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House of Representatives

The House met at 11:30 a.m. and was called to order by the Speaker pro tempore (Mr. HOLDING).

DESIGNATION OF THE SPEAKER PRO TEMPORE

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

WASHINGTON, DC,
March 10, 2016.

I hereby appoint the Honorable GEORGE HOLDING to act as Speaker pro tempore on this day.

PAUL D. RYAN,
Speaker of the House of Representatives.

PRAYER

Reverend Michael Siconolfi, Society of Jesus, Quantico, Virginia, offered the following prayer:

Lord, You are the author and sustainer of our lives; Yours is the love that bears mercy and the sweet waters that never run dry. By the power of Your word, You stilled the chaos of primeval seas, made the raging waters of the flood subside and etched the channels of fruitful rivers from the Jordan to the Nile, from the Mississippi to the Rio Grande.

We gather this day not far from the river called Potomac to pray for Your blessing upon the Members of this House. Much has been given them; and from them much will be required. Assist them with Your help that they may arrive at the final rollcall vote in Your grace and favor.

Grant all of us here on the shores of this nearby river a sense of hope as we strive to be instruments of Your peace. ''In this brief transit . . . teach us to care and not to care. Teach us to sit still. Our peace is in Your will.''

We ask this for Your greater glory.

Amen.

THE JOURNAL

The SPEAKER pro tempore. Pursuant to section 2(a) of House Resolution 635, the Journal of the last day's proceedings is approved.

PLEDGE OF ALLEGIANCE

The SPEAKER pro tempore. Will the gentleman from Kentucky (Mr. WHITFIELD) come forward and lead the House in the Pledge of Allegiance.

Mr. WHITFIELD 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.

PERMISSION TO FILE SUPPLEMENTAL REPORT ON H.R. 4596

Mr. WHITFIELD. Mr. Speaker, I ask unanimous consent that the Committee on Energy and Commerce be authorized to file a supplemental report on the bill, H.R. 4596.

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

There was no objection.

COMMUNICATION FROM THE CLERK OF THE HOUSE

The SPEAKER pro tempore laid before the House the following communication from the Clerk of the House of Representatives:

OFFICE OF THE CLERK,
HOUSE OF REPRESENTATIVES,
Washington, DC, March 9, 2016.

Hon. PAUL D. RYAN,
The Speaker, House of Representatives, Washington, DC.

DEAR MR. SPEAKER: Pursuant to the permission granted in Clause 2(h) of Rule II of the Rules of the U.S. House of Representatives, the Clerk received the following message from the Secretary of the Senate on March 9, 2016 at 9:29 a.m.:

That the Senate passed S. 2426.

That the Senate concur in the House amendment to the bill S. 1580.

That the Senate concur in the House amendment to the bill S. 1172.

That the Senate passed without amendment H.R. 1755.

That the Senate agreed to without amendment H. Con. Res. 113.

With best wishes, I am

Sincerely,

KAREN L. HAAS.

COMMUNICATION FROM CHAIR OF COMMITTEE ON TRANSPORTATION AND INFRASTRUCTURE

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

HOUSE OF REPRESENTATIVES, COMMITTEE ON TRANSPORTATION AND INFRASTRUCTURE,
Washington, DC, March 3, 2016.

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

DEAR MR. SPEAKER: On March 2, 2016, pursuant to section 3307 of Title 40, United States Code, the Committee on Transportation and Infrastructure met in open session to consider 24 resolutions included in the General Services Administration's Capital Investment and Leasing Programs.

The Committee continues to work to reduce the cost of federal property and leases. Of the 24 resolutions considered, the six alteration projects include space consolidations, security improvements, and improvements to space efficiency; the three construction projects include two land ports of entry and a federal courthouse consistent with existing funding; the prospectus for site acquisition and design and the prospectus for a building purchase both will result in significant cost savings from avoided lease costs; and the 13 lease prospectuses include significant reductions of leased space. In total, these resolutions represent $386 million in avoided lease costs and offsets.

Printed on recycled paper.

I have enclosed copies of the resolutions adopted by the Committee on Transportation and Infrastructure on March 2, 2016.

Sincerely,

BILL SHUSTER,
Chairman.

Enclosures.

COMMITTEE RESOLUTION

ALTERATION—CONSOLIDATION ACTIVITIES PROGRAM, VARIOUS BUILDINGS

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for the reconfiguration and renovation of space within government-owned and leased buildings during fiscal year 2016 to improve space utilization, optimize inventory, and decrease reliance on leased space at a total cost of $75,000,000, a prospectus for which is attached to and included in this resolution.

Provided, that consolidation projects result in reduced annual rent paid by the tenant agency.

Provided, that no consolidation project exceeds $20,000,000 in costs.

Provided further, that preference is given to consolidation projects that achieve an office utilization rate of 130 usable square feet or less per person.

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

GSA PBS

PROSPECTUS - ALTERATION
CONSOLIDATION ACTIVITIES PROGRAM
VARIOUS BUILDINGS

Prospectus Number: PCA-0001-MU16

FY2016 Project Summary

The General Services Administration (GSA) proposes the reconfiguration and renovation of space within government-owned and leased buildings during fiscal year 2016 to support the General Services Administration's (GSA's) ongoing consolidation efforts to improve space utilization, optimize inventory, decrease reliance on leased space, and reduce the government's environmental footprint.

FY2016 Committee Approval and Appropriation Requested.....$200,000,000

Program Summary

As part of its ongoing effort to improve space utilization, optimize inventory, decrease reliance on leased space, and reduce the government's environmental footprint, GSA is identifying consolidation opportunities within its inventory of real property assets. These opportunities are presented through surveys and studies, partnering with client agencies, and through agency initiatives such as Client Portfolio Planning (CPP). Projects will vary in size by location and agency mission and operations, however, no single project will exceed $20 million in total Federal (GSA and tenant agency) costs. Funds will support consolidation of tenant agencies and is not available for GSA internal consolidations. All projects will aim for a typical Office Utilization Rate of 130 usable square feet per person or less and an Estimated Economic Payback of 7 years or less.

Typical projects include the following:

- Reconfiguration and alteration of existing federal space to accommodate incoming agency relocation/consolidation. (Note: May include reconfigurations of existing occupied federal tenant space)

- Incidental alterations and system upgrades such as fire sprinklers or HVAC, needed as part of relocation and consolidation

Projects will be selected in line with the following criteria:

- First consideration will be given to projects that are identified as a reduction opportunity in a Customer Portfolio Plan which has been agreed to by both GSA and the subject agency and meet the remaining criteria.

- Proposed consolidation projects will result in a reduction in annual rent paid by the impacted customer agency.

GSA PBS

PROSPECTUS - ALTERATION
CONSOLIDATION ACTIVITIES PROGRAM
VARIOUS BUILDINGS

Prospectus Number: PCA-0001-MU16

- Preference is given to consolidations within or into owned buildings over consolidations within or into leased space.
- Consolidation of expiring leases into owned buildings will be given preference over those business cases for lease cancellations which include a cancellation cost.
- Co-location with other agencies with shared resources and special space will be given preference over single agency occupancies.
- Links to other consolidation projects will be given preference over stand-alone projects

Justification

Consistent with Administration initiatives such as the June 2010 Presidential Memorandum, *Disposing of Unneeded Federal Real Estate*, and the Office of Management and Budget (OMB) Memorandum M-12-12, *Promoting Efficient Spending to Support Agency Operations*, as well as Congressional efforts to dispose of excess and underutilized properties, GSA continually analyzes opportunities to improve space utilization and realize long-term cost savings for the government. Funding for space consolidations is essential to ensuring that GSA can execute those opportunities.

Projects funded under this authorization will enable agencies to consolidate within government-controlled leased space or relocate from either government-controlled leased or federally owned space to federally owned space that more efficiently meets mission needs. These consolidations will result in improved space utilization, cost savings for the American taxpayers, and a reduced environmental impact.

FY2016 Committee Approval and Appropriation Requested.....$200,000,000

GSA PBS

PROSPECTUS - ALTERATION
CONSOLIDATION ACTIVITIES PROGRAM
VARIOUS BUILDINGS

Prospectus Number: PCA-0001-MU16

Certification of Need

Current Administration and Congressional initiatives call for improved space utilization, lower costs for the government and a reduced environmental footprint. It has been determined that the proposed consolidation program is the most practical solution to meeting those goals.

Submitted at Washington, DC, on February 2, 2015

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—ENERGY AND WATER RETROFIT AND CONSERVATION MEASURES PROGRAM, VARIOUS BUILDINGS

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for alterations to implement energy and water retrofit and conservation measures, as well as high performance energy projects, in Government-owned buildings during Fiscal Year 2016 at a total cost of $10,000,000, a prospectus for which is attached to and included 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 - ALTERATION
ENERGY AND WATER RETROFIT AND CONSERVATION MEASURES PROGRAM
VARIOUS BUILDINGS

Prospectus Number: PEW-0001-MU16

FY2016 Project Summary

The General Services Administration (GSA) proposes the implementation of energy and water retrofit and conservation measures, as well as high performance energy projects, in Government-owned buildings during Fiscal Year 2016.

FY2016 Committee Approval and Appropriation Requested $20,000,000

Program Summary

GSA proposes the implementation of energy and water retrofit and conservation measures in Government-owned buildings during fiscal year 2016.

The Program is designed to reduce on-site energy and water consumption through building alteration projects or retrofits of existing buildings systems. These projects are an important part of GSA's approach to reach mandated percentage reduction goals through 2016.

GSA is identifying projects in federal buildings across the country through surveys and studies. These projects will have positive savings-to-investment ratios, must provide reasonable payback periods that reflect GSA's priority of being a green proving ground of next generation technologies, and may generate rebates and saving from utility companies and incentives from grid operators.

This prospectus requests approval for proposed projects involving energy and water retrofit work, geothermal and other High Performance Green Building retrofit work, as well as design/construction work for new facilities that incorporate these technologies. The projects contained in this prospectus are for a diverse set of design and retrofit projects with engineering solutions to reduce energy or water consumption and/or costs.

Projects will vary in size by location and by delivery method. Typical projects include the following:

- Upgrading heating, ventilation, and air-conditioning (HVAC) systems with new, high-efficiency systems including the installation of energy management control systems.
- Altering constant volume air distribution systems to variable air flow systems by adding variable air flow boxes, fan volume control dampers, and related climatic controls.
- Installing building automation control systems, such as night setback thermostats and time clocks, to control HVAC systems.

PROSPECTUS - ALTERATION
ENERGY AND WATER RETROFIT AND CONSERVATION MEASURES PROGRAM
VARIOUS BUILDINGS

Prospectus Number: PEW-0001-MU16

- Installing automatic occupancy light controls, lighting fixture modifications, and associated wiring to reduce the electrical consumption per square foot through the use of higher efficiency lamps and use of non-uniform task lighting design.
- Installing new or modifying existing temperature control systems.
- Replacing electrical motors with multi-speed or variable-speed motors.
- Insulating roofs, pipes, HVAC duct work, and mechanical equipment.
- Installing and caulking storm windows and doors to prevent the passage of air and moisture into the building envelope.
- Providing advanced metering projects that enable building managers to better monitor and optimize energy performance.
- Providing and implementing water conservation projects.
- Providing and installing renewable projects including photovoltaic systems, solar hot water systems, and wind turbines.
- Providing distributed generation systems.
- Drilling to install vertical and horizontal geothermal loops.
- Installing heat pumps and other types of geothermal equipment.
- Installing building insulation and seals to enhance equipment performance and reduce the size and energy consumption of geothermal and other energy-efficient equipment.
- Installing wastewater recycling processes for use on lawns, in toilets, and for washing cars.
- Insulating roofs, pipes, HVAC duct work, and mechanical equipment.

PROSPECTUS - ALTERATION
ENERGY AND WATER RETROFIT AND CONSERVATION MEASURES PROGRAM
VARIOUS BUILDINGS

Prospectus Number: PEW-0001-MU16

Justification

The Energy Policy Act of 2005 (Public Law 109-58) required a 2 percent energy usage reduction as measured in BTU/GSF per year from 2006 through 2016 over a 2003 baseline. Guidance issued by the Department of Energy pursuant to this requirement states that savings anticipated from advanced metering can range from 2 to 45 percent annually when used in combination with continuous commissioning efforts. Executive Order 13423, Strengthening Federal Environmental, Energy, and Transportation Management concerning energy consumption reduction, was incorporated into law as the Energy Independence and Security Act of 2007 (EISA). Both increased the energy reduction mandates to 3 percent per year, and the Executive Order also established a water reduction mandate of 2 percent per year based on a 2007 baseline as measured in gallons/gsf.

By the year 2016, all Federal agencies are directed to reduce overall energy use in buildings they operate by 30 percent from 2003 levels and reduce overall water use by 16 percent from 2007 levels. Increased energy and water efficiency in buildings and operations will require capital investment for changes and modifications to physical systems which consume energy and water, as well as other high performance green building initiatives and infrastructure designs and retrofits.

In addition, EISA included provisions that exceed the requirements of the Energy Policy Act of 2005. One such long-term requirement is to eliminate fossil fuel-generated energy consumption in new and renovated Federal buildings by FY 2030 by achieving targeted reductions beginning with projects designed in FY 2010. Other shorter-term measures include increasing the use of solar hot water heating (to 30 percent); installation of advanced meters for steam and gas (previously only electricity was covered); and broader application of energy efficiency in all major renovations.

