatives to the proposed seismic retrofit.

GSA **PBS**

PROSPECTUS - ALTERATION
ROBERT A. YOUNG FEDERAL BUILDING
ST. LOUIS, MO

Prospectus Number: PMO-0106-SL14
Congressional District: 01

Recommendation

ALTERATION

Certification of Need

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

Submitted at Washington, DC, on April 4, 2013

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—CHARLES F. PREVEDEL FEDERAL BUILDING, OVERLAND, MO

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations for the reconfiguration and alteration of approximately 208,000 rentable square feet of currently vacant space to meet the long term housing needs of the Veterans Benefits Administration at the Charles F. Prevedel Federal Building located at 9700 Page Boulevard in Overland, Missouri, at a design cost of $2,292,000, an estimated construction cost of $23,035,000, and a management and inspection cost of $1,834,000 for a total estimated project cost of $27,161,000, a prospectus for which is attached to and included in this resolution.

Provided, the Veterans Benefits Administration is consolidated into the Charles F. Prevedel Federal Building and associated leased space is released.

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

GSA PBS

PROSPECTUS – ALTERATION
CHARLES F. PREVEDEL FEDERAL BUILDING
OVERLAND, MO

Prospectus Number: PMO-0570-OV14
Congressional District: 01

FY2014 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the reconfiguration and alteration of approximately 208,000 rentable square feet (rsf) of currently vacant space at the Charles F. Prevedel Federal Building (Prevedel FB) in Overland, Missouri to meet the long term housing needs of the Veterans Benefits Administration (VBA). The consolidation of VBA into Prevedel FB will allow the Government to release costly lease space reducing annual lease payments to the private sector by approximately $3,300,000 annually.

FY2014 Committee Approval and Appropriation Request

(Design, ECC, M&I) $27,161,000

Major Work Items

Interior construction; HVAC replacement; Energy Management Control System installation.

Project Budget

Design	$2,292,000
Estimated Construction Cost (ECC)	23,035,000
Management and Inspection (M&I)	1,834,000
Estimated Total Project Cost (ETPC)*	**$27,161,000**

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

Schedule	Start	End
Design and Construction	FY2014	FY2017

Building

The Prevedel FB is located at 9700 Page Boulevard, in Overland, Missouri. Initial building construction was completed in 1990 to house the United States Army Human Resources Command Center. The FB is a five-story above-grade and two-story below-grade protected steel framed office building with cast in place concrete floors. It has a central atrium on floors one through five and is located on a 10.7-acre site with surface parking accommodations of 2,089. The building's gross area is 436,148 square feet.

GSA PBS

PROSPECTUS – ALTERATION
CHARLES F. PREVEDEL FEDERAL BUILDING
OVERLAND, MO

Prospectus Number: PMO-0570-OV14
Congressional District: 01

Tenant Agencies

VBA, U.S. Department of Agriculture-National Agricultural Statistics Service (USDA NASS), and GSA

Proposed Project

GSA proposes renovations to the Prevedel FB to allow for the recapture of over 208,000 rentable square feet of vacant space at the building. The project would provide interior space alterations and building systems upgrades to allow VBA to consolidate operations at the Prevedel FB, releasing both leased space and space in the Robert A Young federal Building in St Louis, MO.

The project scope includes replacement of an obsolete HVAC system that has reached the end of its useful life and the installation of an energy management control system (EMCS). The EMCS will automate and monitor the FB's mechanical and lighting systems reducing energy consumption. The HVAC upgrades will include the relocation and replacement of outdoor air intakes on the roof to meet current security requirements. Minimal seismic upgrades will also be implemented.

Major Work Items

Interior Construction	$13,530,000
HVAC Replacement	7,122,000
Electrical (EMCS/Adv Metering)	2,383,000
Total ECC	**$23,035,000**

GSA PBS

PROSPECTUS – ALTERATION
CHARLES F. PREVEDEL FEDERAL BUILDING
OVERLAND, MO

Prospectus Number: PMO-0570-OV14
Congressional District: 01

Justification

The Prevedel FB remains nearly two thirds vacant after the recent relocations of the U.S. Army Personnel Center (Army) and the National Archives and Records Administration (NARA). Structurally, the asset is in very good condition however, interior alterations and systems upgrades are necessary in order to backfill the vacant space. Currently, VBA is largely housed in leased space that is projected to cost over $3.3 million per year. This proposal affords an opportunity to satisfy a long term housing requirement of the VBA in Federally owned space and to improve the utilization of an asset that is in good condition. Execution of this project will result in vacant space at the Robert A Young Federal Building, with numerous tenant agencies currently in leased space in the St. Louis, MO area that will be available to backfill this space.

The proposed EMS system will provide new utilities metering functionality ultimately reducing energy usage and the building systems upgrades will meet High Performance Green Building standards.

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

Charles F. Prevedel Federal Building Prior Committee Approvals			
Committee	**Date**	**Amount**	**Purpose**
Senate EPW	12/8/2011	$24,386,000	Design, M&I, Construction

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

None

GSA PBS

PROSPECTUS – ALTERATION
CHARLES F. PREVEDEL FEDERAL BUILDING
OVERLAND, MO

Prospectus Number: PMO-0570-OV14
Congressional District: 01

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

Alteration: ..... $ 112,258,000
Lease $113,937,000
New Construction: $134,570,000

The 30-year, present value cost of alteration is $1,678,739 less than the cost of leasing with an equivalent annual cost advantage of $94,738.

GSA **PBS**

PROSPECTUS – ALTERATION
CHARLES F. PREVEDEL FEDERAL BUILDING
OVERLAND, MO

Prospectus Number: PMO-0570-OV14
Congressional District: 01

Recommendation

ALTERATION

Certification of Need

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

Submitted at Washington, DC, on April 4, 2013

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

April 2013

Housing Plan
Charles F. Prevedel Federal Building

PMO-0570-OV14
Overland, MO

Locations	CURRENT						PROPOSED					
	Personnel		Usable Square Feet (USF)[1]				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
VA Building; St. Louis, MO - Lease												
Veterans Benefits Administration	638	638	100,749	6,754	6,997	114,500	-	-	-	-	-	-
Subtotal:	**638**	**638**	**100,749**	**6,754**	**6,997**	**114,500**	-	-	-	-	-	-
Robert A Young FB; St. Louis, MO												
Veterans Benefits Administration	181	181	19,332	-	341	19,673	-	-	-	-	-	-
Subtotal	**181**	**181**	**19,332**	-	**341**	**19,673**	-	-	-	-	-	-
Charles F Prevedel FB												
Veterans Benefits Administration							950	950	133,033	-	21,967	155,000
USDA - National Agricultural Statistics Service	255	255	81,118	-	17,017	98,135	298	298	81,118	-	25,017	106,135
GSA				-	-	-	-	11	750	7,000	-	7,750
Vacant	-	-	140,460	-	37,838	178,298	-	-	4,791	-	-	4,791
Joint Use			372	-	348	720	-	-	372	-	6,097	6,469
Subtotal	**255**	**255**	**221,950**	**0**	**55,203**	**277,153**	**1,248**	**1,259**	**220,064**	**7,000**	**53,081**	**280,145**
Total	**1,074**	**1,074**	**342,031**	**6,754**	**62,541**	**411,326**	**1,248**	**1,259**	**220,064**	**7,000**	**53,081**	**280,145**

Office Utilization Rate (UR)		
	Current	Proposed
Rate	146	137

UR=average amount of office space per person
Current UR excludes 44,346 usf of office support space
Proposed UR excludes 48,414 usf of office support space

Special Space	USF
ADP	1,153
Secured Storage	2,835
Conference/Training	23,829
Food Service	9,568
Childcare	186
Restroom	132
Mailroom	15,378
Total	**53,081**

NOTES:

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

COMMITTEE RESOLUTION

ALTERATION—JACOB K. JAVITS FEDERAL OFFICE BUILDING, NEW YORK, NY

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations for the reconfiguration and alteration of approximately 55,000 rentable square feet of space for the Federal Bureau of Investigation at the Jacob K. Javits Federal Office Building located at 26 Federal Plaza in New York, New York, at a design cost of $593,000, an estimated construction cost of $5,417,000, and a management and inspection cost of $510,000 for a total estimated project cost of $6,520,000, a prospectus for which is attached to and included in this resolution.

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

GSA PBS

PROSPECTUS - ALTERATION
JACOB K. JAVITS FEDERAL OFFICE BUILDING
NEW YORK, NY

Prospectus Number: PNY-0282-2-NY14
Congressional District: 08

FY2014 Project Summary

The General Services Administration (GSA) proposes a repair and alterations project for the reconfiguration and alteration of approximately 55,000 rentable square feet (rsf) of space for the Federal Bureau of Investigation at the Jacob K. Javits Federal Office Building (Javits FOB) at 26 Federal Plaza in downtown New York, New York.

FY2014 Committee Approval and Appropriation Requested

(Design, ECC, and M&I) $6,520,000

Major Work Items

Interior construction; selective demolition; fire suppression system alterations; electrical and plumbing system upgrades.

Project Budget

Design	$593,000
Estimated Construction Cost (ECC)	5,417,000
Management and Inspection (M&I)	510,000
Estimated Total Project Cost (ETPC)*	**$6,520,000**

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

Schedule	Start	End
Design and Construction	FY2014	FY2014

Building

The Javits FOB is located at 26 Federal Plaza, New York, NY and is named after Jacob Koppel Javits, who served as U.S. Senator for New York from 1957-1981. The Javits FOB consists of 3 interconnected buildings: a 41-story plus basement, Class "A" office building constructed in 1966, a 45-story Annex built in 1977 along the west side of the original building and a 8-story court/office building known as the James L. Watson U.S. Court of International Trade (USCIT) built in 1968. Together the buildings provide 1,713,700 usable, 2,293,000 rentable, 2,858,700 gross square feet of space. It is the third

PROSPECTUS - ALTERATION
JACOB K. JAVITS FEDERAL OFFICE BUILDING
NEW YORK, NY

Prospectus Number: PNY-0282-2-NY14
Congressional District: 08

largest federal facility in the nation. The FBI Headquarters currently occupies Floors 22-28 at 26 Federal Plaza, in a total of 466,704 rentable square feet.

The Javits FOB/Annex and USCIT are adjacent to the Ted Weiss Federal Building, the Daniel P. Moynihan U.S Courthouse, the Thurgood Marshal U.S. Courthouse, the New York County and State Court, and the downtown Manhattan Civic Center.

Tenant Agencies (project specific)

Federal Bureau of Investigation (FBI)

Proposed Project

The proposed project consists of the renovation of areas around the core of the FBI occupied floors 22 through 28, including upgrades to the restrooms, flooring, walls, ceilings, and lighting fixtures.

Major Work Items

Fire Suppression System Upgrades	$27,000
Interior Construction	2,209,000
Electrical System Upgrades	1,141,000
Plumbing System Upgrades	948,000
Selective Building Demolition	1,092,00
Total ECC	**$5,417,000**

Justification

The space occupied by the FBI has not been improved since it was originally built-out for the agency in the early 1990's. The finishes are dated and the plumbing and lighting fixtures use excessive water and energy due to their obsolete designs. This project will meet water reduction, energy efficiency and performance requirements in effect during design. Improved water usage will result from the restroom upgrades and reductions in energy usage will be yielded from the installation of high efficiency lighting. This project will be done in concert with Smart Building Technology installation in 26 Federal Plaza Complex.

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles

PROSPECTUS - ALTERATION
JACOB K. JAVITS FEDERAL OFFICE BUILDING
NEW YORK, NY

Prospectus Number: PNY-0282-2-NY14
Congressional District: 08

for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

None

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

Prospectus	Description	FY	Amount
PNY-0282-NY03	Lobby/public restroom renovations	2003	$ 7,568,000
PNY-FBC-NY04	Security pavilion construction	2004	$12,094,000

Through Public Law 111-5 (American Recovery and Reinvestment Act, FY2009) Congress appropriated $5,550,000,000 of which $25,520,000 was allocated to the Javits FOB.

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

There are no feasible alternatives to this project. This is a targeted, agency specific investment in selective floors of the Javits FOB and the cost of the proposed project is far less than the cost of leasing or constructing a new building for the FBI.

GSA **PBS**

PROSPECTUS - ALTERATION
JACOB K. JAVITS FEDERAL OFFICE BUILDING
NEW YORK, NY

Prospectus Number: PNY-0282-2-NY14
Congressional District: 08

Recommendation

ALTERATION

Certification of Need

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

Submitted at Washington, DC, on April 4, 2013

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—FRANK E. MOSS U.S. COURTHOUSE, SALT LAKE CITY, UT

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations for the reconfiguration and alteration of existing space of the Frank E. Moss U.S. Courthouse located at 350 South Main Street in Salt Lake City, Utah, to allow for the backfill of space by multiple tenant agencies currently housed in multiple leased locations, at a design cost of $1,000,000, an estimated construction cost of $13,000,000, and a management and inspection cost of $1,000,000 for a total estimated project cost of $15,000,000, a prospectus for which is attached to and included in this resolution.

Provided, that the reconfigured space is backfilled and associated leased space is released.

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

GSA PBS

PROSPECTUS - ALTERATION
FRANK E. MOSS U.S. COURTHOUSE
SALT LAKE CITY, UT

Prospectus Number: PUT-0017-SA14
Congressional District: 1

FY2014 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the reconfiguration and alteration of existing space of the Frank E. Moss U.S. Courthouse, at 350 South Main Street, in Salt Lake City, UT. This project will allow for the backfill of vacant space when the U.S. District Court moves to the new Courthouse Annex. The proposed backfill will include several tenant agencies currently housed in multiple leased locations. The backfill of the vacant space will allow the Government to release costly leased space reducing the Government's rental payment to the private sector by approximately $2,200,000 annually.

FY2014 Committee Approval and Appropriation Requested

(Design, ECC and M&I) $15,000,000

Major Work Items

Interior Construction; partial plumbing and roof replacement

Project Budget

Design	$1,000,000
Estimated Construction Cost (ECC)	13,000,000
Management and Inspection (M&I)	1,000,000
Estimated Total Project Cost (ETPC)*	**$15,000,000**

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

Schedule	**Start**	**End**
Design and Construction	FY2014	FY2017

Building

The Frank E. Moss U.S. Courthouse is 234,288 gross square foot (gsf) and was built in three phases: Phase I in 1903, Phase II in 1913 and Phase III in 1932. The Neoclassical Greek Revival building is a historic landmark and was listed on the National Register of Historic Places in 1978. The building was named after Frank Edward Moss, an attorney, judge, and U.S. Senator representing Utah. The building is constructed of concrete and granite and is located in the Central Business District of downtown Salt Lake City.

GSA PBS

PROSPECTUS - ALTERATION
FRANK E. MOSS U.S. COURTHOUSE
SALT LAKE CITY, UT

Prospectus Number: PUT-0017-SA14
Congressional District: 1

Tenant Agencies Impacted

Judiciary, U.S. Marshals Service, Department of Agriculture, Department of Justice, Tax Court, Department of Energy, Department of the Interior, Department of the Treasury, Social Security Administration, Health and Human Services, U.S. Army Corps of Engineers, GSA.

Proposed Project

The project proposes alterations to the courthouse to replace the domestic water lines as needed. There will be a partial roof replacement including replacement of a section in front of the east penthouse windows and the cornices of the north, east and south edges. Additional patch work for leaks and replacement of portions of the roof drain system will be completed. Interior upgrades including moving walls for reconfiguration of space, and relocating light fixtures.

Major Work Items

Replace Roof	$ 457,000
Interior Construction	12,095,000
Replace Plumbing	448,000
Total ECC	**$13,000,000**

Justification

When the US District Court vacates the Moss Courthouse in the spring of 2014 to relocate to the new Courthouse Annex, the Moss Courthouse will be approximately 2/3 vacant. This project provides for the backfill of the vacant space with agencies located in leased space. As a result, GSA retains a historic asset and eliminates approximately $2.2 million in annual payments for private sector leases. The reconfiguration of space will provide a more efficient layout of the space. By removing walls a more open floor plan will result in increased capacity. Reconfiguration and re-occupancy of the Moss Courthouse is a lower cost and more secure option than disposal of this historic asset. The existing tunnel between the Moss Courthouse and the New Annex would create a security concern for the courts in the event that it was occupied by a non-Federal entity. Elimination of the tunnel would be a costly undertaking and would limit disposal options for this building.