Approval of this FY 2016 request will enable GSA to continue to provide leadership in energy/water conservation and efficiency to both the public and private sectors.

FY2016 Committee Approval and Appropriation Requested $20,000,000

GSA **PBS**

PROSPECTUS - ALTERATION
ENERGY AND WATER RETROFIT AND CONSERVATION MEASURES PROGRAM
VARIOUS BUILDINGS

Prospectus Number: PEW-0001-MU16

Certification of Need

It has been determined that the practical solution to achieving the identified building energy and water management goals is to proceed with the energy and water retrofit and conservation work indicated above.

Submitted at Washington, DC, on February 2, 2015

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—JUDICIARY COURT SECURITY PROGRAM, VARIOUS BUILDINGS

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for alterations to improve physical security in government-owned buildings occupied by the Judiciary and U.S. Marshals Service during Fiscal Year 2016 at a total cost of $20,000,000, a prospectus for which is attached to and included 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 - ALTERATION
JUDICIARY COURT SECURITY PROGRAM
VARIOUS BUILDINGS

Prospectus Number: PJCS-0001-MU16

FY2016 Project Summary

This prospectus proposes alterations to improve physical security in government-owned buildings occupied by the Judiciary and U.S. Marshals Service (USMS) during Fiscal Year 2016 in lieu of future construction of new facilities.

FY2016 Committee Approval and Appropriation Requested **$20,000,000**

Program Summary

The Judiciary Court Security Program (JCS) is dedicated to improving physical security in buildings occupied by the Judiciary and the USMS in lieu of construction of brand new facilities, thereby providing cost savings and expedited delivery. These projects will vary in size, location, and delivery method and improve the separation of circulation for the public, judges, and prisoners. Funding provided for the security improvement projects would address elements such as additional doors, reconfiguring or adding corridors, reconfiguring or adding elevators, sallyports, and constructing physical or visual barriers.

Justification

The JCS will provide a vehicle for addressing security deficiencies in a timely and less costly manner when constructing a new courthouse is unlikely in the foreseeable future. In FY 2012, FY 2013, and FY 2015 GSA's appropriation included funding for this special emphasis program to undertake security improvements to buildings occupied by the Judiciary. This prospectus requests separate funding to specifically address such security conditions at existing federal courthouses for locations that are unlikely to be considered for construction of a new courthouse. The Judiciary's asset management planning process serves to help compile a preliminary assessment of potential JCS projects that identify courthouses with poor security ratings nationwide.

GSA **PBS**

PROSPECTUS - ALTERATION
JUDICIARY COURT SECURITY PROGRAM
VARIOUS BUILDINGS

Prospectus Number: PJCS-0001-MU16

Certification of Need

Over the years a number of security issues have been identified that need to be addressed in order to reduce risk to physical security. The proposed program is the best solution to meet a validated Government need.

Submitted at Washington, DC, on February 2, 2015

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—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 Phase I of a two phase repair and alteration project for the approximately 841,000 gross square feet of William J. Green, Jr., Federal Building located at 600 Arch Street in Philadelphia, Pennsylvania at an additional design cost of $1,200,000, a total estimated construction cost of $39,950,000 and a total management and inspection cost of $3,850,000 for an estimated project cost of $45,000,000, 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
WILLIAM J. GREEN, JR. FEDERAL BUILDING
PHILADELPHIA, PA

Prospectus Number: PPA-0277-PH16
Congressional District: 01

FY2016 Project Summary

The General Services Administration (GSA) proposes Phase I of a two phase repair and alteration project for the approximately 841,000 gross square foot (gsf) William J. Green, Jr., Federal Building (Green Building), located at 600 Arch Street in Philadelphia, PA. The project involves the realignment and reconfiguration of tenant space, and multiple building system upgrades/replacements.

This project will improve the building's overall utilization through the realignment and implementation of various economical workplace solutions and result in the effective long term housing solution for the Federal Bureau of Investigation (FBI) Field Office, Drug Enforcement Administration (DEA) Field Division Office, and Internal Revenue Service (IRS) Philadelphia Office. By maximizing space in the Green Building, tenant agencies will relocate from leased space resulting in a reduction of approximately $3.5 million in annual lease payments to the private sector.

FY2016 Committee Approval and Appropriation Requested

(Additional Design, Phase I ECC, M&I) $45,000,000

Major Work Items

Interior Construction; Elevator, Plumbing, HVAC, Electrical, and Fire Protection System Upgrades/Replacement; Demolition/Abatement; Site/Garage Upgrades

Project Budget

Design (FY 2014)	$6,500,000
Additional Design (FY 2016 Request)	1,200,000
Total Design	**$7,700,000**
Estimated Construction Cost (ECC)	
Phase I (FY 2016 Request)	$39,950,000
Phase II (TBD)	38,750,000
Total ECC	**$78,700,000**
Management and Inspection (M&I)	
Phase I (FY 2016 Request)	$3,850,000
Phase II (TBD)	3,850,000
Total M&I	**$7,700,000**
Estimated Total Project Cost (ETPC)	**$94,100,000**

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

GSA PBS

PROSPECTUS – ALTERATION
WILLIAM J. GREEN, JR. FEDERAL BUILDING
PHILADELPHIA, PA

Prospectus Number: PPA-0277-PH16
Congressional District: 01

Schedule	Start	End
Design	FY2015	FY2017
Phase I Construction	FY2016	FY2018
Phase II Construction	TBD	TBD

Building

The Green Building along with the adjoining James A. Byrne U.S. Courthouse (Byrne Courthouse), is part of a 1.7 million gsf Federal complex in downtown Philadelphia. The Green Building, along with the Byrne Courthouse, was designed to share common mechanical systems. The first floors are linked by a common circulation area, that includes a ceremonial courtroom and plaza. The complex also shares an underground parking garage. Constructed in 1973, it is currently not eligible for listing on the National Register of Historic Places.

The Green Building which provides approximately 507,000 usable square feet (usf) and is 10 stories above grade, includes amenities such as a full service cafeteria, fitness center, credit union, conference center, health unit, and a plaza area for public gatherings.

Tenant Agencies

Judiciary, Department of Homeland Security, GSA, Department of Justice, Department of the Treasury, Office of Personnel Management, Department of State

Proposed Project

The primary driver for the proposed renovation is to improve the overall utilization of the Green Building, house additional employees and merge operations, including consolidating multiple leases into Green. Through innovative approaches to space management and alternative workplace arrangements, including the realignment of agencies onto contiguous floors and sharing resources such as conference rooms and other specialized space, the overall utilization rate for the building is expected to improve by approximately 20%. The project also includes upgrades/replacement of multiple building systems.

The first phase of the project will focus on the lower half of the building. This phase will allow the tenants occupying these floors to consolidate, and reduce their footprint, resulting in the creation of vacant space that will serve as internal swing space for Phase II. Work under this phase to the mechanical, electrical, plumbing, and fire life safety systems will affect both tenant and building wide components. HVAC work includes replacing mixing boxes and the chiller plant, refurbishing the cooling tower, and

PROSPECTUS – ALTERATION
WILLIAM J. GREEN, JR. FEDERAL BUILDING
PHILADELPHIA, PA

Prospectus Number: PPA-0277-PH16
Congressional District: 01

replacing/reconfiguring duct work and fan coil units within tenant space. Electrical upgrades/replacements will be made both within tenant suites and in common corridors and joint use spaces, while new domestic water risers will be installed to address plumbing. Sprinklers will be relocated, upgraded and replaced where necessary. Additionally, this phase will also upgrade some of the building's joint use space such as reducing the size of the cafeteria and increasing the number and size of conference space available to the tenants. The security visitor screening station in the building lobby will be upgraded and reconfigured to address challenges with the current layout, reduce wait times and provide sufficient space for the public.

Phase II will focus on the upper half of the building. Under Phase II, space for the occupying agencies will be realigned, reconfigured, and will allow for contiguous operations. HVAC, electrical, and fire protection upgrades/replacements will also be made to both the tenant and common spaces on these floors. Additionally, this phase includes upgrades/replacements to the elevator components, the cleaning of the curtain wall and repairs to the plaza drainage system. Exhaust fans will be installed in the underground parking garage to properly ventilate the area and comply with local code.

Major Work Items	
Interior Construction	$28,000,000
Elevator Upgrade/Replacement	1,800,000
Plumbing Upgrade/Replacement	2,000,000
HVAC Upgrade/Replacement	20,700,000
Fire Protection Upgrade/Replacement	1,100,000
Electrical Upgrade/Replacement	15,600,000
Demolition/Abatement	7,200,000
Site/Garage Upgrades	2,300,000
Total ECC	**$78,700,000**

PROSPECTUS – ALTERATION
WILLIAM J. GREEN, JR. FEDERAL BUILDING
PHILADELPHIA, PA

Prospectus Number: PPA-0277-PH16
Congressional District: 01

Justification

The reconfiguration and realignment of space will improve the efficiency of FBI and DEA operations. By providing contiguous space in the Green Building and consolidating them from leased space, this project will provide a secure work environment essential to collaborating with local law enforcement and other stakeholders, as well as improved handling of the expanding intelligence mission of these agencies in the most efficient and cost effective manner while providing state of the art infrastructure. This opportunity has been made in part by IRS' aggressive downsizing efforts, which has left the building with various pockets of vacant space. This project realigns and reconfigures vacant space allowing for other agencies to realize contiguous footprints.

As part of the reconfiguration and renovation of tenant space, multiple building systems will be upgraded. Reconfiguration of the duct work, sprinklers, and replacement of fan coil units is prudent to accomplish while space is vacant. The duct work and electrical system is outdated and in need of upgrades/replacement and reconfiguration to accommodate the proposed open office floor plans. Sprinklers need to be relocated, and upgraded/replaced where necessary, to meet code. The fan coil units are beyond their useful life and are no longer able to properly regulate the temperature in the suites. The cooling tower and the chiller plant need to be addressed to properly integrate with the needs of the new tenant space. Elevator components need to be upgraded and one elevator will be converted from a passenger to a prisoner transport elevator.

At present, the visitor screening area is insufficient to handle the amount of foot traffic the building receives and long lines result in spillover to the plaza area, posing a potential security risk. The plaza drainage system must be repaired because it is currently leaking into the secure parking garage under the 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.

GSA PBS

PROSPECTUS – ALTERATION
WILLIAM J. GREEN, JR. FEDERAL BUILDING
PHILADELPHIA, PA

Prospectus Number: PPA-0277-PH16
Congressional District: 01

Prior Appropriations

Prior Appropriations			
Public Law	**Fiscal Year**	**Amount**	**Purpose**
113-76	2014	$6,500,000	Design
Appropriations to Date		**$6,500,000**	

Prior Committee Approvals

Prior Committee Approvals			
Committee	**Date**	**Amount**	**Purpose**
Senate EPW	2/6/14	$6,500,000	Design
House T&I	3/13/14	$6,500,000	Design

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

Prospectus	Description	FY	Amount
PPA-0277-PI07	IRS Renovations (IRS funded)	2007	$ 4,726,000
111-5	Air Handling Units	2009	$22,624,000

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

Alteration $163,445,000
Lease $341,647,000
New Construction $219,946,000

The 30 year, present value cost of alteration is $56,501,000 less than the cost of new construction, an equivalent annual cost advantage of $3,189,000.