PROSPECTUS - ALTERATION
FRANK E. MOSS U.S. COURTHOUSE
SALT LAKE CITY, UT

Prospectus Number: PUT-0017-SA14
Congressional District: 1

The current domestic water lines are over 100 years old and significantly past their anticipated useful life. Main sections that are deteriorating will be replaced. The roof is weather damaged and in poor condition with roof drains that are rusted and clogged. Water is leaking into the building in various locations causing water damage to ceilings and walls.

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

None

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

None

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

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

GSA **PBS**

PROSPECTUS - ALTERATION
FRANK E. MOSS U.S. COURTHOUSE
SALT LAKE CITY, UT

Prospectus Number: PUT-0017-SA14
Congressional District: 1

Recommendation

ALTERATION

Certification of Need

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

Submitted at Washington, DC, on April 4, 2013

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

April 2013

Housing Plan
Frank E. Moss U.S. Courthouse

PUT-0017-SA14
Salt Lake City, UT

Locations	CURRENT						PROPOSED					
	Personnel		Usable Square Feet (USF)[1]				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
LEASED LOCATIONS												
176 N 2200 West, Salt Lake City, UT												
National Agricultural Statistics Survey	10	10	2,662	150	200	3,012	-	-	relocating into the Frank E. Moss U.S. Courthouse			-
2222 W 2300 S, West Valley City, UT												
Forest Service	207	207	42,204	3,171	10,596	55,971	-	-	relocating into the Frank E. Moss U.S. Courthouse			-
405 S Main, Salt Lake City, UT												
United States Trustees	14	14	4,795	388	1,640	6,823	-	-	relocating into the Frank E. Moss U.S. Courthouse			-
324 S State St, Salt Lake City, UT												
Bureau of Prisons	2	2	858	200	500	1,558	-	-	relocating into the Frank E. Moss U.S. Courthouse			-
Social Security Administration	10	10	1,630	300	800	2,730	-	-	relocating into the Frank E. Moss U.S. Courthouse			-
National Park Service	11	11	2,550	-	-	2,550			relocating into the Frank E. Moss U.S. Courthouse			
50 S 200 E, Salt Lake City, UT												
Internal Revenue Service	6	6	523	-	-	523	-	-	relocating into the Frank E. Moss U.S. Courthouse			-
Western Area Power Administration	12	12	6,938	400	1,250	8,588	-	-	relocating into the Frank E. Moss U.S. Courthouse			-
Health & Human Services	4	4	680	100	550	1,330	-	-	relocating into the Frank E. Moss U.S. Courthouse			-
533 W 2600 S, Bountiful, UT												
Corps of Engineers	10	10	2,025	-	550	2,575	-	-	relocating into the Frank E. Moss U.S. Courthouse			-
Leased Locations Subtotal	**286**	**286**	**64,865**	**4,709**	**16,086**	**85,660**	-	-	-	-	-	-
GOVERNMENT-OWNED LOCATIONS												
Wallace F Bennett FB												
Tax Court	-	-	871	-	2,388	3,259	-	-	relocating into the Frank E. Moss U.S. Courthouse			-
Department of Housing & Urban Development	19	19	10,397	42	662	11,101			relocating into the Frank E. Moss U.S. Courthouse			
Subtotal	**19**	**19**	**11,268**	**42**	**3,050**	**14,360**	-	-	-	-	-	-
Frank E. Moss Courthouse												
United States Marshals Service	16	16	6,129	-	6,919	13,048			relocating into the SLC U.S. Courthouse Annex			-
Office of U.S. Attorneys	12	12	1,191		-	1,191			relocating into the SLC U.S. Courthouse Annex			-
DHS - Federal Protective Service	-	-	170	-	-	170			relocating into the SLC U.S. Courthouse Annex			-
GSA	6	6	688	691	-	1,379	5	5	261		247	508
Public Defender Service	1	1	294	-	-	294			relocating into the SLC U.S. Courthouse Annex			-
District Courts	-	1	386	-	1,283	1,669			relocating into the SLC U.S. Courthouse Annex			-
Bankruptcy Judge Courtrooms	9	12	3,325	-	9,165	12,490	-	16	8,905	176	11,230	20,311
Bankruptcy Clerk	61	61	13,271	2,266	1,112	16,649	61	61	14,253	3,538	1,493	19,284
Circuit Libraries	2	2	2,128	-	1,195	3,323			relocating into the SLC U.S. Courthouse Annex			-
District Judge Courtrooms	10	10	10,274	-	43,326	53,600			relocating into the SLC U.S. Courthouse Annex			-
Magistrate Judge Chambers	4	4	3,100	-	4,992	8,092			relocating into the SLC U.S. Courthouse Annex			-
District Clerk	65	65	12,300	6,956	6,421	25,677			relocating into the SLC U.S. Courthouse Annex			-
Probation	15	15	6,716	1,032	1,175	8,923			relocating into the SLC U.S. Courthouse Annex			-
National Agricultural Statistics Survey	-	-	-	-	-	-	5	5	400	-	100	500
Forest Service	-	-	-	-	-	-	211	211	38,533	2,655	7,628	48,816

April 2013

Housing Plan
Frank E. Moss U.S. Courthouse

PUT-0017-SA14
Salt Lake City, UT

United States Trustees	-	-	-	-	-	-	-	-	952	-	1,596	2,548
Bureau of Prisons	-	-	-	-	-	-	2	2	858	200	500	1,558
Social Security Administration	-	-	-	-	-	-	10	10	900	300	800	2,000
Internal Revenue Service	-	-	-	-	-	-	6	6	523	-	-	523
Western Area Power Administration	-	-	-	-	-	-	35	35	6,938	400	1,250	8,588
Health & Human Services	-	-	-	-	-	-	4	4	680	100	550	1,330
Corps of Engineers	-	-	-	-	-	-	12	12	2,150	-	550	2,700
Tax Court	-	-	-	-	-	-	-	-	1,371	200	1,729	3,300
Department of Housing & Urban Development							7	7	3,500	-	-	3,500
National Park Service							15	15	1,850	200	500	2,550
Joint Use	-	-	-	177	738	915	-	-	-	127	6,982	5,723
Vacant/Unassigned[2]	-	-	-	-	-	-	-	-	2,313	19,982	-	22,295
Government-Owned Locations Subtotal	201	205	59,972	11,122	76,326	147,420	373	389	84,387	27,878	35,155	147,420
Total	**506**	**510**	**136,105**	**15,873**	**95,462**	**247,440**	**373**	**389**	**84,387**	**27,878**	**35,155**	**147,420**

Office Utilization Rate (UR)		
	Current	Proposed
Rate[3]	191	141

UR=average amount of office space per person
Current UR excludes 16,404 usf of office support space
Proposed UR excludes 11,291 usf of office support space

Special Space	USF
Court Elevator/Stairway/ Vestibule	928
Judicial Chambers	2,550
Food Service	3,662
Vault	112
ADP	3,111
Restrooms	817
Conference	13,514
Courtrooms	8,464
Fitness Center	1,750
Maintenance Shop	247
Total	**35,155**

NOTES:

[1]USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.
[2]Identification of backfill tenants in progress
[3]Calculation excludes Judiciary, Congress and agencies with less than 10 personnel

COMMITTEE RESOLUTION

ALTERATION—LEWIS F. POWELL JR. U.S. COURTHOUSE AND ANNEX, RICHMOND, VA

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations for the reconfiguration and alteration of approximately 18,000 usable square feet of vacant space in the Lewis F. Powell Jr. U.S. Courthouse and Annex located at 1100 E. Main Street in Richmond, Virginia, to allow for the relocation of the Court of Appeals Office of Staff Council from leased space, at an estimated construction cost of $3,500,000 and a management and inspection cost of $407,000 for a total estimated project cost of $3,907,000, a prospectus for which is attached to and included in this resolution.

Provided, that the reconfigured space is backfilled by the Court of Appeals Office of Staff Council and the associated leased space is released.

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

GSA PBS

PROSPECTUS - ALTERATION
LEWIS F. POWELL JR. U.S. COURTHOUSE AND ANNEX
RICHMOND, VA

Prospectus Number: PVA-0062-RI14
Congressional District: 03

FY2014 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the reconfiguration and alteration of approximately 18,000 usable square feet (usf) of vacant space in the Lewis F. Powell Jr. U.S. Courthouse and Annex (USCH Complex) at 1100 E. Main Street in Richmond, VA. The Court of Appeals Office of Staff Council (OSC), currently in leased space in Richmond, will relocate to the USCH Complex when their lease expires. Relocating OSC from leased space will allow the Government to reduce costly lease space reducing the Government's rental payment to the private sector by approximately $500,000 annually.

FY2014 Committee Approval and Appropriation Requested

(ECC and M&I) $3,907,000

Major Work Items

Interior construction; mechanical, electrical, fire protection and plumbing upgrades

Project Budget[1]

Estimated Construction Cost (ECC) $3,500,000
Management and Inspection (M&I) $407,000
Estimated Total Project Cost (ETPC)* $3,907,000

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

Schedule	Start	End
Design	FY2012	FY2013
Construction	FY2014	FY2015

Building

The USCH Complex is comprised of the Lewis F Powell USCH and USCH Annex. The USCH Complex is located in the historic downtown area of Richmond, VA. The Powell USCH was originally constructed in 1858, is listed on the National Register of Historic Places and is one of the oldest buildings in GSA's inventory. The USCH Annex was built in 1963 directly adjacent to the existing USCH. The Annex is also listed on the

[1] Design funded by region in FY2012.

PROSPECTUS - ALTERATION
LEWIS F. POWELL JR. U.S. COURTHOUSE AND ANNEX
RICHMOND, VA

Prospectus Number: PVA-0062-RI14
Congressional District: 03

National Register of Historic Places. The two buildings share systems and infrastructure and are physically connected at the basement level and via a 3rd floor walkway. The USCH Complex primarily serve the needs of the U.S. Court of Appeals and their support agencies. The USCH is home primarily to the courtrooms, chambers and Circuit Library areas, while the Annex houses the Clerks, Circuit Executives office and GSA. The U.S. Marshals Service has a small presence in both buildings. The USCH Complex formerly housed all of the U.S. Courts functions in the city of Richmond including U.S. District Courts, U.S. Bankruptcy Courts and the Court of Appeals. In 2008, a new U.S. District Courthouse opened, which moved the District and Bankruptcy Court functions out of the USCH Complex and into the new facility.

Tenant Agencies

Judiciary, Department of Justice, GSA

Proposed Project

Under the current design, the OSC will relocate from leased space into approximately 18,000 USF within the USCH Complex. There is currently vacant space on the 2nd and 3rd floor of the USCH Annex and the 3rd floor of the USCH that will be used to meet the space needs of OSC.

The OSC fit out is primarily private offices, with conference rooms, training rooms and other support space. Interior renovations, mainly consisting of tenant improvement work, are the primary focus of this project. In addition to the tenant fit out, the project requires demolition, HVAC upgrades and electrical distribution system upgrades.

Major Work Items

Interior Construction	$2,143,000
Fire Protection	348,000
Mechanical System Upgrades	205,000
Electrical System Upgrades	772,000
Plumbing System Upgrades	32,000
Total ECC	**$3,500,000**

GSA PBS

PROSPECTUS - ALTERATION
LEWIS F. POWELL JR. U.S. COURTHOUSE AND ANNEX
RICHMOND, VA

Prospectus Number: PVA-0062-RI14
Congressional District: 03

Justification

The OSC is currently housed in leased space located at 600 Main St in Richmond, VA. There is space available at the USCH Complex and the mission of OSC is consistent with and related to the other courts agencies currently located in the complex. Moving OSC into the federal complex will create operational efficiencies for the agencies and will also save money by eliminating leasing costs. Additionally, the government does not have the option to remain at the current location beyond the lease expiration. If this project is not undertaken, OSC will have to move to another leased location resulting in higher long term costs to the taxpayer.

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

None

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

None

Alternatives Considered (30 year, present value cost analysis)

The proposed backfill of space eliminates the cost of leased space and is the most economically feasible alternative.

GSA **PBS**

PROSPECTUS - ALTERATION
LEWIS F. POWELL JR. U.S. COURTHOUSE AND ANNEX
RICHMOND, VA

Prospectus Number: PVA-0062-RI14
Congressional District: 03

Recommendation

ALTERATION

Certification of Need

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

Submitted at Washington, DC, on April 4, 2013

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

April 2013

Housing Plan
Lewis F. Powell Jr. U.S. Courthouse and Annex

PVA-0062-RI14
Richmond, VA

Locations	CURRENT						PROPOSED					
	Personnel		Usable Square Feet (USF)[1]				Personnel		Usable Square Feet (USF)			
	Office	Total	Office[2]	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
600 Main Street Center (lease)												
Office of Staff Council	45	45	9,855	2883	4094	16,832						
Powell U.S. Courthouse Annex												
Circuit Executive	16	16	6,700	167	1,649	**8,516**	16	16	6,700	167	1,649	**8,516**
Court of Appeals Clerk	67	67	20,444	4,506	2,100	**27,050**	67	67	19,838	4,506	2,100	**26,443**
GSA	1	1	-	-	1,195	**1,195**	1	1	-	-	1,195	**1,195**
Office of Staff Council			-	-	-	-	64	64	16,901	2,148	3,225	**22,274**
Joint Use				3,165		**3,165**			-	3,165	-	**3,165**
Vacant Space			16,411	10	17,319	**33,740**			3,439	-	8,633	**12,072**
Subtotal	**84**	**84**	**43,555**	**7,848**	**22,263**	**73,666**	**148**	**148**	**46,878**	**9,986**	**16,802**	**73,666**
Powell U.S. Courthouse												
Court of Appeals	108	108	2,529	-	47,428	**49,957**	108	108	2,529	-	47,428	**49,957**
Circuit Executive			376	2,705	967	**4,048**			376	2,705	967	**4,048**
Circuit Library	8	8	14,405	2,227	652	**17,284**	8	8	14,405	2,227	652	**17,284**
COA Clerks			5,400	1,224	778	**7,402**			5,400	1,224	778	**7,402**
GSA	2	2	815	2,631	121	**3,567**	2	2	815	2,631	121	**3,567**
US Marshal	2	2	1,036	-	1,609	**2,645**	2	2	1,036	-	1,609	**2,645**
Vacant Space			10,899	-	3,979	**14,878**			10,899	-	3,979	**14,878**
Subtotal	**120**	**120**	**35,460**	**8,787**	**55,534**	**99,781**	**120**	**120**	**35,460**	**8,787**	**55,534**	**99,781**
Total	**249**	**249**	**88,870**	**19,518**	**81,891**	**190,279**	**268**	**268**	**82,338**	**18,773**	**72,336**	**173,447**

Special Space	USF
Restrooms	4,035
Courtrooms	15,576
Chambers	42,488
Conference	6,641
Food Service	1,867
ADP	608
Library	814
Floor Cut	182
Structurally Changed	125
Total	72,336

NOTES:

[1]USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.
No office utilization rate calculation due to exclusion of Judiciary, Congress and agencies with less than 10 personnel

COMMITTEE RESOLUTION

ALTERATION—FEDERAL BUILDING AND U.S. POST OFFICE AND COURTHOUSE, RICHLAND, WA

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for repairs and alterations to upgrade the electrical and elevator systems in the Federal Building and U.S. Post Office and Courthouse located at 825 Jadwin Avenue in Richland, Washington, at a design cost of $1,320,000, an estimated construction cost of $11,517,000, and a management and inspection cost of $1,233,000 for a total estimated project cost of $14,070,000, a prospectus for which is attached to and included in this resolution.

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

GSA PBS

PROSPECTUS - ALTERATION
FEDERAL BUILDING AND U.S. POST OFFICE AND COURTHOUSE
RICHLAND, WA

Prospectus Number: PWA-0063-RI14
Congressional District: 04

FY2014 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to upgrade the electrical and elevator systems in the Federal Building and U.S. Post Office and Courthouse located at 825 Jadwin Avenue in Richland, WA. The electrical and elevator systems are original to the building constructed in 1965 and have reached the end of their useful life. Parts to repair the elevators are no longer manufactured, when needed, they have to be fabricated at great expense to the government and the repairs cause the elevators to be are taken out of service for extended periods of time.