Recommendation

ALTERATION

GSA **PBS**

PROSPECTUS – ALTERATION
WILLIAM J. GREEN, JR. FEDERAL BUILDING
PHILADELPHIA, PA

Prospectus Number: PPA-0277-PH16
Congressional District: 01

Certification of Need

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

Submitted at Washington, DC, on February 2, 2015

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

January 2015

Housing Plan
William J. Green, Jr. Federal Building

PPA-0277-PH16
Philadelphia, PA

	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
Lease Locations												
701 Market Street												
DOJ-Drug Enforcement Administration*	36	36	8,071	295	4,451	12,817	-	-	-	-	-	-
Treasury-Internal Revenue Service*	41	41	18,604	421	91	19,116	-	-	-	-	-	-
DOJ-Federal Bureau of Investigation*	98	98	25,460	-	-	25,460	-	-	-	-	-	-
DHS - Federal Protective Service	31	31	7,170	2,018	3,134	12,322	-	-	-	-	-	-
170 S. Independence Mall							-	-	-	-	-	-
DOJ-Bureau of Alcohol, Tobacco, Firearms, and Explosives	36	36	8,217	2,553	8,255	19,025	-	-	-	-	-	-
Lease Locations Subtotal	**242**	**242**	**67,522**	**5,287**	**15,931**	**88,740**	-	-	-	-	-	-
Government Owned Locations												
William J. Green Jr. Federal Building												
DOJ-Federal Bureau of Investigation*	446	446	93,088	10,352	17,641	121,081	669	669	87,152	28,803	65,104	181,059
Treasury-Internal Revenue Service*	533	533	111,446	10,287	23,644	145,377	537	537	84,042	11,050	5,666	100,758
DOJ-Drug Enforcement Administration*	194	194	33,705	161	8,762	42,628	225	225	26,508	8,808	17,856	53,172
Judiciary-Probation	99	99	26,467	471	236	27,174	103	103	25,971	598	585	27,154
DHS-U.S. Secret Service	56	56	19,695	1,808	3,009	24,512	56	56	19,695	1,808	3,009	24,512
Office of Personnel Management	41	41	10,044	100	603	10,747	55	55	7,772	608	115	8,495
DOJ-U.S. Marshals Service	-	-	-	5,743	3,336	9,079	-	-	-	5,743	3,336	9,079
Treasury Inspector General for Tax Administration	20	20	6,365	429	1,235	8,029	17	17	1,997	965	426	3,388
Judiciary-Pre-trial	22	22	6,483	-	547	7,030	25	25	5,717	607	689	7,013
DOJ-U.S. Attorney	0	0	3,900	216	197	4,313	-	-	3,671	244	244	4,159
Department of State	11	11	1,939	-	217	2,156	12	12	3,131	233	811	4,175
Judiciary-U.S. District Clerk	-	-	-	3,074	-	3,074	-	-	-	3,074	-	3,074
DHS-Federal Protective Service	2	2	537	-	745	1,282	51	51	7,021	1,734	4,945	13,700
DOJ-Bureau of Alcohol, Tobacco, Firearms, and Explosives	-	-	-	-	-	-	36	36	5,203	1,560	8,236	14,999
Judiciary-Court of Appeals	43	43	10,258	-	297	10,555	-	-	-	-	-	-
General Services Administration	33	33	7,506	2,044	2,914	12,464	31	31	3,945	505	3,037	7,487
Joint Use **	-	-	2,347	1,746	43,546	47,639	-	-	1,273	1,878	41,017	44,168
Vacant ***	-	-	23,862	-	-	23,862	-	-	4,722	-	-	4,722
Government Owned Locations Subtotal	**1,500**	**1,500**	**333,780**	**36,431**	**106,929**	**477,140**	**1,817**	**1,817**	**283,098**	**68,218**	**155,076**	**506,392**
Total	**1,742**	**1,742**	**401,302**	**41,718**	**122,860**	**565,880**	**1,817**	**1,817**	**283,098**	**68,218**	**155,076**	**506,392**

* Denotes agencies primarily impacted by proposed project

** Joint use space is not occuupied by tenant agencies and includes such things as Food Preparation, Snack Bar, Credit Union and Childcare Center.

*** Vacant square footage will be absorbed under Phase II of the project

January 2015

Housing Plan
William J. Green, Jr. Federal Building

PPA-0277-PH16
Philadelphia, PA

Office Utilization Rate[2]	Current	Proposed
Building Office Tenants (excluding Joint Use, Judiciary, Congress, and agencies with less than 10 employees)	180	117
All Building Office Tenants (excluding Joint Use; including Judiciary, Congress, and agencies with less than 10 employees)	174	122

Current Office UR excludes 68,142 usf of office support space.
Proposed Office UR excludes 55,789 usf of office support space

Total Building USF Rate[3]	Current	Proposed
(excluding Joint Use, Judiciary, Congress, and agencies with less than 10 employees)	296	249
All Building Tenants (excluding Joint Use; including Judiciary, Congress, and agencies with less than 10 employees)	318	279

Current Office UR excludes 78,681 usf of office support space.
Proposed Office UR excludes 63,320 usf of office support space

Special Space	USF
Holding Cell	274
Fitness Center	5,735
ADP	1,558
Telephone	3,090
SCIF	23,019
Secure Areas/Storage	40,311
Locker Room	3,146
Health Unit	4,113
Restroom	390
Conference/Training	34,968
Childcare	12,136
Break Room	2,737
Interview Room	3,435
Lab	270
Light Industrial	2,043
Mail Room	5,199
Food Service	12,652
Total	**155,076**

NOTES:

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

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

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

COMMITTEE RESOLUTION

ALTERATION—U.S. LAND PORT OF ENTRY, PACIFIC HIGHWAY, BLAINE, 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 resolve exterior envelope deficiencies and promote energy savings at the U.S. Land Port of Entry located at Pacific Highway in Blaine, Washington at a design cost of $1,030,000, an estimated construction cost of $9,956,000 and a management and inspection cost of $944,000 for a total estimated project cost of $11,930,000, 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
U.S. LAND PORT OF ENTRY
PACIFIC HIGHWAY, BLAINE, WA

Prospectus Number: PWA-00BN-BL16
Congressional District: 1

FY2016 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to resolve exterior envelope deficiencies and promote energy savings at the U.S. Land Port of Entry (LPOE) located at Pacific Highway in Blaine, WA.

FY2016 Committee Approval and Appropriation Requested

(Design, ECC, M&I) $11,930,000

Major Work Items

Exterior construction; roof replacement

Project Budget

Design	$1,030,000
Estimated Construction Cost (ECC)	9,956,000
Management and Inspection (M&I)	944,000
Estimated Total Project Cost (ETPC)	**$11,930,000**

Schedule	**Start**	**End**
Design and Construction	FY2016	FY2018

Building

The Pacific Highway LPOE, constructed in 1999, is the largest commercial LPOE in Washington State, and processes inbound and outbound traffic from arterial roads that connect to Interstate 5. This LPOE serves several federal agencies and operates 24 hours per day and 7 days per week. It is the major commercial port in Western Washington, serving automobiles, buses, and commercial traffic.

The 11.8-acre LPOE site contains two buildings: the Auto Bus building and the Cargo building. The Auto Bus building is a one-story automobile and bus processing building with 30,418 gross square feet (gsf) including canopies. The Cargo building is a three-story commercial inspection and administration building with a single-story warehouse wing. The building has 67,013 gsf including canopies.

GSA PBS

PROSPECTUS – ALTERATION
U.S. LAND PORT OF ENTRY
PACIFIC HIGHWAY, BLAINE, WA

Prospectus Number: PWA-00BN-BL16
Congressional District: 1

Tenant Agencies

U.S. Department of Homeland Security – Customs and Border Protection; U.S. Department of Agriculture – Animal and Plant Health Inspection Service; U.S. Department of Interior – Fish and Wildlife Service; U.S. Department of Health and Human Services – Food and Drug Administration; General Services Administration

Proposed Project

The proposed project will address several exterior deficiencies and improve energy performance. The exterior envelope will be upgraded to stop water intrusion and involves deconstruction and reconstruction of exterior walls, installation of waterproofing materials, repair/replacement of the roof, repair/replacement of windows seals, and improved thermal protection.

Major Work Items

Exterior construction	$8,121,000
Roof Repair/Replacement	1,835,000
Total ECC	**$9,956,000**

Justification

The existing exterior envelope allows water to infiltrate into the LPOE and is causing interior finish deterioration and mold growth. In addition to the lack of moisture barrier protection from original construction, water enters the walls at multiple locations, including gaps in cedar and corrugated metal cladding and through roofing screws that have penetrated insulation and building paper. These deficiencies, coupled with failing aluminum window wall gaskets and single pane translucent panels, contribute to the building's poor thermal performance and occupant discomfort at the building's perimeter.

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
U.S. LAND PORT OF ENTRY
PACIFIC HIGHWAY, BLAINE, WA

Prospectus Number: PWA-00BN-BL16
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.

Recommendation

ALTERATION

GSA **PBS**

PROSPECTUS – ALTERATION
U.S. LAND PORT OF ENTRY
PACIFIC HIGHWAY, BLAINE, WA

Prospectus Number: PWA-00BN-BL16
Congressional District: 1

Certification of Need

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

Submitted at Washington, DC, on February 2, 2015

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

COMMITTEE RESOLUTION

SITE ACQUISITION AND DESIGN—FEDERAL OFFICE BUILDING, BOYERS, 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 site acquisition and design for the construction of 462,000 gross square feet of space to provide a long-term housing solution for the Office of Personnel Management, the Social Security Administration, and the Department of Defense in the vicinity of Boyers, Pennsylvania to allow the Government to consolidate these operations, currently housed in leased space in an underground mine, into an owned facility at a site acquisition cost of $12,000,000, a design cost of $11,562,000, and a Management and Inspection cost of $7,638,000 for a total estimated project cost for design and site acquisition of $31,200,000, 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 – SITE ACQUISITION AND DESIGN
FEDERAL OFFICE BUILDING
BOYERS, PA

Prospectus Number: PPA-FBC-BO17
Congressional District: 03, 12

FY 2017 Project Summary

The General Services Administration (GSA) proposes the construction of a new federally owned facility of approximately 462,000 gross square feet (gsf) to provide a long-term housing solution for the Office of Personnel Management (OPM), Social Security Administration (SSA) and Department of Defense (DOD) in the vicinity of Boyers, PA. The project will allow the Government to consolidate these operations, currently housed in leased space in an underground mine, into an owned facility and eliminate annual lease payments to the private sector by approximately $13,500,000.

A project to consolidate OPM and multiple other Federal agencies was among those previously included in the President's Fiscal Year (FY) 2016 Budget. The FY 2016 prospectus (PPA-FBC-BO16), which requested Site Acquisition and Design and Related Services funding in the amount of $35,000,000 in support of a proposed 695,000 gsf facility, has yet to be approved by either the Senate Committee on Environment and Public Works or the House Committee on Transportation and Infrastructure and no appropriations have been received in support of the project. GSA is resubmitting this project for Site Acquisition and Design and Management and Inspection in FY 2017 with changes in scope and budget.

FY 2017 Committee Approval and Appropriation Requested

(Site Acquisition, Design, Management and Inspection).....$ 31,200,000

Overview of Project

The proposed new construction will provide approximately 462,000 gsf of office and related space and 1,500 parking spaces for OPM, SSA and DOD in the vicinity of Boyers, PA, including portions of Butler, Lawrence, and Beaver Counties. The facility will provide National Archives and Records Administration-compliant records storage in environmentally conditioned, fire-protected space in a secured facility. The project will consolidate OPM from its operations in the mine and one additional leased location along with SSA and DOD operations in the mine into a single federally owned location. Consolidation will allow for economies of scale and will provide opportunities for maximizing space efficiency, operational flexibility, and sharing special support spaces and building amenities.

This request reflects refinement to previously identified requirements related to the building square footage and project costs subsequent to preparation of the FY 2016 prospectus. This request includes the reduction of usable square footage required for records management storage due to the use of a higher density filing system, and more

PROSPECTUS – SITE ACQUISITION AND DESIGN
FEDERAL OFFICE BUILDING
BOYERS, PA

Prospectus Number: PPA-FBC-BO17
Congressional District: 03, 12

accurate costs reflecting the requirements to build-out the space. In addition, tenants located in leased space outside of the mine, originally slated to be a part of this consolidation were, for various reasons including the need to interface with the public, determined not to be an optimal fit in a facility that will have high security requirements. Those tenants will remain in lease space.

Location

Vicinity of Boyers, PA – including portions of Butler, Lawrence and Beaver Counties.

Project Budget

Site Acquisition (FY 2017)	$12,000,000
Design (FY 2017)	11,562,000
Estimated Construction Cost (ECC)	179,950,000
Management and Inspection (M&I) (FY17)	7,638,000
Estimated Total Project Cost (ETPC)*	**$211,150,000**

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

Schedule	**Start**	**End**
Site Acquisition/Design	FY 2017	FY 2018
Construction	TBD	TBD

Tenant Agencies

OPM – Federal Investigative Services (FIS), Retirement Operations Center (ROC), Chief Information Officer (CIO), and Facilities, Services and Contracting (FSC); SSA, DOD, and GSA

Justification

OPM, SSA and DOD are currently housed in leased space at 1137 Branchton Road, Boyers, PA, a converted limestone mine, which includes approximately 580,000 rentable square feet (rsf) that also houses multiple Federal operations and offices in subterranean space. In recent years, portions of the mine have degraded resulting in pieces of the ceiling falling into active workspace. To enhance employee safety and prevent injuries to occupants, the lessor installed mesh netting. While GSA continues to work with the lessor on interim mitigation measures regarding ceiling degradation, means of egress, and

PROSPECTUS – SITE ACQUISITION AND DESIGN
FEDERAL OFFICE BUILDING
BOYERS, PA

Prospectus Number: PPA-FBC-BO17
Congressional District: 03, 12

sprinklers and alarms, continued housing at this location is not a viable long-term solution.

OPM began occupying the facility in 1970. OPM has experienced significant increases in operations over the past several years, particularly among the main operations currently housed in the mine: FIS and ROC. Because of the significant number of retirees in recent years, OPM has an increased need of additional file storage for its ROC. This project will allow for a more space-efficient solution such as a high-density system, which will reduce the anticipated amount of file storage space needed in the long term. Additionally, FIS has seen a significant increase in personnel security clearances since 2005 in support of processing background investigations and suitability determinations for the DOD and other Federal agencies. The Intelligence Reform and Terrorism Prevention Act of 2004 mandated that 90 percent of security clearance determinations be made within 60 days. To comply with this mandate, OPM hired additional personnel. It is not prudent for OPM to continue to meet these needs in the existing mine location. OPM has a 2,500 rsf field office location outside of the mine that will be consolidated into the proposed new facility.

The proposed project also provides the opportunity for OPM, SSA and DOD to be housed in a proposed facility that will meet their long term requirements, reduce overall space, facilitate shared resources, and eliminate lease payments.