FY2014 Committee Approval and Appropriation Requested

(Design, ECC and M&I) $14,070,000

Major Work Items

Elevator and electrical upgrades

Project Budget

Design	$1,320,000
Estimated Construction Cost (ECC)	$11,517,000
Management and Inspection (M&I)	$1,233,000
Estimated Total Project Cost (ETPC)	**$14,070,000**

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

Schedule	Start	End
Design and Construction	FY2014	FY2016

Building

The Federal Building, built in 1965, is 386,561 gross square feet (gsf). It consists of an eight-story office tower with two adjoined wings and has 82 outdoor parking spaces.

Tenant Agencies

Department of Energy, Department of Veteran Affairs, Department of Justice, Judiciary, Homeland Security, Department of Defense, Senate, U.S. Postal Service, GSA and Department of the Treasury

GSA PBS

PROSPECTUS - ALTERATION
FEDERAL BUILDING AND U.S. POST OFFICE AND COURTHOUSE
RICHLAND, WA

Prospectus Number: PWA-0063-RI14
Congressional District: 04

Proposed Project

The proposed project consists of upgrades to the electrical systems and the elevators in the Tower building.

Major Work Items

Upgrade Electrical System	$8,388,000
Upgrade Elevators	2,508,000
Interior Demolition	621,000
Total ECC	**$11,517,000**

Justification

The electrical systems components are original to the 1965 construction of the building and are near the end of their useful life. The components targeted under this project serve the electrical power distribution systems and the emergency power distribution system. This will improve servicing and increase electrical capacity loads to meet current standards.

The Elevator systems cabs, parts, and components are original to the building and need upgrades. Parts have to be custom fabricated whenever elevator repairs are done. These repairs take the cabs out of service for extended time periods. Upgrades to the elevator system will improve serviceability as replacements parts are obsolete and no longer available.

The proposed upgrades will result in building operations, maintenance and energy savings for the Federal Building.

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

None

GSA PBS

PROSPECTUS - ALTERATION
FEDERAL BUILDING AND U.S. POST OFFICE AND COURTHOUSE
RICHLAND, WA

Prospectus Number: PWA-0063-RI14
Congressional District: 04

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

None

Alternatives Considered

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

GSA **PBS**

PROSPECTUS - ALTERATION
FEDERAL BUILDING AND U.S. POST OFFICE AND COURTHOUSE
RICHLAND, WA

Prospectus Number: PWA-0063-RI14
Congressional District: 04

Recommendation

ALTERATION

Certification of Need

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

Submitted at Washington, DC, on April 4, 2013

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

COMMITTEE RESOLUTION

DESIGN—WILLIAM J. GREEN, JR. FEDERAL BUILDING, PHILADELPHIA, PA

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for the design of repairs and alterations for building system repairs, security upgrades, and shell work for floors three through ten at the William J. Green, Jr. Federal Building located at 600 Arch Street in Philadelphia, Pennsylvania, at a design cost of $6,500,000, a prospectus for which is attached to and included in this resolution.

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

GSA **PBS**

PROSPECTUS – ALTERATION
Prospectus for Design

Description

The General Services Administration (GSA) is seeking committee approval for one design project during fiscal year 2014 that we will schedule for construction in future years. A project description is attached.

Justification

By seeking approval to start the design for the project prior to construction phase funding, an orderly and timely accomplishment of a planned program is ensured. Under the separate funding approach, we will submit the construction prospectus for the project along with the budget request.

The subject project addresses realignment and consolidation of agency space, and replacing and repairing affected building and safety systems.

Recommendation

Approve design for $6,500,000 for the project attached. The construction costs indicated at this time are preliminary and will be refined and finalized prior to future requests for funding.

Committee Approval and Appropriation Requested in this Prospectus
(Design) $6,500,000

Certification of Need

The proposed projects are the best solutions to meet validated Government needs.

Submitted at Washington, DC, on April 4, 2013

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

GSA PBS

PROSPECTUS – ALTERATION
Prospectus for Design

FISCAL YEAR 2014 ALTERATION DESIGN PROJECTS
(Alphabetical by State)

LOCATION	FY 2014 FUNDING
Philadelphia, PA	
William J. Green, Jr. Federal Building	$6,500,000
TOTAL	**$6,500,000**

GSA PBS

PROSPECTUS – ALTERATION
Prospectus for Design

Prospectus Number: PDS-02014
Congressional District: 01

PROJECT:	William J. Green, Jr. Federal Building
LOCATION:	Philadelphia, PA
ESTIMATED TOTAL PROJECT COST:	$ 65,300,000
DESIGN:	$ 6,500,000
CONSTRUCTION:	$ 53,400,000
MANAGEMENT & INSPECTION:	$ 5,400,000
AMOUNT REQUESTED IN FY2014 (Design):	$ 6,500,000

WORK ITEM SUMMARY

Interior construction, HVAC replacement and upgrades, electrical replacement, seismic repairs and structural reinforcement, demolition and abatement, security upgrades, fire/life safety repairs, exterior repairs

DESCRIPTION

The General Services Administration (GSA) proposes a repair and alteration project for the William J. Green, Jr. Federal Building (Green Building) located at 600 Arch Street in Philadelphia, PA. The proposed project includes building system repairs, security upgrades, and shell work with tenant improvements for floors three through ten..

The proposed alteration project will provide an effective long term housing solution for the Federal Bureau of Investigation Field Office, Drug Enforcement Agency Field Division Office and the Internal Revenue Service. The renovation will significantly improve the building's current utilization to allow local private sector leases to consolidate into the federally owned space. All involved agencies will more efficiently occupy their space through a variety of economical workplace solutions. By maximizing existing federal space through the modernization of the workspace, GSA will be able to terminate several costly leases that have a current annual cost of $2,900,000.

The Green Building along with the adjoining James A. Byrne Courthouse is part of a 1.7 million gross square foot federal complex in downtown Philadelphia. It is the largest federal complex in the Philadelphia area. The Green Building was designed along with the Byrne Courthouse to share common mechanical systems and exterior brick styling. The first floors are linked by a common circulation area, which includes a Ceremonial Courtroom and plaza. The complex also shares an underground parking garage.

COMMITTEE RESOLUTION

LEASE—CORPORATION FOR NATIONAL AND COMMUNITY SERVICE, WASHINGTON, DC

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a replacement lease of up to 105,000 rentable square feet of space, including 3 official parking spaces, for the Corporation for National and Community Service, currently located at 1201–1225 New York Avenue, NW in Washington, DC, at a proposed total annual cost of $5,250,000 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.

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

Provided that, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 198 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 an overall utilization rate of 198 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.

GSA PBS

PROSPECTUS – LEASE
CORPORATION FOR NATIONAL AND COMMUNITY SERVICE
WASHINGTON, DC

Prospectus Number: PDC-03WA14

Executive Summary

The General Services Administration (GSA) proposes a replacement lease of up to 105,000 rentable square feet (RSF) for the Corporation for National and Community Service (CNCS) located at 1201-1225 New York Avenue NW, Washington, DC. The current lease expires October 11, 2014.

The replacement lease will provide continued housing for CNCS, and will improve CNCS' office and overall utilization rates from 151 to 129 usable square feet (USF) per person and 226 to 198 USF per person, respectively, while housing current personnel in 6,159 RSF less than the total of its current occupancies at the New York Avenue, NW locations.

Description

Occupant:	CNCS
Lease Type	Replacement
Current Rentable Square Feet (RSF)	111,159 (Current RSF/USF = 1.12)
Proposed Maximum RSF:	105,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF[1]:	6,159 RSF Reduction
Current Usable Square Feet/Person:	226
Proposed Usable Square Feet/Person:	198
Proposed Maximum Lease Term:	15 years
Expiration Dates of Current Lease(s):	10/11/2014
Delineated Area:	Washington, DC CEA
Number of Official Parking Spaces:	3
Scoring:	Operating Lease
Maximum Proposed Rental Rate[2]:	$50.00/RSF
Proposed Total Annual Cost[3]:	$5,250,000
Current Total Annual Cost:	$4,591,391 (Lease effective 10/12/04)

[1] The RSF/USF at the current location is approximately 1.12. However, to maximize competition a RSF/USF ratio of 1.2 is used for the proposed maximum RSF as indicated in the housing plan.
[2] This estimate is for fiscal year 2015 and may be escalated by 1.9 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as a basis for negotiating with offerors to ensure that lease award is made in the best interest of the government. Lease award shall not exceed the maximum rental rate as specified in this prospectus.
[3] Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

GSA PBS

PROSPECTUS – LEASE
CORPORATION FOR NATIONAL AND COMMUNITY SERVICE
WASHINGTON, DC

Prospectus Number: PDC-03WA14

Background

Headquartered in Washington DC, CNCS is an independent federal agency that is one of the government's largest grant providers to help organizations at the community level to implement projects or ideas that require special funding or assistance.