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

PROSPECTUS – SITE ACQUISITION AND DESIGN
FEDERAL OFFICE BUILDING
BOYERS, PA

Prospectus Number: PPA-FBC-BO17
Congressional District: 03, 12

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

Lease $292,916,000
New Construction: $237,695,000

The 30-year, present value cost of ownership is $55,222,000 less than the cost of leasing, with an equivalent annual cost advantage of $3,155,000.

Recommendation

CONSTRUCTION

GSA **PBS**

PROSPECTUS – SITE ACQUISITION AND DESIGN
FEDERAL OFFICE BUILDING
BOYERS, PA

Prospectus Number: PPA-FBC-BO17
Congressional District: 03, 12

Certification of Need

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

Submitted at Washington, DC, on February 8, 2016

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

COMMITTEE RESOLUTION

BUILDING ACQUISITION—IRS ANNEX BUILDING PURCHASE, AUSTIN, TX

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for the acquisition of the Internal Revenue Service Annex Building composed of 144,101 rentable square feet of space and 179 parking spaces located at 2021 Woodward Street in Austin, Texas at a building, site acquisition and total estimated project cost of $12,756,000, 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 – BUILDING ACQUISITION
IRS ANNEX BUILDING PURCHASE
AUSTIN, TX

Prospectus Number: PTX-1665-AU17
Congressional District: 35

FY2017 Project Summary

The General Services Administration (GSA) proposes to acquire the Internal Revenue Service (IRS) Annex Building located at 2021 Woodward Street in Austin, TX. The leased facility provides 144,101 rentable square feet of space and 179 parking spaces and is currently occupied entirely by the IRS. Purchase will reduce the Government's rental payment to the private sector by approximately $1,163,000 annually.

This project was among those previously included in GSA's FY 2015 Capital Investment Program. The prospectus was not approved by the Senate Committee on Environment and Public Works and the House Committee on Transportation and Infrastructure, and the project could not be accommodated within the enacted level. GSA is resubmitting the project in FY 2016.

FY2017 Committee Approval and Appropriation Requested

(Site, Design, ECC, M&I).....$12,756,000

Building

The IRS Annex was built in 1979 by the lessor and is a single story tilt-up pre-cast concrete building. The building is co-located on a 57-acre campus with federally-owned buildings housing a regional IRS Service Center, a Department of Veterans Affairs administrative facility, and the U.S. Department of the Treasury Financial Management Service. The campus is bounded by East Woodward Street on the North and East, IH-35 on the West and U.S. Highway 290 on the South. The location of the IRS annex on this campus is critical to the IRS mission since trucks make daily runs between the Annex, Service Center, Compliance Center and other IRS locations transporting supplies, furniture and tax returns.

Project Budget

Building and Site Acquisition.....$12,756,000

Estimated Total Project Cost (ETPC)*.....$12,756,000

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

Schedule	**Start**	**End**
Acquisition	FY 2017	FY 2017

PROSPECTUS – BUILDING ACQUISITION
IRS ANNEX BUILDING PURCHASE
AUSTIN, TX

Prospectus Number: PTX-1665-AU17
Congressional District: 35

Overview of Project

The project proposes acquisition of the building currently leased by GSA for the IRS. The facility provides office, warehouse and light industrial storage space for IRS adjacent to the main IRS Service Center Building in Austin, TX. In addition, the warehouse is located in close proximity to four other IRS leases located in southeast Austin.

Tenant Agencies

IRS

Justification

The IRS Annex is an integral part of the tax return submission processing pipeline. As a receiving point for mail during tax season and a holding place for the completed returns, this building is the first and last stop for tax returns through the pipeline. It is entirely within the secure fenced campus perimeter and is tied in to the communications, security and fire alarm systems in the IRS Service Center. The IRS Annex building is the only part of the 57-acre campus facility that is not federally owned. Ownership of the annex would provide greater flexibility for future development of the campus site as needed for IRS or other agencies. Additionally, purchase of the IRS Annex will reduce the Government's rental payment to the private sector by approximately $1,163,000 annually.

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

PROSPECTUS – BUILDING ACQUISITION
IRS ANNEX BUILDING PURCHASE
AUSTIN, TX

Prospectus Number: PTX-1665-AU17
Congressional District: 35

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

Purchase: $56,621,000
Lease:.....$131,382,000
New Construction:.....$72,835,000

The 30-year, present value cost of purchase is $16,214,000 less than the cost of new construction with an equivalent annual cost advantage of $871,000.

Recommendation

ACQUISITION

GSA **PBS**

PROSPECTUS – BUILDING ACQUISITION
IRS ANNEX BUILDING PURCHASE
AUSTIN, TX

Prospectus Number: PTX-1665-AU17
Congressional District: 35

Certification of Need

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

Submitted at Washington, DC, on February 8, 2016

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

COMMITTEE RESOLUTION

CONSTRUCTION—U.S. LAND PORT OF ENTRY, COLUMBUS, NM

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 construction of new replacement land port of entry facilities of 69,243 gross square feet (including canopies) to safely and efficiently accommodate steady increases in car, truck and pedestrian traffic as well as incorporate extensive site improvements to address significant stormwater drainage issues at the port at an estimated construction cost of $79,600,000 and a management and inspection cost of $6,045,000 for an estimated project cost of $85,645,000, 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 – CONSTRUCTION
U.S. LAND PORT OF ENTRY
COLUMBUS, NM

Prospectus Number: PNM-BSC-CO16
Congressional District: 2

FY 2016 Project Summary

The General Services Administration (GSA) requests approval for construction of new replacement land port of entry (LPOE) facilities in Columbus, NM. The project will expand the facilities to safely and efficiently accommodate steady increases in car, truck and pedestrian traffic as well as incorporate extensive site improvements to address significant stormwater drainage issues at the port.

FY 2016 House Committee Approval Requested

(ECC and M&I) $85,645,000

FY 2016 Senate Committee Approval Requested

(ECC and M&I) $26,047,000

FY 2016 Appropriation Requested

(ECC and M&I) ..... $85,645,000[1]

Overview of Project

The Columbus LPOE was built in 1989 to screen visitors entering the United States. Existing building workspace and inspection facilities do not meet the tenant agency's operational need. The tenant has identified a current requirement of 69,243 gross square feet of building space; however, the existing facility provides 21,370 gross square feet. The project will consist of expanding existing facilities to handle future traffic volumes predicted for this port and site improvements to control stormwater flow.

[1] GSA has worked closely with DHS program offices responsible for developing and implementing security technology at the LPOEs. These programs include Radiation Portal Monitors (RPMs), Land Border Integration (formerly Western Hemisphere Travel Initiative (WHTI)), Non-Intrusive Inspection (NII), Outbound Inspection, and Port Hardening/Absconder programs. This prospectus contains the funding of infrastructure requirements for each program known at the time of prospectus development since these programs are at various stages of development and implementation. Additional funding by a Reimbursable Work Authorization (RWA) may be required to provide for as yet unidentified elements of each of these programs to be implemented at this port.

PROSPECTUS – CONSTRUCTION
U.S. LAND PORT OF ENTRY
COLUMBUS, NM

Prospectus Number: PNM-BSC-CO16
Congressional District: 2

The project includes construction of a new main building, commercial and non-commercial primary and secondary inspection facilities, pedestrian processing, an outbound canopy, export facilities, non-intrusive inspection systems, hazardous materials containment area, a new earthen berm and drainage basin, and enlargement of an existing culvert. The project also includes outside vehicle parking and a kennel. Additionally, requirements of the Federal Motor Carrier Safety Administration are addressed in the project with relocation of an existing canopy structure and building and new paving.

Site Information
Government-Owned ..... 14.72 acres
Building Area[2]
Building (including canopies) ..... 69,243 gsf
Building (excluding canopies) ..... 48,415 gsf
Outside parking spaces 106

Cost Information
Site Development Costs[3] $37,412,000
Building Costs (includes inspection canopies) ($609/gsf) $42,188,000

Project Budget

Design (FY 2007 and FY 2009) $3,338,395
Additional Design[4] (FY 2014) 7,400,000
Estimated Construction Cost (ECC)[5] 79,600,000
Management and Inspection (M&I) 6,045,000
Estimated Total Project Cost (ETPC)* **$96,383,395**
*Tenant agencies may fund an additional amount for emerging technologies and alterations above the standard normally provided by the GSA.

[2] The project may contain a variance in gross square footage from that listed in this prospectus due to changes in the CBP Design Guide.

[3] Site development costs include grading, utilities, paving, demolition of existing facilities, drainage ponds and culverts (including piping and structures), lighting, and fencing.

[4] The additional design funds are needed to reflect updated agency requirements since design was originally authorized and to incorporate extensive site improvements needed to address significant storm water drainage issues at the port.

[5] Costs have increased since approval of Prospectus No. PNM-BSC-CO14 due to labor and materials market increases (example: booming oil and gas market in west Texas has affected most costs including plumbing/piping, steel, concrete, electrical, road work).

PROSPECTUS – CONSTRUCTION
U.S. LAND PORT OF ENTRY
COLUMBUS, NM

Prospectus Number: PNM-BSC-CO16
Congressional District: 2

Location

The site is bordered on the west by New Mexico State Highway 11 and on the east by a bypass road, approximately 3 miles south of the village of Columbus, New Mexico, adjacent to the city of Palomas, Mexico.

Schedule

	Start	End
Design	FY 2014	FY 2016
Construction	FY 2016	FY 2019

Tenant Agencies

Department of Homeland Security – Customs and Border Protection, Immigration and Customs Enforcement; U.S. Department of Agriculture – Animal & Plant Health Inspection Service, Plant Protection and Quarantine; U.S. Food and Drug Administration; Department of Transportation – Federal Motor Carrier Safety Administration; and General Services Administration.

Justification

Since its construction in 1989, screening of visitors at the Columbus LPOE has increased significantly and advances in technology have led to significant changes in the inspection process. The LPOE continues to experience an increase in commercial traffic, with anticipated additional growth over the next 15 years.

PROSPECTUS – CONSTRUCTION
U.S. LAND PORT OF ENTRY
COLUMBUS, NM

Prospectus Number: PNM-BSC-CO16
Congressional District: 2

Efforts are underway by the Government of Mexico to relocate port facilities south of the border further east. The construction of a bypass road to access these new crossings was completed in 2011. New commercial traffic circulation resulting from the addition of the bypass road will be accommodated in the port expansion project.

The LPOE has experienced significant flooding during high volume rainfall events. In the past decade, the area has been inundated multiple times which has subsequently elevated the flooding problem to the attention of both the U.S. and Mexican Governments and the State of New Mexico. Improvements to the LPOE will protect new and existing structures, retain all new onsite storm water, and convey storm water flows across the site. The proposed site drainage and grading improvements have a significant cost; however, the work is necessary in order for the project to proceed and for the LPOE to maintain operations.

Summary of Energy Compliance

The project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and 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

Prior Appropriations			
Public Law	**Fiscal Year**	**Amount**	**Purpose**
110-5	2007	$2,629,000	Design
111-5	2009 (ARRA)	$709,395	Design
Reprogram	2014	$7,400,000	Design
Appropriations to Date		**$10,738,395**	

GSA PBS

PROSPECTUS – CONSTRUCTION
U.S. LAND PORT OF ENTRY
COLUMBUS, NM

Prospectus Number: PNM-BSC-CO16
Congressional District: 2

Prior Committee Approvals

Prior Committee Approvals			
Committee	**Date**	**Amount**	**Purpose**
House T & I	4/5/2006	$2,629,000	Design
Senate EPW	5/23/2006	$2,629,000	Design
Senate EPW	12/8/11	$59,598,000	M&I = $4,900,000; Construction = $54,698,000
House T&I	7/16/14	$7,400,000	Additional Design
Senate EPW	9/18/14	$7,400,000	Additional Design
House Approvals to Date*		**$10,738,395**	
Senate Approvals to Date*		**$70,336,395**	

* Approvals to Date include $709,395 via the American Recovery and Reinvestment Act of 2009 (ARRA); authorization is inherent in the Public Law (PL 111-5 – Recovery Act).

Alternatives Considered

SA owns and maintains the existing facilities at this port of entry; thus, no alternative other than Federal construction was considered.