Justification

The current lease at 1201-1225 New York Ave NW, Washington, DC expires on October 11, 2014, and will leave CNCS without continued housing, unless a replacement lease is obtained.

Summary of Energy Compliance

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

Resolutions of Approval

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

Interim Leasing

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

GSA PBS

PROSPECTUS – LEASE
CORPORATION FOR NATIONAL AND COMMUNITY SERVICE
WASHINGTON, DC

Prospectus Number: PDC-03WA14

Certification of Need

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

Submitted at Washington, DC, on January 8, 2014

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

April 2013

Housing Plan
Corporation for National and Community Service

PDC-03-WA14
Washington, DC

Locations	CURRENT						PROPOSED					
	Personnel		Usable Square Feet (USF)[1]				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
1201-1225 New York Avenue, NW, Washington, DC	440	440	85,291	1,333	12,771	99,395						
Proposed Lease, Washington, DC							440	440	72,500	2,000	12,771	87,271
Total	**440**	**440**	**85,291**	**1,333**	**12,771**	**99,395**	**440**	**440**	**72,500**	**2,000**	**12,771**	**87,271**

Office Utilitization Rate (UR)[2]		
	Current	Proposed
Rate	151	129

UR=average amount of office space per person
Current UR excludes 18,764 usf of office support space
Proposed UR excludes 15,950 usf of office support space

Overall UR[3]		
	Current	Proposed
Rate	226	198

R/U Factor[4]	Total USF	RSF/USF	Max RSF
Current	99,395	1.12	111,159
Proposed	87,271	1.20	105,000

Special Space	USF
Conference	5,701
ADP	1,500
File Room	2,000
Break Room	800
Health Unit	270
Mail	500
Copy Room	2,000
Total	**12,771**

NOTES:

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

COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF JUSTICE, EXECUTIVE OFFICE FOR IMMIGRATION REVIEW, NORTHERN VIRGINIA

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a replacement lease of up to 176,000 rentable square feet of space for the Department of Justice, Executive Office for Immigration Review, currently located at 5107 and 5201 Leesburg Pike in Falls Church, Virginia, at a proposed total annual cost of $6,864,000 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.

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

Provided that, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 199 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 an overall utilization rate of 199 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.

GSA PBS

PROSPECTUS – LEASE
DEPARTMENT OF JUSTICE
EXECUTIVE OFFICE FOR IMMIGRATION REVIEW
NORTHERN VIRGINIA

Prospectus Number:	PVA-01-WA14
Congressional District:	VA-8, 10, 11

Executive Summary

The General Services Administration (GSA) proposes a replacement lease of up to 176,000 rentable square feet of space for the Department of Justice, Executive Office for Immigration Review (EOIR), currently housed at 5107 and 5201 Leesburg Pike in Falls Church, Virginia.

The proposed lease will enable EOIR to provide continued housing for its operations, while improving its office and overall utilization rates from 142 to 127 and 222 to 199 USF per person, respectively, while housing its current personnel in 14,181 RSF less than the total of its current occupancies.

Description

Occupant:	DOJ-EOIR
Lease Type	Replacement
Current Rentable Square Feet (RSF)	190,181 (Current RSF/USF = 1.14)
Proposed Maximum RSF:	176,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	14,181 RSF Reduction
Current Usable Square Feet/Person:	222
Proposed Usable Square Feet/Person:	199
Proposed Maximum Lease Term:	15 years
Expiration Dates of Current Lease(s):	9/15/2015
Delineated Area:	Northern Virginia
Number of Official Parking Spaces:	None
Scoring:	Operating Lease
Maximum Proposed Rental Rate[1]:	$39.00 / RSF
Proposed Total Annual Cost[2]:	$6,864,000
Current Total Annual Cost:	$5,735,485 (Leases effective 9/16/05 and 10/9/07)

[1] This estimate is for fiscal year 2015 and may be escalated by 1.9 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as a basis for negotiating with offerors to ensure that lease award is made in the best interest of the government. Lease award shall not exceed the maximum rental rate as specified in this prospectus.

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

PROSPECTUS – LEASE
DEPARTMENT OF JUSTICE
EXECUTIVE OFFICE FOR IMMIGRATION REVIEW
NORTHERN VIRGINIA

Prospectus Number: PVA-01-WA14
Congressional District: VA-8, 10, 11

Background

EOIR's mission is to adjudicate immigration cases under delegated authority from the Attorney General. EOIR interprets and administers federal immigration laws by conducting immigration court proceedings, appellate reviews, and administrative hearings.

Justification

The current leases at 5107 Leesburg Pike and 5201 Leesburg Pike in Falls Church, Virginia will expire on September 15, 2015, leaving DOJ-EOIR without continued housing unless a replacement lease is obtained. The total space request under this prospectus reflects a reduced total space requirement that would house all of the functions and personnel currently housed in these two locations.

Summary of Energy Compliance

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

Resolutions of Approval

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

Interim Leasing

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

GSA **PBS**

PROSPECTUS – LEASE
DEPARTMENT OF JUSTICE
EXECUTIVE OFFICE FOR IMMIGRATION REVIEW
NORTHERN VIRGINIA

Prospectus Number: PVA-01-WA14
Congressional District: VA-8, 10, 11

Certification of Need

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

Submitted at Washington, DC, on January 8, 2014

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

April 2013

Housing Plan
Department of Justice

PVA-01-WA14
Northern Virginia

Locations	CURRENT						PROPOSED					
	Personnel		Usable Square Feet (USF)[1]				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
5107 Leesburg Pike, Falls Church, VA	727	727	132,352	5,860	23,349	161,561						
5201 Leesburg Pike, Falls Church, VA	6	6	750	-	4,496	5,246					-	-
Proposed Lease, Northern VA						-	733	733	119,759	5,193	21,237	146,189
Total	**733**	**733**	**133,102**	**5,860**	**27,845**	**166,807**	**733**	**733**	**119,759**	**5,193**	**21,237**	**146,189**

Office Utilitization Rate (UR)[2]		
	Current	Proposed
Rate	142	127

UR=average amount of office space per person
Current UR excludes 29,117 usf of office support space
Proposed UR excludes 26,347 usf of office support space

Special Space	USF
Conference	6,533
ADP	2,067
Case File Room	9,788
Break Room	2,182
Courtroom	667
Total	**21,237**

Overall UR[3]		
	Current	Proposed
Rate	222	199

R/U Factor[4]	Total USF	RSF/USF	Max RSF
Current	166,807	1.14	190,181
Proposed	146,189	1.20	176,000

NOTES:

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

COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF THE TREASURY, FINANCIAL CRIMES ENFORCEMENT NETWORK, NORTHERN VIRGINIA

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a replacement lease of up to 125,000 rentable square feet of space, including 4 official parking spaces, for the Department of the Treasury, Financial Crimes Enforcement Network currently located at 2070 Chain Bridge Road in Vienna, Virginia, at a proposed total annual cost of $4,875,000 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.

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

Provided that, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 241 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 an overall utilization rate of 241 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.

PROSPECTUS – LEASE
DEPARTMENT OF THE TREASURY
FINANCIAL CRIMES ENFORCEMENT NETWORK
NORTHERN VIRGINIA

Prospectus Number: PVA-05-WA13
Congressional District: 8, 10, 11

Executive Summary

The General Services Administration (GSA) proposes a replacement lease of up to 125,000 rentable square feet (RSF) for the Department of the Treasury, Financial Crimes Enforcement Network (FINCEN), currently located at 2070 Chain Bridge Road, Vienna, VA. FINCEN has been at their current leased location since 2004. The lease expires on July 8, 2014.

FINCEN will improve its utilization office utilization rate from 181 usable square feet (USF) to 130 USF per person and its overall utilization rate from 322 USF to 241 USF per person. As a result, this prospectus proposes to house FINCEN personnel in 44,682 RSF less space than their current occupancy of 169,682 RSF.

Description

Occupant:	FINCEN
Lease Type	Replacement
Current RSF	169,682 (Current RSF/USF = 1.11)
Proposed Maximum RSF:	125,000 (Proposed RSF/USF=1.20)
Expansion Space RSF[1]:	Reduction of 44,682 RSF
Current USF/Person:	322
Proposed USF/Person:	241
Proposed Maximum Leasing Authority:	15 years
Expiration Dates of Current Lease(s):	7/8/14
Delineated Area:	Northern Virginia
Number of Official Parking Spaces:	4
Scoring:	Operating Lease
Maximum Proposed Rental Rate[2]:	$39.00
Proposed Total Annual Cost[3]:	$4,875,000
Current Total Annual Cost:	$4,085,052 (lease effective 2004)

[1]The RSF/USF at the current location is approximately 1.11, however to maximize competition a RSF/USF ratio of 1.2 is used for the proposed maximum RSF as indicated in the housing plan.
[2] This estimate is for fiscal year 2014 and may be escalated by 1.75 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.

PROSPECTUS – LEASE
DEPARTMENT OF THE TREASURY
FINANCIAL CRIMES ENFORCEMENT NETWORK
NORTHERN VIRGINIA

Prospectus Number: PVA-05-WA13
Congressional District: 8, 10, 11

Background

The U.S. Department of the Treasury established the Financial Crimes Enforcement Network in 1990 to provide a government-wide multisource financial intelligence and analysis network. FINCEN's mission is to enhance U.S. national security, deter and detect criminal activity, and safeguard financial systems from abuse by promoting transparency in the U.S. and international financial systems. It's responsible for administering the Bank Secrecy Act, one of the nation's most potent weapons for preventing corruption of the U.S. financial system. In 2001, the USA PATRIOT Act broadened the scope of the Bank Secrecy Act to focus on terrorist financing as well as money laundering, combating financial crime, and enforcing economic sanctions against rogue nations.

Justification

The current lease at 2070 Chain Bridge Road, Vienna, VA expires on July 8, 2014 and FINCEN requires continued housing to carry out its critical mission.

The maximum proposed rental rate is a projected rate for lease transactions with a future effective (rent start) date consistent with the expiration of the current lease on July 8, 2014. GSA will procure the lease with prevailing market rental rates as a benchmark for the evaluation of competitive offers, and as a basis for negotiating with offerors to ensure that the lease award is made in the best interest of the Government. Lease award shall not exceed the maximum rental rate as specified in this prospectus.

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to 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.

Resolutions of Approval

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

GSA PBS

PROSPECTUS – LEASE
DEPARTMENT OF THE TREASURY
FINANCIAL CRIMES ENFORCEMENT NETWORK
NORTHERN VIRGINIA

Prospectus Number: PVA-05-WA13
Congressional District: 8, 10, 11

Interim Leasing

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

Certification of Need

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

Submitted at Washington, DC, on November 21, 2012

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

August 2012

Housing Plan
Department of the Treasury
FINCEN

PVA-05-WA13
Northern Virginia

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
2070 Chain Bridge Rd, Vienna, VA	473	473	109,565	4,420	38,312	152,297						
Proposed Lease							430	430	71,667	2,444	29,720	103,831
TOTAL	473	473	109,565	4,420	38,312	152,297	430	430	71,667	2,444	29,720	103,831

Office Utilization Rate (UR) *		
	Current	Proposed
Rate	181	130

* UR = average amount of office space per person
Current UR excludes 24,104 usf of office support space
Proposed UR excludes 15,767 usf of office support space

USF/Person **		
	Current	Proposed
Rate	322	241

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

	Total USF	RSF/USF	Maximum RSF
Current	152,297	1.11	169,682
Proposed	103,831	1.20	125,000

Special Space	USF
Conf Training	5,060
Mail Room	366
Breakroom	1,154
ADP/Telecom	7,980
Security	3,962
Media Rooms	762
File Rooms	928
Health Unit	1,204
X-Ray Room	693
Copy Room	432
Operations Ctr	1,293
Secure Comm Ctr	232
SCIF	3,374
Supply Room	776
Law Library	880
Graphics Rooms	624
Total	29,720

Usable square footage means the portion of the building available for use by tenants' personnel and furnishings, and space 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).

There was no objection.

BILLS PRESENTED TO THE PRESIDENT

Karen L. Haas, Clerk of the House, reported that on March 18, 2014, she presented to the President of the United States, for his approval, the following bills:

H.R. 3370. To delay the implementation of certain provisions of the Biggert-Waters Flood Insurance Reform Act of 2012, and for other purposes.

H.R. 2650. To allow the Fond du Lac Band of Lake Superior Chippewa in the State of Minnesota to lease or transfer certain land

H.R. 4076. To address shortages and interruptions in the availability of propane and other home heating fuels in the United States, and for other purposes.

ADJOURNMENT

The SPEAKER pro tempore. Pursuant to section 3(b) of House Resolution 515, the House stands adjourned until noon on Monday, March 24, 2014, for morning-hour debate and 2 p.m. for legislative business.

Thereupon (at 10 o'clock and 4 minutes a.m.), under its previous order, the House adjourned until Monday, March 24, 2014, at noon for morning-hour debate.

EXECUTIVE COMMUNICATIONS, ETC.

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

5027. A letter from the Chief, Planning and Regulatory Affairs Office, OPS, Food and Nutrition Service, Department of Agriculture, transmitting the Department's final rule — Professional Standards for State and Local School Nutrition Programs Personnel as Required by the Healthy, Hunger-Free Kids Act of 2010 [FNS-2011-0030] (RIN: 0584-AE19) received February 28, 2014, pursuant to 5 U.S.C. 801(a)(1)(A); to the Committee on Education and the Workforce.

5028. A letter from the Assistant Secretary, Employee Benefits Security Administration, Department of Labor, transmitting the Department's final rule — Ninety-Day Waiting Period Limitation and Technical Amendments to Certain Health Coverage Requirements Under the Affordable Care Act (RIN: 1210-AB56) received February 25, 2014, pursuant to 5 U.S.C. 801(a)(1)(A); to the Committee on Education and the Workforce.

5029. A letter from the Program Manager, Department of Health and Human Services, transmitting the Department's ''Major'' final rule — Basic Health Program: State Administration of Basic Health Programs; Eligibility and Enrollment in Standard Health Plans; Essential Health Benefits in Standard Health Plans; Performance Standards for Basic Health Programs Premium and Cost Sharing for Basic Health Programs; Federal Funding Process; Trust Fund and Financial Integrity [CMS-2380-F] (RIN: 0938-AR93) received March 11, 2014, pursuant to 5 U.S.C. 801(a)(1)(A); to the Committee on Energy and Commerce.

5030. A letter from the Program Manager, Department of Health and Human Services, transmitting the Department's ''Major'' final rule — Patient Protection and Affordable Care Act; HHS Notice of Benefit and Payment Parameters for 2015 [CMS-0938-F] (RIN: 0938-AR89) received March 11, 2014, pursuant to 5 U.S.C. 801(a)(1)(A); to the Committee on Energy and Commerce.

5031. A communication from the President of the United States, transmitting an Executive Order further expanding the scope of the national emergency declared in Executive Order 13660 of March 6, 2014, and expanded in Executive Order 13661 of March 14, 2014, with respect to the unusual and extraordinary threat to the national security and foreign policy of the United States posed by the situation in Ukraine; (H. Doc. No. 113–99); to the Committee on Foreign Affairs and ordered to be printed.

5032. A letter from the Chairman, Council of the District of Columbia, transmitting Transmittal of D.C. Act 20-291, ''Fiscal Year 2014 Budget Support Technical Clarification Amendment Act of 2014''; to the Committee on Oversight and Government Reform.

5033. A letter from the Chairman, Council of the District of Columbia, transmitting Transmittal of D.C. Act 20-292, ''Vending Regulations Temporary Amendment Act of 2014''; to the Committee on Oversight and Government Reform.