Recommendation

CONSTRUCTION

GSA PBS

PROSPECTUS – CONSTRUCTION
U.S. LAND PORT OF ENTRY
COLUMBUS, NM

Prospectus Number: PNM-BSC-CO16
Congressional District: 2

Certification of Need

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

Submitted at Washington, DC, on February 2, 2015

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

January 2015

Housing Plan
Columbus Land Port of Entry

PNM-BSC-CO16
Columbus, NM

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
Columbus, NM LPOE						-						-
U.S. Department of Homeland Security - CBP	53	53	5,310	-	9,817	15,127	54	54	7,236	2,110	44,836	54,182
U.S. Department of Homeland Security- ICE	-	-					4	4	590	-	-	590
General Services Administration-PBS, Field Offices	1	1	191			191	1	1	460	433	-	893
U.S. Health and Human Services - FDA	1	1	480			480	1	1	215		201	416
Joint Use	-	-	1,640		451	2,091	0	0	-			-
U.S. Department of Agriculture - APHIS	2	2	504		458	962	2	2	259		234	493
U.S. Department of Transportation - FMCS	1	1	340		1,019	1,359	1	1	340		1,019	1,359
Total	**58**	**58**	**8,465**	**-**	**11,745**	**20,210**	**63**	**63**	**9,100**	**2,543**	**46,290**	**57,933**

Special Space	USF
Laboratory	616
Holding Cells	482
Restroom	1,089
Fitness	949
ADP	168
Food Service	165
Vault/Hardened Area	1,651
Booth	205
Kennels	962
Inspection Bay/Dock	16,052
Hazardous Materials Storage	2,826
Processing Area	198
Mail Rooms	99
Inspection Canopy	20,828
Total	**46,290**

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

CONSTRUCTION—U.S. LAND PORT OF ENTRY, ALEXANDRIA BAY, 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 the construction of facilities of 261,000 gross square feet (including canopies and structured parking) to replace the existing land port of entry in Alexandria Bay, New York in support of Phase II of a two-phase project at an estimated construction cost of $91,617,000 and a management and inspection cost of $8,854,000 for a total estimated project cost of $100,471,000, 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 - CONSTRUCTION
U.S. LAND PORT OF ENTRY
ALEXANDRIA BAY, NY

Prospectus Number: PNY-BSC-AB16
Congressional District: 21

FY2016 Project Summary

The General Services Administration (GSA) requests approval for construction of facilities to replace the existing land port of entry (LPOE) in Alexandria Bay, NY, and funding in support of Phase I of this two-phase project. The project includes construction of commercial inspection lanes, a new veterinary services building, an impound lot, a main administration building, non-commercial inspection lanes, a new non-commercial secondary inspection plaza, new non-intrusive inspection buildings, and employee and visitor parking areas. The project will meet the current and future operational requirements of the tenant agencies and be flexible to adapt to future changes.

FY2016 House Committee Approval Requested

(Phase II ECC, Phase II M&I) $100,471,000

FY2016 Senate Committee Approval Requested $32,476,000

(Additional Design, Phase I & II ECC, Phase I & II M&I)

FY2016 Appropriation Requested

(Additional Design, Phase I ECC; Phase I M&I) ..... $105,570,000[1]

Overview of Project

The proposed project will address traffic issues by expanding the queuing area, increasing the number of primary inspection lanes, increasing the area for secondary inspection, providing safe and secure vehicle parking, and a safe well-defined truck queuing and maneuvering area.

[1] GSA has worked closely with DHS program offices responsible for developing and implementing security technology at the Land Ports of Entry (LPOE's). These programs include Radiation Portal Monitors (RPM's), Land Border Integration (formerly Western Hemisphere Travel Initiative (WHTI), Non-Intrusive Inspection (NII), Outbound Inspection, and Port Hardening/Absconder programs. This prospectus contains the funding of infrastructure requirements for each program known at the time of prospectus development since these programs are at various stages of development and implementation. Additional funding by a Reimbursable Work Authorization (RWA) may be required to provide for as yet unidentified elements of each of these programs to be implemented at this port.

PROSPECTUS - CONSTRUCTION
U.S. LAND PORT OF ENTRY
ALEXANDRIA BAY, NY

Prospectus Number: PNY-BSC-AB16
Congressional District: 21

The project will replace the existing port and is proposed in two phases. Phase I includes construction of a commercial inspection warehouse with inspection bays, commercial inspection lanes (with split-level booths for either commercial or non-commercial), a new veterinary services building, impound lot, and a portion of the elevated parking over the commercial side. Phase I also includes acquisition of the two remaining necessary parcels of land.

Phase II includes construction of a new main administration building, a new outbound inspection facility, non-commercial inspection lanes, a new non-commercial secondary inspection plaza, new non-intrusive inspection buildings, and employee and visitor parking areas.

Site Information

Government Owned ..... 5 acres
To Be Acquired ..... 10 acres

Building Area

Building (including canopies and structured parking) ..... 261,000 gsf
Building (excluding canopies and structured parking) ..... 116,000 gsf
Outside parking spaces 50
Inside parking spaces 5
Structured parking spaces 134

GSA PBS

PROSPECTUS - CONSTRUCTION
U.S. LAND PORT OF ENTRY
ALEXANDRIA BAY, NY

Prospectus Number: PNY-BSC-AB16
Congressional District: 21

Project Budget

Site Acquisition

Site Acquisition (FY 2005 and FY 2008)	$2,965,000
Total Site Acquisition	**2,965,000**

Design

Design (FY 2005 and FY 2008)	$17,595,000
Additional Design (**FY 2016**)	3,500,000
Total Design	**$21,095,000**

Estimated Construction Cost (ECC)

Phase I (**FY 2016**)	$93,216,000
Phase II (future year request)	91,617,000
Total ECC[2]	**$184,833,000**
Site Development Cost[3]	$82,865,000
Building Costs (includes inspection canopies) ($391/gsf)	$101,968,000

Management and Inspection (M&I)

Phase I (**FY 2016**)	$8,854,000
Phase II (future year request)	8,854,000
Total M&I	**$17,708,000**

Estimated Total Project Cost (ETPC)* **$226,601,000**

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

Location

The site is located at the existing LPOE on Interstate Route 81 in Alexandria Bay, NY.

[2] ECC is broken into two parts – Site Development Costs and Building Costs
[3] Site development costs include grading, utilities, paving and demolition of existing facilities.

GSA PBS

PROSPECTUS - CONSTRUCTION
U.S. LAND PORT OF ENTRY
ALEXANDRIA BAY, NY

Prospectus Number: PNY-BSC-AB16
Congressional District: 21

Schedule

	Start	End
Design	FY2008	FY2010[4]
Construction		
Phase 1	FY2016	FY2019
Phase 2	TBD	TBD

Tenant Agencies

Department of Homeland Security – Customs and Border Protection, Immigration and Customs Enforcement; U.S. Department of Agriculture – Animal & Plant Health Inspection Service; U.S. Food and Drug Administration; U.S. General Services Administration.

Justification

The existing LPOE does not meet the current and future operational needs of the inspection agencies at the port. The lack of an adequate commercial cargo inspection facility is hampering the safe and secure execution of CBP and other tenant agencies' missions.

The short distance between the international border and the primary commercial inspection area is inadequate for vehicle queuing. Given the limited capacity of the US-bound bridges and roadways, the Thousand Island Bridge Authority (TIBA) currently limits the number of vehicles (in Canada) that can proceed through to the crossing. This results in significant queuing of commercial vehicles on the Canadian roadways entering the crossing and sometimes back to Highway 401. The bridges are not designed to handle prolonged periods of dead load associated with stationary commercial traffic. In addition, the removal of significant amounts of rock is necessary to allow for increased program and vehicle circulation.

The existing main building does not accommodate the current and future needs of the tenants. The existing commercial building barely has enough space to unload a single truck, and the office component is housed in mobile trailers. The projected increases in traffic volume and implementation of new security procedures necessitate an increase in the LPOE workforce beyond the capacity of the existing facility.

[4] Design refresh to be completed upon receipt of project funds requested in this prospectus.

GSA PBS

PROSPECTUS - CONSTRUCTION
U.S. LAND PORT OF ENTRY
ALEXANDRIA BAY, NY

Prospectus Number: PNY-BSC-AB16
Congressional District: 21

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and 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

Prior Appropriations			
Public Law	**Fiscal Year**	**Amount**	**Purpose**
108-447	2005	$8,884,000	Site acquisition & design
110-161	2008	$11,676,000	Additional site acquisition & design to meet expanded scope
Appropriations to Date		**$20,560,000**	

Prior Committee Approvals

Prior Committee Approvals			
Committee	**Date**	**Amount**	**Purpose**
House T&I	7/21/2004	$8,884,000	Design = $8,684,000; Site acquisition = $200,000
Senate EPW	11/17/2004	$8,884,000	Design = $8,684,000; Site acquisition = $200,000
House T&I	9/20/2006	$11,676,000	Additional design = $8,911,000; additional site acquisition = $2,765,000
Senate EPW	9/27/2006	$11,676,000	Additional design = $8,911,000; additional site acquisition = $2,765,000

PROSPECTUS - CONSTRUCTION
U.S. LAND PORT OF ENTRY
ALEXANDRIA BAY, NY

Prospectus Number: PNY-BSC-AB16
Congressional District: 21

Senate EPW	12/8/2011	$173,565,000	Construction = $160,990,000; M&I = $12,575,000
House T&I	7/16/14	$105,570,000	Additional Design = $3,500,000; Phase I ECC = $93,216,000; Phase I M&I = $8,854,000
Approvals to Date (House T&I)		**$126,130,000**	
Approvals to Date (Senate EPW)		**$194,125,000**	

Alternatives Considered

GSA owns and maintains the existing facilities at this port of entry; thus no alternative other than Federal construction was considered.

Recommendation

CONSTRUCTION

GSA PBS

PROSPECTUS - CONSTRUCTION
U.S. LAND PORT OF ENTRY
ALEXANDRIA BAY, NY

Prospectus Number: PNY-BSC-AB16
Congressional District: 21

Certification of Need

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

Submitted at Washington, DC, on February 2, 2015

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

January 2015

Housing Plan
Alexandria Bay Land Port of Entry

PNY-BSC-AB16
Alexandria Bay, NY

	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
Alexandria Bay LPOE												
U.S. Department of Homeland Security - CBP	47	47	7,455	-	30,628	38,083	89	89	21,661	-	101,922	123,583
U.S. Department of Homeland Security - ICE	-	-	-	-	-	-	4	4	663	-	-	663
General Services Administration - PBS	7	7	2,687	-	749	3,436	3	3	1,155	-	-	1,155
U.S. Health and Human Services - FDA	-	-	-		-	-	5	5	1,842	-	623	2,465
U.S. Department of Agriculture - APHIS	2	2	375		2 625	3,000	2	2	978	-	2,202	3,180
Outlease - Customs brokers	-		-	-	-	-	5	5	4,780	-	-	4,780
Total	56	56	10,517	-	34,002	44,519	108	108	31,079	-	104,747	135,826

Special Space	USF
Light Industrial	35,873
Inspection Canopy	59,905
Structurally changed	1,500
Fitness/Restrooms	3,812
Conference Training	973
Laboratory	1,145
ADP	641
Food Service	[illegible]
Total	104,747

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

CONSTRUCTION—NEW U.S. COURTHOUSE, NASHVILLE, TN

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for the minimal additional site-related work, design and construction of a U.S. Courthouse, up to 386,000 gross square feet (including underground parking), located in Nashville, Tennessee, at additional site costs of $2,417,000, an additional design costs of $1,955,000, a total estimated construction cost of $172,193,000, and total management and inspection costs of $9,860,000 at a proposed total additional authorization of $186,425,000, for which a prospectus and fact sheet, amending the prospectus, is attached to, and included in this resolution. This resolution amends the Committee on Transportation and Infrastructure resolutions of July 26, 2000, July 18, 2001, and July 21, 2004.

Provided, that the Administrator of General Services shall ensure that construction of the new courthouse complies, at a minimum, with courtroom sharing requirements adopted by the Judicial Conference of the United States.

Provided further, that the Administrator of General Services shall ensure that the construction of the new courthouse contains no more than eight courtrooms, including four for District Judges, two for Senior District Judges, and two for Magistrate Judges.

Provided further, that the design of the new courthouse shall not deviate from the design as reflected in the attached prospectus as amended by the fact sheet and any additional design shall conform with the requirements of the U.S. Courts Design Guide.

PROSPECTUS - CONSTRUCTION
NEW U.S. COURTHOUSE
NASHVILLE, TN

Prospectus Number: PTN-CTC-NA16
Congressional District: 05

FY2016 Project Summary

The General Services Administration (GSA) proposes minimal additional site-related work and design and construction of a new U.S. Courthouse of approximately 386,000 gross square feet, including underground parking spaces in Nashville, Tennessee. GSA will construct the courthouse to meet the 10-year space needs of the court and court-related agencies. The site, which completed assemblage in 2012 with a prior appropriation, would accommodate the 30-year needs of the court. Currently, construction of the Nashville courthouse project is ranked as the top priority on the Judicial Conference of the United States' Five-Year Courthouse Project Plan for FY's 2016-2020, issued in September 2014.

FY2016 Committee Approval and Appropriation Requested

(Addition Site and Design, ECC and M&I)..... $181,500,000

Overview of Project

The project will allow for relocation of the courts and court-related agencies from the existing court facilities located in the Estes Kefauver Federal Building (FB) and Annex. The new courthouse will provide seven courtrooms and 11 chambers to accommodate 11 judges (four active district, three seniors, one visiting, and three magistrate), the U.S. Marshals Service, the Office of the U.S. Attorney, and a U.S. Senate office. The proposed project reflects senior district and magistrate judge sharing policies and does not include courtrooms for projected new judgeships. When complete, the new courthouse will provide for the 10-year space requirements and the structure and site will allow for expansion to meet the 30-year needs of the U.S. District Court in Nashville, TN.