5034. A letter from the Attorney Advisor, Department of Homeland Security, transmitting the Department's final rule — Anchorage Grounds and Safety Zone, Delaware River; Marcus Hook, PA [Docket Number: USCG-2013-1014] (RIN: 1625-AA00) received February 26, 2014, pursuant to 5 U.S.C. 801(a)(1)(A); to the Committee on Transportation and Infrastructure.

5035. A letter from the Attorney Advisor, Department of Homeland Security, transmitting the Department's final rule — Anchorage Regulations: Pacific Ocean at San Nicolas Island, Calif.; Restricted Anchorage Areas [Docket No.: USCG-2012-0967] (RIN: 1625-AA01) received February 26, 2014, pursuant to 5 U.S.C. 801(a)(1)(A); to the Committee on Transportation and Infrastructure.

5036. A letter from the Acting Assistant Secretary, Employment and Training Administration, Department of Labor, transmitting the Department's final rule — Federal-State Unemployment Insurance (UI) Program; Data Exchange Standardization as Required by Section 2104 of the Middle Class Tax Relief and Job Creation Act of 2012 (RIN: 1205-AB64) received February 26, 2014, pursuant to 5 U.S.C. 801(a)(1)(A); to the Committee on Ways and Means.

REPORTS OF COMMITTEES ON PUBLIC BILLS AND RESOLUTIONS

Under clause 2 of rule XIII, reports of committees were delivered to the Clerk for printing and reference to the proper calendar, as follows:

Mr. RYAN of Wisconsin: Committee on the Budget. H.R. 1869. A bill to establish biennial budgets for the United States Government; with amendments (Rept. 113–382, Pt. 1). Ordered to be printed.

Mr. SMITH of Texas: Committee on Science, Space, and Technology. H.R. 2413. A bill to prioritize and redirect NOAA resources to a focused program of investment on near-term, affordable, and attainable advances in observational, computing, and modeling capabilities to deliver substantial improvement in weather forecasting and prediction of high impact weather events, such as tornadoes and hurricanes, and for other purposes; with an amendment (Rept. 113–383). Referred to the Committee of the Whole House on the state of the Union.

DISCHARGE OF COMMITTEE

Pursuant to clause 2 of rule XIII, the Committee on Oversight and Government Reform discharged from further consideration. H.R. 1869 referred to the Committee of the Whole House on the state of the Union.

TIME LIMITATION OF REFERRED BILL

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

H.R. 1869. Referral to the Committee on Rules extended for a period ending not later than September 12, 2014.

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. ROYCE (for himself and Mr. ENGEL):

H.R. 4278. A bill to support the independence, sovereignty, and territorial integrity of Ukraine, and for other purposes; to the Committee on Foreign Affairs, and in addition to the Committee on the Judiciary, for a period to be subsequently determined by the Speaker, in each case for consideration of such provisions as fall within the jurisdiction of the committee concerned.

By Mrs. MILLER of Michigan (for herself, Mr. MCCAUL, Ms. JACKSON LEE, and Mr. CUELLAR):

H.R. 4279. A bill to amend the Homeland Security Act of 2002 to establish United States Immigration and Customs Enforcement, and for other purposes; to the Committee on Homeland Security, and in addition to the Committees on Ways and Means, and the Judiciary, for a period to be subsequently determined by the Speaker, in each case for consideration of such provisions as fall within the jurisdiction of the committee concerned.

By Mr. CONYERS (for himself, Ms. LEE of California, Mr. RICHMOND, Mr. RANGEL, Mr. COHEN, Mr. HASTINGS of Florida, Ms. SLAUGHTER, and Ms. CHU):

H.R. 4280. A bill to preserve knowledge and promote education about jazz in the United States and abroad; to the Committee on House Administration, and in addition to the Committee on Education and the Workforce, for a period to be subsequently determined by the Speaker, in each case for consideration of such provisions as fall within the jurisdiction of the committee concerned.

By Mr. HUELSKAMP:

H.R. 4281. A bill to amend title 38, United States Code, to improve the oversight of contracts awarded by the Secretary of Veterans Affairs to small business concerns owned and controlled by veterans; to the Committee on Veterans' Affairs.

By Ms. CASTOR of Florida (for herself and Mr. HECK of Nevada):

H.R. 4282. A bill to amend the Public Health Service Act to authorize grants for graduate medical education partnerships in States with a low ratio of medical residents relative to the general population; to the Committee on Energy and Commerce.

By Mr. SIMPSON:

H.R. 4283. A bill to amend the Wild and Scenic Rivers Act to authorize the Secretary of the Interior to maintain or replace certain facilities and structures for commercial recreation services at Smith Gulch in Idaho, and for other purposes; to the Committee on Natural Resources.

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. ROYCE:

H.R. 4278.

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

Article I, section 8 of the U.S. Constitution

By Mrs. MILLER of Michigan:

H.R. 4279.

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

Article I, section 8, clause 1; and Article I, section 8, clause 18 of the Constitution of the United States

By Mr. CONYERS:

H.R. 4280.

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

Art. I, §8

By Mr. HUELSKAMP:

H.R. 4281.

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

Article I, section 8

By Ms. CASTOR of Florida:

H.R. 4282.

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

Article 1, Section 8, Clause 1 of the United States Constitution

By Mr. SIMPSON:

H.R. 4283.

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

''The constitutional authority of Congress to enact this legislation is provided by Article I, section 8 of the United States Constitution, specifically clause 1 (relating to the power of Congress to provide for the general welfare of the United States) and clause 18 (relating to the power to make all laws necessary and proper for carrying out the powers vested in Congress), and Article IV, section 3, clause 2 (relating to the power of Congress to dispose of and make all needful rules and regulations respecting the territory or other property belonging to the United States).''

ADDITIONAL SPONSORS

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

H.R. 6: Mr. BLACK.

H.R. 494: Mr. LANGEVIN.

H.R. 596: Mr. KILMER.

H.R. 721: Mr. POMPEO, Mr. CAPUANO, and Mr. SCHRADER.

H.R. 755: Mr. WEBSTER of Florida.

H.R. 1563: Mr. KING of New York and Ms. SLAUGHTER.

H.R. 1652: Mr. THOMPSON of California and Mr. DAVID SCOTT of Georgia.

H.R. 1893: Mr. O'ROURKE.

H.R. 2315: Mr. TIBERI.

H.R. 2477: Mr. DAVID SCOTT of Georgia.

H.R. 2499: Mr. MCGOVERN.

H.R. 2807: Mr. KELLY of Pennsylvania.

H.R. 2852: Mr. HORSFORD.

H.R. 3118: Mr. SMITH of Washington.

H.R. 3318: Mr. MAFFEI and Mr. GRIMM.

H.R. 3530: Mr. GUTIÉRREZ.

H.R. 3616: Ms. MATSUI, Mr. THOMPSON of California, Mr. BEN RAY LUJÁN of New Mexico, Mr. MATHESON, Ms. JACKSON LEE, Mr. GENE GREEN of Texas, Mr. LOWENTHAL, and Mr. WELCH.

H.R. 3658: Mr. PERRY, Mr. ROGERS of Alabama, Mr. LAMALFA, and Mr. THOMPSON of Pennsylvania.

H.R. 3663: Mr. BYRNE.

H.R. 3698: Ms. ESTY, Mr. THOMPSON of Pennsylvania, and Ms. KUSTER.

H.R. 3708: Mr. SESSIONS, Mr. DUFFY, and Mr. LOEBSACK.

H.R. 3732: Mr. WOODALL.

H.R. 3747: Mr. SCHNEIDER.

H.R. 3781: Ms. KUSTER.

H.R. 3877: Ms. MATSUI and Ms. LEE of California.

H.R. 3929: Mr. HORSFORD.

H.R. 4031: Mr. PERRY, Mr. STIVERS, and Mr. RUNYAN.

H.R. 4035: Mr. RYAN of Ohio and Mr. ELLISON.

H.R. 4075: Mr. ELLISON.

H.R. 4142: Mr. NUNNELEE.

H.R. 4143: Mrs. MILLER of Michigan.

H.R. 4227: Mr. GENE GREEN of Texas.

H.R. 4240: Mr. O'ROURKE.

H. Res. 72: Mr. MCGOVERN.

H. Res. 417: Mr. CRAMER.