Site Information
Acquired..... 3.5 acres

Building Area
Gross square feet (excluding inside parking).....363,000
GSF (including inside parking).....386,000

Inside parking spaces 55

GSA PBS

PROSPECTUS - CONSTRUCTION
NEW U.S. COURTHOUSE
NASHVILLE, TN

Prospectus Number: PTN-CTC-NA16
Congressional District: 05

Project Budget

Site (FY2002 and FY 2004)	$19,000,000
Additional Site	$2,477,000
Design (FY 2003)	$7,095,000
Additional Design	$815,000
Estimated Construction Cost (ECC) ($437/gsf including inside parking)	$168,582,000
Management and Inspection (M&I)	$9,626,000
Estimated Total Project Cost (ETPC)*	**$207,595,000**

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

FY2016 Committee Approval and Appropriation Requested

(Addition Site and Design, ECC and M&I)..... $181,500,000

Location

The new courthouse site is in the Central Business District of Nashville and is bounded by Church Street, 7th Avenue North, Commerce Street, and 8th Avenue North.

Schedule	**Start**	**End**
Design	FY2003	FY2016
Construction	FY2016	FY2019

Tenant Agencies

U.S. District Court; Probation; U.S. Marshals Service; Office of the U.S. Attorney, GSA/PBS Field Office; U.S. Senate

GSA PBS

PROSPECTUS - CONSTRUCTION
NEW U.S. COURTHOUSE
NASHVILLE, TN

Prospectus Number: PTN-CTC-NA16
Congressional District: 05

Justification

The existing Kefauver FB and Annex are unable to meet the requirements of the Courts. Only five existing courtrooms meet minimum USCDG standards. The FB and Annex do not provide separate public, restricted, and secure circulation, and there are no courtroom holding cells. Separate circulation for the public, judges, and prisoners cannot be achieved and the parking facility is not secured. The court is divided between the FB and Annex, causing inefficiency. The new courthouse will greatly improve the efficiency and security of the Court's operations.

GSA has acquired the site, however additional site funding is required to accommodate demolition and abatement of the site as it is cleared of existing construction.

The existing court facilities are located in the Estes Kefauver Federal Building (FB) at 801 Broadway, between Eighth Avenue South and Ninth Avenue South, in Nashville, and the Annex, which is directly to the South and accessible by common corridors. The FB was constructed in 1952 and has 9 floors. The Annex is a 10-floor annex to the FB that was added in 1974. A 600-car parking garage was built behind the Annex and is connected by an underground tunnel below McGavock Street.

PROSPECTUS - CONSTRUCTION
NEW U.S. COURTHOUSE
NASHVILLE, TN

Prospectus Number: PTN-CTC-NA16
Congressional District: 05

Explanation of Changes from Previously Authorized

The square footage for the proposed project is based on 100 percent construction documents, measured according to GSA space measurement standards, excluding atrium phantom floors, rather than pre-design programmatic formulas used previously.

The project is 7,700 gross square feet (2 percent) larger than the project currently authorized by the House Committee.

The project is 27,600 gross square feet (8 percent) larger than the project currently authorized by the Senate Committee.

The Estimated Total Project Cost (ETPC) reflects an increase from the ETPC of the project currently authorized by the House Committee and from the ETPC of the project currently authorized by the Senate Committee. The increase is due to larger scope, construction escalation, change in the projected start of construction from FY 2006 and 2008 to 2016, and the addition of high-performance green building features and requirements of the Energy Independence and Security Act (EISA).

Space Requirements of the U.S. Courts

	Current		Proposed	
	Courtrooms	Judges	Courtrooms	Judges
District				
- Active	4	3	4	4
- Senior	2	3	1	3
- Visiting				1
Magistrate	3	3	2	3
Total:	**9**	**9**	**7**	**11**

PROSPECTUS - CONSTRUCTION
NEW U.S. COURTHOUSE
NASHVILLE, TN

Prospectus Number: PTN-CTC-NA16
Congressional District: 05

Future of Existing Federal Building(s)[1]

GSA plans to reuse the existing Kefauver FB and Annex to house the following agencies: Department of Veterans Benefits, Internal Revenue Service, the Corps of Engineers, and other smaller agencies. This plan is tentative pending confirmation of agency program requirements and Feasibility Study to determine costs and implementation strategy.

Challenges with Implementing the Plan: Funding for reuse of the existing Kefauver FB and Annex will require a future prospectus-level project. GSA must complete a feasibility study to determine appropriate funding, schedule, and implementation of any proposed future project.

Proposed backfill and reuse of the Kefauver FB and Annex could approach $95,000,000. This estimated cost is based on the actual square foot costs from similar completed projects of the same era, escalated as necessary. GSA's feasibility study will allow more accurate, project-specific estimates of costs for the reuse of the Kefauver FB and Annex.

Long Term Lease Cost Avoidance: Upon relocation of the Courts and Court-related agencies to the new courthouse, GSA will backfill an estimated 180,000 rentable square feet with tenants from various leased locations. This tentative backfill plan is estimated to reduce lease payments to the private sector by approximately $5 million annually. More detailed backfill and lease cost avoidance information will follow upon completion of the feasibility study, confirmation of agency requirements, and full development of the proposed project

Summary of Energy Compliance

This project is designed to conform with the requirements of the Facilities Standards for the Public Buildings Service. It will also meet the EISA requirements for the FY15 design refresh. GSA will encourage exploration of opportunities to gain increased energy efficiency above the measures achieved in the design.

[1] This section is included to address recommendations in the following GAO Report: Federal Courthouses: Better Planning Needed Regarding Reuse of Old Courthouses" (GAO-14-48).

GSA PBS

PROSPECTUS - CONSTRUCTION
NEW U.S. COURTHOUSE
NASHVILLE, TN

Prospectus Number: PTN-CTC-NA16
Congressional District: 05

Prior Appropriations

Prior Appropriations			
Public Law	**Fiscal Year**	**Amount**	**Purpose**
107-67	2002	$14,700,000	Site
108-7	2003	$7,095,000	Design
Reprogram	2004	$4,300,000	Site
Appropriations/Funding to Date		**$26,095,000**	

Prior Committee Approvals

Prior Committee Approvals			
Committee	**Date**	**Amount**	**Purpose**
House T&I	7/26/2000	$13,411,000	Site, Design for 310,294 gsf; 169 inside parking spaces
Senate EPW	7/26/2000	$13,784,000	Site, Design for 326,655 gsf; 169 inside parking spaces
House T&I	7/18/2001	$7,285,000	Addition Site & Design for 385,449 gsf; 170 inside parking spaces
Senate EPW	9/25/2001	$7,285,000	Additional Site & Design for 385,449 gsf; 170 parking spaces
House T&I	7/21/2004	$7,013,000	Additional Site & Design for 378,307 gsf; 55 parking spaces
Senate EPW	11/17/2005	$7,644,000	Additional Site & Design for 358,372 gsf; 55 parking spaces
House Approvals to Date		**$27,709,000**	
Senate Approvals to Date		**$28,713,000**	

GSA PBS

PROSPECTUS - CONSTRUCTION
NEW U.S. COURTHOUSE
NASHVILLE, TN

Prospectus Number: PTN-CTC-NA16
Congressional District: 05

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

New Construction.....$208,148,000
Lease.....$271,165,000

The 30 year, present value cost of new construction is $63,017,000 less than the cost of leasing and equivalent annual cost advantage of $3,600,000.

Recommendation

CONSTRUCTION

GSA PBS

PROSPECTUS - CONSTRUCTION
NEW U.S. COURTHOUSE
NASHVILLE, TN

Prospectus Number: PTN-CTC-NA16
Congressional District: 05

Certification of Need

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

Submitted at Washington, DC, on February 2, 2015

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

FACT SHEET
NEW U.S. COURTHOUSE
NASHVILLE, TN
January 2016

Congressional District: 05

FY2016 Project Summary

This fact sheet provides an update to prospectus number PTN-CTC-NA16, which was transmitted in support of the President's Fiscal Year FY2016 Budget.

The General Services Administration (GSA) proposes the design and construction (with minimal additional site-related work) of a new U.S. Courthouse of approximately 386,000 gross square feet, including underground parking spaces in Nashville, Tennessee. GSA will construct the courthouse to meet the 10-year space needs of the court and court-related agencies. The site, which completed assemblage in 2012 with support of a prior appropriation, would accommodate the 30-year needs of the court. Construction of the Nashville courthouse project is ranked as the top priority on the Judiciary's Courthouse Project Priority (CPP) list for fiscal year (FY) 2016 (approved by the Judicial Conference of the United States on September 17, 2015).

FY2016 House Committee Approval Requested

(Additional Site and Design, ECC and M&I).....$186,425,000

FY2016 Senate Committee Approval Requested

(Additional Site and Design, ECC and M&I).....$3,921,000

FY2016 Funding Requested (as outlined in the FY 2016 Spend Plan)

(Additional Site and Design, ECC and M&I).....$188,100,000

Overview of Project

The project will allow for relocation of the courts and court-related agencies from the existing court facilities located in the Estes Kefauver Federal Building (FB) and Annex. The new courthouse will provide eight courtrooms and 11 chambers to accommodate 11 judges (four active district, three seniors, one visiting, and three magistrate) consistent with the application of courtroom sharing policies and limitation on the provision of space for projected judgeship. Other tenants include the U.S. Department of Justice - Marshals Service, the U.S. Department of Justice - Office of the U.S. Attorney, and a U.S. Senate office. When complete, the new courthouse will provide for the 10-year space requirements and the structure and site will allow for expansion to meet the 30-year needs of the Judiciary in Nashville, TN.

GSA PBS

FACT SHEET
NEW U.S. COURTHOUSE
NASHVILLE, TN
January 2016

Congressional District: 05

Site Information

Acquired ..... 3.5 acres

Building Area

Gross square feet (excluding inside parking) 363,000
GSF (including inside parking) 386,000

Inside parking spaces 55

Project Budget

Site (FY2002 and FY 2004)	$19,000,000
Additional Site	$2,986,000
Design (FY 2003)	$7,095,000
Additional Design	$3,000,000
Estimated Construction Cost (ECC) ($446/gsf including inside parking)	$172,193,000
Management and Inspection (M&I)	$9,860,000
Estimated Total Project Cost (ETPC)*	**$214,134,000**

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

Location

The new courthouse site is in the Central Business District of Nashville and is bounded by Church Street, 7th Avenue North, Commerce Street, and 8th Avenue North.

Schedule	Start	End
Design	FY2003	FY2016
Construction	FY2017	FY2020

FACT SHEET
NEW U.S. COURTHOUSE
NASHVILLE, TN
January 2016

Congressional District: 05

Tenant Agencies

U.S. District Court; Probation; U.S. Marshals Service; Office of the U.S. Attorney, GSA/PBS Field Office; U.S. Senate

Justification

The existing Kefauver FB and Annex are unable to meet the requirements of the Courts. Only five existing courtrooms meet minimum U.S. Courts Design Guide (USCDG) standards. The FB and Annex do not provide separate public, restricted, and secure circulation, and there are no courtroom holding cells. Separate circulation for the public, judges, and prisoners cannot be achieved and the parking facility is not secured. The court is divided between the FB and Annex, causing inefficiency. The new courthouse will greatly improve the efficiency and security of the Court's operations.

GSA acquired the site in 2012, however additional site funding is required to prepare the site for the planned construction.

The existing court facilities are located in the Estes Kefauver Federal Building (FB) at 801 Broadway, between Eighth Avenue South and Ninth Avenue South, in Nashville, and the Annex, which is directly to the South and accessible by common corridors. The FB was constructed in 1952 and has 9 floors. The Annex is a 10-floor annex to the FB that was added in 1974. A 600-car parking garage was built behind the Annex and is connected by an underground tunnel below McGavock Street.

Design Guide Exceptions

The following exceptions to the USCDG were approved by the Sixth Circuit Council in March 2003 and were incorporated into the existing design:

- Alternate Dispute Resolution Suite (1,264 sq. ft.)
- Additional space requirements for U.S. Probation (1,200 sq. ft.)
- Additional Space for District Court Clerk's Office and Jury Assembly Room (1,230 sq. ft.)

FACT SHEET
NEW U.S. COURTHOUSE
NASHVILLE, TN
January 2016

Congressional District: 05

The total space represented by these exceptions is 3,694 of usable square feet at a construction cost of $2.4 million. While it would not be cost effective to completely remove these spaces from the building, GSA and the court are looking at potentially eliminating these exceptions and backfilling the space with other Federal tenants. This change in the space use will not affect the cost of the building. GSA will continue to work with U.S. Marshals Service and U.S. Attorney's Office to seek reduction in their space requirements in the building designed in 2003. For any resulting space reductions, GSA will seek Federal backfill tenants.

Explanation of Changes from Previously Authorized

The square footage for the proposed project is based on 100 percent construction documents, measured according to GSA space measurement standards, excluding atrium phantom floors, rather than pre-design programmatic formulas used previously.

The project is 7,200 gross square feet (2 percent) larger than the project currently authorized by the House Committee.

The project is 27,000 gross square feet (8 percent) larger than the project currently authorized by the Senate Committee.

The Estimated Total Project Cost (ETPC) reflects an increase from the ETPC of the prospectus submitted in support of the FY 2016 budget, the ETPC of the project currently authorized by the House Committee and from the ETPC of the project currently authorized by the Senate Committee. The increase is due to construction escalation, change in the projected start of construction from FY 2006 and 2008 to 2017, and the addition of high-performance green building features and requirements of the Energy Independence and Security Act (EISA). Had the number of courtrooms and chambers not been reduced from the project currently authorized to reflect courtroom sharing policies and limitation on provision of space for projected judgeships, additional cost increases would have been realized to account for the higher level of build out associated with these spaces.

FACT SHEET
NEW U.S. COURTHOUSE
NASHVILLE, TN
January 2016

Congressional District: 05

Space Requirements of the U.S. Courts

	Current		Proposed	
	Courtrooms	**Judges**	**Courtrooms**	**Judges**
District				
- Active	4	3	4	4
- Senior	2	3	2	3
- Visiting				1
Magistrate	3	3	2	3
Total:	**9**	**9**	**8**	**11**

Future of Existing Federal Building(s)[1]

GSA plans to reuse the existing Kefauver FB and Annex to house the following agencies: U.S. Department of Veterans Affairs - Benefits, U.S. Department of Treasury - Internal Revenue Service, U.S. Department of Defense – Army Corps of Engineers, and other smaller agencies. This plan is tentative pending confirmation of agency program requirements and a feasibility study to determine costs and implementation strategy.

Challenges with Implementing the Plan: Funding for reuse of the existing Kefauver FB and Annex will require a future prospectus-level project. GSA will complete a feasibility study to determine appropriate future funding request, schedule, and implementation of any proposed future project.

Proposed renovation, backfill and reuse of the Kefauver FB and Annex could approach $108,000,000. This estimated cost is based on the actual square foot costs from similar completed projects of the same era, escalated as appropriate. GSA's feasibility study will

[1] This section is included to address recommendations in the following GAO Report: Federal Courthouses: Better Planning Needed Regarding Reuse of Old Courthouses" (GAO-14-48).

FACT SHEET
NEW U.S. COURTHOUSE
NASHVILLE, TN
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allow more accurate, project-specific estimates of costs for the reuse of the Kefauver FB and Annex.

Long Term Lease Cost Avoidance: Upon relocation of the Courts and Court-related agencies to the new courthouse, GSA will backfill an estimated 180,000 rentable square feet with tenants from various leased locations. This tentative backfill plan is estimated to reduce lease payments to the private sector by several million annually. More detailed backfill and lease cost avoidance information will follow upon completion of the feasibility study, confirmation of agency requirements, and full development of the proposed project.

Prior Appropriations

Prior Appropriations			
Public Law	**Fiscal Year**	**Amount**	**Purpose**
107-67	2002	$14,700,000	Site
108-7	2003	$7,095,000	Design
Reprogram	2004	$4,300,000	Site
114-113*	2016	$188,100,000	Additional Site and Design; ECC and M&I
Appropriations/Funding to Date		**$214,195,000**	

*Public Law 114-113 funded $947,760,000 for new construction projects of the Federal Judiciary as prioritized in the Federal Judiciary Courthouse Project Priorities plan. Nashville is the top priority on the list. GSA will submit a Spend Plan describing each project to be undertaken with this funding. The FY2016 need for Nashville is $188,100,000.

GSA PBS

FACT SHEET
NEW U.S. COURTHOUSE
NASHVILLE, TN
January 2016

Congressional District: 05

Prior Committee Approvals

Prior Committee Approvals			
Committee	**Date**	**Amount**	**Purpose**
House T&I	7/26/2000	$13,411,000	Site, Design for 310,294 gsf; 169 inside parking spaces
Senate EPW	7/26/2000	$13,784,000	Site, Design for 326,655 gsf; 169 inside parking spaces
House T&I	7/18/2001	$7,285,000	Addition Site & Design for 385,449 gsf; 170 inside parking spaces
Senate EPW	9/25/2001	$7,285,000	Additional Site & Design for 385,449 gsf; 170 parking spaces
House T&I	7/21/2004	$7,013,000	Additional Site & Design for 378,307 gsf; 55 parking spaces
Senate EPW	11/17/2005	$7,644,000	Additional Site & Design for 358,372 gsf; 55 parking spaces
Senate EPW	1/20/2016	$181,500,000	Additional Site, Design & Construction 386,000 gsf; 55 parking spaces
House Approvals to Date		**$27,709,000**	
Senate Approvals to Date		**$210,213,000**	

COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF EDUCATION, SAN FRANCISCO, CA

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease extension of up to 75,269 rentable square feet of space, including 2 official parking spaces, for the Department of Education currently located at 50 Beale Street in San Francisco, California at a proposed total annual cost of $5,494,637 for a lease term of up to 3 years, a prospectus for which is attached to and included in this resolution.

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

Provided that, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 468 square feet or less per person, *except that*, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 468 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 EDUCATION
SAN FRANCISCO, CA

Prospectus Number: PCA-02-SF16
Congressional District: 12

Executive Summary

The General Services Administration (GSA) proposes a lease extension of up to 75,269 rentable square feet (RSF) of space for the Department of Education (ED), currently located at 50 Beale Street, San Francisco, CA, under one lease that was effective in 2006.

The proposed lease will continue to house ED while space is completed and readied for occupancy in the Phillip Burton Federal Building and U.S. Courthouse. ED will maintain its current office utilization rate of 253 useable square feet (USF) per person and overall utilization rate of 468 USF per person.

Description

Occupant:	Department of Education
Lease Type	Extension
Current Rentable Square Feet (RSF)	75,269 (Current RSF/USF = 1.25)
Proposed Maximum RSF:	75,269 (Proposed RSF/USF = 1.25)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	468
Proposed Usable Square Feet/Person:	468
Proposed Maximum Lease Term:	3 Years
Expiration Dates of Current Leases:	09/18/2016
Delineated Area:	50 Beale Street, San Francisco, CA
Number of Official Parking Spaces:	2
Scoring:	Operating lease
Maximum Proposed Rental Rate[1]:	$73.00 / RSF
Proposed Total Annual Cost[2]:	$5,494,637
Current Total Annual Cost:	$3,427,095 (Lease effective 09/19/2006)

[1]This estimate is for fiscal year 2016 and may be escalated by 1.6 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 negotiating this lease extension 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]New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

PROSPECTUS – LEASE
DEPARTMENT OF EDUCATION
SAN FRANCISCO, CA

Prospectus Number:	PCA-02-SF16
Congressional District:	12

Justification

The Department of Education, currently located at 50 Beale Street, requires continued housing while space within the Phillip Burton Federal Building and U.S. Courthouse is completed for occupancy. Once work is completed in 2018, ED will move into the Federal Building and U.S. Courthouse and improve its office utilization and overall utilization rates from 253 to approximately 100 usable square feet (USF) per person and 468 to approximately 209 USF per person, respectively.

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 EDUCATION
SAN FRANCISCO, CA

Prospectus Number: PCA-02-SF16
Congressional District: 12

Certification of Need

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

Submitted at Washington, DC, on July 27, 2015

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

December 2014

Housing Plan
Department of Education

PCA-02-SF16
San Francisco, CA

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
50 Beale Street, San Francisco, CA	129	129	41,796		18,581	60,377						
Proposed Lease							129	129	41,796		18,581	60,377
Total	**129**	**129**	**41,796**	**-**	**18,581**	**60,377**	**129**	**129**	**41,796**	**-**	**18,581**	**60,377**

Office Utilization Rate (UR)[2]		
	Current	Proposed
Rate	253	253

UR=average amount of office space per person
Current UR excludes 9,195 usf of office support space
Proposed UR excludes 9,195 usf of office support space

Overall UR[3]		
	Current	Proposed
Rate	468	468

R/U Factor[4]	Total USF	RSF/USF	Max RSF
Current	60,377	1.25	75,269
Proposed	60,377	1.25	75,269

Special Space	USF
Regional Training Facility	4,189
Training	2,639
Lactation Room	865
Mailroom	768
Pantry	845
Union	991
VTC	614
Conference Room	3,415
OCIO(LAN)	1,001
Library	1,381
Team Rooms	763
Workroom	1,110
Total	**18,581**

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—U.S. DEPARTMENT OF DEFENSE, ARMY CORPS OF ENGINEERS, SAN FRANCISCO, CA

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease extension of up to 71,728 rentable square feet of space for the Army Corps of Engineers currently located at 1455 Market Street in San Francisco, California at a proposed total annual cost of $4,662,320 for a lease term of up to 2 years, a prospectus for which is attached to and included in this resolution.

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

Provided that, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 204 square feet or less per person, *except that*, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 204 square feet or higher per person.

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

Provided further, that the 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
U.S. DEPARTMENT OF DEFENSE
ARMY CORPS OF ENGINEERS
SAN FRANCISCO, CA

Prospectus Number: PCA-03-SF16
Congressional District: 12

Executive Summary

The General Services Administration (GSA) proposes a lease extension of up to 71,728 rentable square feet (RSF) of space for the Department of Defense - Army Corps of Engineers (ACE), currently located at 1455 Market Street, San Francisco, CA.

The proposed lease will continue to house ACE while space is completed and readied for occupancy in the Phillip Burton Federal Building-U.S. Courthouse. ACE will maintain its current office utilization rate of 130 useable square feet (USF) per person and all-in utilization rate of 204 USF per person.

Description

Occupant:	Army Corps of Engineers
Lease Type	Extension
Current Rentable Square Feet (RSF)	71,728 (Current RSF/USF = 1.14)
Proposed Maximum RSF:	71,728 (Proposed RSF/USF = 1.14)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	204
Proposed Usable Square Feet/Person:	204
Proposed Maximum Lease Term:	2 Years
Expiration Dates of Current Leases:	02/19/2017
Delineated Area:	1455 Market Street, San Francisco, CA
Number of Official Parking Spaces:	None
Scoring:	Operating lease
Maximum Proposed Rental Rate[1]:	$65.00 / RSF

[1] This estimate is for fiscal year 2017 and may be escalated by 1.6 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 negotiating this lease extension 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.

PROSPECTUS – LEASE
U.S. DEPARTMENT OF DEFENSE
ARMY CORPS OF ENGINEERS
SAN FRANCISCO, CA

Prospectus Number: PCA-03-SF16
Congressional District:12

Proposed Total Annual Cost[2]	$4,662,320
Current Total Annual Cost:	$2,610,462 (Lease effective 02/20/2007)

Justification

The Army Corps of Engineers is currently located at 1455 Market Street and will be moving into the Phillip Burton Federal Building-U.S. Courthouse upon completion of its space in 2018. ACE recently reduced its square footage at 1455 Market from 89,995 RSF to 71,728 RSF in an effort to reduce costs and improve utilization. When ACE moves to the Federal Building in 2018, it will occupy approximately the same square footage as the existing lease.

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.

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

GSA **PBS**

PROSPECTUS – LEASE
U.S. DEPARTMENT OF DEFENSE
ARMY CORPS OF ENGINEERS
SAN FRANCISCO, CA

Prospectus Number: PCA-03-SF16
Congressional District: 12

Certification of Need

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

Submitted at Washington, DC, on July 27, 2015

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

December 2014

Housing Plan
Army Corps of Engineers

PCA-03-SF16
San Francisco, CA

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
1455 Market Street, San Francisco, CA	310	310	51,485	2,272	9,400	63,157						
Proposed Lease							310	310	51,485	2,272	9,400	63,157
Total	**310**	**310**	**51,485**	**2,272**	**9,400**	**63,157**	**310**	**310**	**51,485**	**2,272**	**9,400**	**63,157**

Office Utilization Rate (UR)[2]		
	Current	Proposed
Rate	130	130

UR=average amount of office space per person
Current UR excludes 11,327 usf of office support space
Proposed UR excludes 11,327 usf of office support space

Overall UR[3]		
	Current	Proposed
Rate	204	204

R/U Factor[4]	Total USF	RSF/USF	Max RSF
Current	63,157	1.14	71,728
Proposed	63,157	1.14	71,728

Special Space	USF
Automated Data Processing	2,365
Copy/File Room	2,180
Conference Room	3,337
Break Room	512
Waiting Room	400
Mail Room	249
Communication Room	357
Total	**9,400**

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—U.S. DEPARTMENT OF JUSTICE, EXECUTIVE OFFICE OF IMMIGRATION REVIEW AND U.S. DEPARTMENT OF HOMELAND SECURITY, IMMIGRATION AND CUSTOMS ENFORCEMENT, SAN FRANCISCO, CA

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 succeeding lease of up to 85,000 rentable square feet of space, including 25 official parking spaces, for the Department of Justice, Executive Office for Immigration Review and the Department of Homeland Security, Immigration and Customs Enforcement, Office of Principle Legal Advisors currently located at 100 Montgomery Street in San Francisco, California at a proposed total annual cost of $6,460,000 for a lease term of up to 10 years, a prospectus for which is attached to and included in this resolution.

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

Provided that, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 556 square feet or less per person for the Executive Office of Immigration Review and 253 square feet or less per person for the Office of Principle Legal Advisors, *except that*, if the Administrator determines that the overall utilization rates cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 556 square feet or higher per person for the Executive Office of Immigration Review or 253 square feet or higher per person for the Office of Principle Legal Advisors.

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
U.S. DEPARTMENT OF JUSTICE
EXECUTIVE OFFICE OF IMMIGRATION REVIEW
AND
U.S. DEPARTMENT OF HOMELAND SECUIRITY
IMMIGRATION AND CUSTOMS ENFORCEMENT
SAN FRANCISCO, CA

Prospectus Number:	PCA-01-SF16
Congressional District:	12

Executive Summary

The General Services Administration (GSA) proposes a succeeding lease for 85,000 rentable square feet (RSF) of space for the Department of Justice, Executive Office for Immigration Review (EOIR); and the Department of Homeland Security, Immigration and Customs Enforcement, Office of Principle Legal Advisors (OPLA), currently located at 100 Montgomery Street, San Francisco, CA.

The succeeding lease will provide continued housing for EOIR and OPLA and will improve office and overall utilization while providing space for additional personnel needed at the current location due to increases in the caseload.

Description

Occupant:	Executive Office of Immigration Review and Immigration and Customs Enforcement
Lease Type	Succeeding
Current Rentable Square Feet (RSF)	77,529 (Current RSF/USF = 1.18)
Proposed Maximum RSF:	85,000 (Proposed RSF/USF = 1.18)
Expansion/Reduction RSF:	7,471 (Increase)
Current Usable Square Feet/Person:	576/338
Proposed Usable Square Feet/Person:	556/253
Proposed Maximum Lease Term:	10 Years
Expiration Dates of Current Leases:	10/12/2016
Delineated Area:	100 Montgomery Street, San Francisco, CA
Number of Official Parking Spaces:	25
Scoring:	Operating lease
Maximum Proposed Rental Rate[1]:	$76.00 / RSF

[1] This estimate is for fiscal year 2017 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

PROSPECTUS – LEASE
U.S. DEPARTMENT OF JUSTICE
EXECUTIVE OFFICE OF IMMIGRATION REVIEW
AND
U.S. DEPARTMENT OF HOMELAND SECUIRITY
IMMIGRATION AND CUSTOMS ENFORCEMENT
SAN FRANCISCO, CA

Prospectus Number:	PCA-01-SF16
Congressional District:	12

Proposed Total Annual Cost[2]:	$6,460,000
Current Total Annual Cost:	$3,218,334 (Leases effective 10/13/2006 and 08/18/2008)

Background

EOIR and OPLA are currently co-located at 100 Montgomery Street in San Francisco, CA. In conjunction with approximately 9,000 RSF in a nearby Federal building, this location acts as one of the 59 EOIR Courts around the country. The judges and staff administer and interpret Federal immigration law and regulations through immigration court proceedings, appellate reviews, and administrative hearings. OPLA is comprised of attorneys and staff and is the legal representative and litigator for the Federal Government in exclusion, deportation, and removal proceedings before EOIR. In fiscal year (FY) 2013, the San Francisco EOIR Court completed 9,600 court-related matters, including notices to appear, bonds and motions.

Justification

The two leases at 100 Montgomery Street, San Francisco, CA, expire on October 12, 2016. Both EOIR and OPLA require continued housing to ensure continuity in meeting the agencies' mission requirements. The number of court-related matters heard at this location has increased in recent years and is expected to continue growing. To handle this increase, EOIR will be dedicating additional resources to this location in the coming year and will need courtrooms and the associated office and special space to support their mission.

Special Space Requirements

In FY 2013 the San Francisco EOIR Court completed 9,600 court matters, a 6 percent increase from the previous year. Due to the courtrooms, secure corridors, file storage, and associated space needed to provide safe and secure immigration, deportation, and removal proceedings, the special space requirements of this location are substantially higher than other locations of similar size.

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a benchmark for negotiating this lease extension 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] New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

PROSPECTUS – LEASE
U.S. DEPARTMENT OF JUSTICE
EXECUTIVE OFFICE OF IMMIGRATION REVIEW
AND
U.S. DEPARTMENT OF HOMELAND SECUIRITY
IMMIGRATION AND CUSTOMS ENFORCEMENT
SAN FRANCISCO, CA

Prospectus Number: PCA-01-SF16
Congressional District: 12

These courtrooms are constructed to facilitate assembly functions and to comply with current accessibility standards, including circulation for wheelchair accessibility. Each courtroom has a raised desk for the judge, clerk, and interpreter and a litigation area for the prosecution, defense, and witness, along with public seating for court visitors. The current courtroom standard of approximately 850 square feet was developed to meet the needs of the court and comply with applicable accessibility standards. The courtrooms are used on a daily basis and are designed to handle approximately 35 people.

In addition to courtrooms, EOIR also has a need for approximately 12,000 square feet of storage to maintain the Records of Proceedings (ROP). ROPs are critical to the function of the immigration courts and are used by immigration judges, attorneys, and EOIR Board Members if a court decision is appealed. Documents found in the ROP include charging papers initiated by the Department of Homeland Security and the progression of case documentation. The size of an ROP can be as small as 1.5" or can become large enough to be referred to as a "box case." The Federal Records Act requires the storage of records in paper form, although EOIR has begun the transition to electronic filing and digital recordings of court proceedings. At this time, these initiatives affect only a small portion of the ROP and paper files remain critical for continuity between agencies accessing documentation during the years a case remains active.

Summary of Energy Compliance

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

Resolutions of Approval

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

GSA PBS

PROSPECTUS – LEASE
U.S. DEPARTMENT OF JUSTICE
EXECUTIVE OFFICE OF IMMIGRATION REVIEW
AND
U.S. DEPARTMENT OF HOMELAND SECUIRITY
IMMIGRATION AND CUSTOMS ENFORCEMENT
SAN FRANCISCO, CA

Prospectus Number: PCA-01-SF16
Congressional District: 12

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

Submitted at Washington, DC, on September 8, 2015

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

March 2015

Housing Plan
Executive Office of Immigration Review and
Office of Principle Legal Advisors

PCA-01-SF16
San Francisco, CA

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
100 Montgomery Street, SF (EOIR)	75	75	11,755		31,448	43,203						
100 Montgomery Street, SF (OPLA)	67	67	13,522		9,128	22,650						
Proposed Lease EOIR							98	98	12,805		41,653	54,458
Proposed Lease OPLA							67	67	11,096		5,881	16,977
Total	**142**	**142**	**25,277**	**-**	**40,576**	**65,853**	**165**	**165**	**23,901**	**-**	**47,534**	**71,435**

Office Utilization Rates (UR)[2]		
	Current	Proposed
EOIR	122	102
OPLA	157	129

UR=average amount of office space per person
Current URs excludes 5,561 usf of office support space
Proposed URs excludes 4,809 usf of office support space

Overall UR[3]		
	Current	Proposed
EOIR	576	556
OPLA	338	253

Agency	Special Space	USF
OPLA	Secure Files/Bulk Storage	1,565
OPLA	Break Room	480
OPLA	Secure Waiting Area	278
OPLA	Telecom Suite	556
OPLA	Conference/Training Rooms	1,343
OPLA	Office Support Centers	712
OPLA	Administration File Room	542
OPLA	Law Library	405
EOIR	Courtroom	22,440
EOIR	Judges Secure corridor	1,560
EOIR	Reception/Waiting Area	2,128
EOIR	Interpreter Waiting Room	195
EOIR	Pro Bono Rooms	312
EOIR	ADP	156
EOIR	Conference/Training Room	710
EOIR	Printer/Copy/Mail Room	748
EOIR	File Room	11,913
EOIR	File Archive Room	390
EOIR	Supply Rooms	420
EOIR	Break Rooms	390
EOIR	Staff Rest Rooms	291
	Total	**47,534**

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

R/U Factor[4]	Total USF	RSF/USF	Max RSF
Current	65,853	1.18	77,529
Proposed	71,435	1.18	85,000

COMMITTEE RESOLUTION

LEASE—FEDERAL ELECTION COMMISSION, 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 2 official parking spaces, for the Federal Election Commission currently located at 999 E Street, 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 218 square feet or less per person, *except that*, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 218 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
FEDERAL ELECTION COMMISSION
WASHINGTON, DC

Prospectus Number: PDC-01-WA16

Executive Summary

The U.S. General Services Administration (GSA) proposes a replacement lease of up to 105,000 rentable square feet (RSF) for the Federal Election Commission (FEC), currently located at 999 E Street, NW, Washington DC.

The replacement lease will provide continued housing for FEC and improve FEC office and overall utilization rates from 152 to 117 usable square feet (USF) per person and 292 to 218 USF per person, respectively. As a result of the improved utilization, the replacement lease will reduce the rentable square footage (RSF) of the requirement by 23 percent, a 31,957 RSF reduction from the total of its current occupancy.

Description

Occupant:	Federal Election Commission
Lease Type	Replacement
Current Rentable Square Feet (RSF)	136,957 (Current RSF/USF = 1.17)
Proposed Maximum RSF[1]:	105,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	31,957 (Reduction)
Current Usable Square Feet/Person:	292
Proposed Usable Square Feet/Person:	218
Proposed Maximum Leasing Authority:	15 years
Expiration Dates of Current Lease(s):	9/30/2017
Delineated Area:	Washington, DC Central Employment Area
Number of Official Parking Spaces:	2
Scoring:	Operating Lease
Maximum Proposed Rental Rate[2]:	$50.00 / RSF
Proposed Total Annual Cost[3]:	$5,250,000
Current Total Annual Cost:	$5,345,342 (lease effective 10/1/2007)

[1] The RSF/USF at the current location is approximately 1.17; however, to maximize competition, a RSF/USF ratio of 1.20 is used for the proposed maximum RSF as indicated in the housing plan.

[2] This estimate is for fiscal year 2017 and may be escalated by 1.9 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government. Lease award shall not exceed the maximum rental rate as specified in this prospectus.

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

PROSPECTUS – LEASE
FEDERAL ELECTION COMMISSION
WASHINGTON, DC

Prospectus Number: PDC-01-WA16

Background

The FEC is an independent regulatory agency established in 1975 to administer and enforce the Federal Election Campaign Act. That statute limits the sources and amounts of the contributions used to finance federal elections; requires public disclosure of campaign finance information; and, in tandem with the Primary Matching Payment Act and the Presidential Election Campaign Fund Act, provides for the public funding of Presidential elections.

Justification

The current lease at 999 E Street, NW, Washington, DC, expires September 30, 2017. FEC requires continued housing to carry out its mission. The total space requested will reduce the FEC footprint 31,957 RSF, or 23 percent of the 136,957 RSF currently occupied. In the absence of this reduction, the status quo cost of continued occupancy at the proposed market rental rate would be $6,847,850 per year.

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
FEDERAL ELECTION COMMISSION
WASHINGTON, DC

Prospectus Number: PDC-01-WA16

Certification of Need

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

Submitted at Washington, DC, on September 8, 2015

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

Novemeber 2014

Housing Plan
Federal Election Commission

PDC-01-WA16
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
999 E. Street, NW	400	400	77,828	8,000	31,000	116,828						
Proposed Lease							400	400	60,000	4,000	23,000	87,000
Total	400	400	77,828	8,000	31,000	116,828	400	400	60,000	4,000	23,000	87,000

Office Utilization Rate (UR)[2]		
	Current	Proposed
Rate	152	117

UR = average amount of office space per person
Current UR excludes 17,122 usf of office support space
Proposed UR excludes 13,200 usf of office support space

Overall UR[3]		
	Current	Proposed
Rate	292	218

R/U Factor[4]	Total USF	RSF/USF	Max. RSF
Current	116,828	1.17	136,957
Proposed	87,000	1.20	105,000

Special Space	USF
Conference/Training/Inte	9,000
IT/Server/Hubs/Tele	1,100
Copy/File Rooms	2,000
Hearing Rooms	3,200
Public Records	2,000
Vending/Breakroom	1,400
Mail Room	500
Health Unit	600
Locker Room	700
Library	2,000
Security/Screening	500
Total	23,000

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—U.S. DEPARTMENT OF DEFENSE, ARMY CORPS OF ENGINEERS, BALTIMORE, MD

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a replacement lease of up to 143,000 rentable square feet of space, including 44 official parking spaces, for the Department of Defense, Army Corps of Engineers currently located at 10 South Howard Street in Baltimore, Maryland at a proposed total annual cost of $4,842,200, including an annual parking cost of $123,200, for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

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

Provided that, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 183 square feet or less per person, *except that*, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 183 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
U.S. DEPARTMENT OF DEFENSE
ARMY CORPS OF ENGINEERS
BALTIMORE, MD

Prospectus Number:	PMD-01-BA16
Congressional District:	3,7

Executive Summary

The General Services Administration (GSA) proposes a replacement lease of up to 143,000 rentable square feet (RSF) for the Department of Defense - Army Corps of Engineers (ACE), currently located at 10 South Howard Street, Baltimore, MD, under one lease that was effective in 1993.

The replacement lease will provide continued housing for ACE and will improve ACE office and overall utilization rates from 133 to 108 usable square feet (USF) per person and 227 to 183 USF per person, respectively. As a result of the improved utilization, the replacement lease will reduce the rentable square footage of the requirement by 19 percent, a 33,332 RSF reduction from the total of its current occupancy. In the absence of this reduction, the status quo cost of continued occupancy at the proposed market rental rate would be $5,818,956.

Description

Occupant:	Army Corps of Engineers
Lease Type	Replacement
Current Rentable Square Feet (RSF)	176,332 (Current RSF/USF = 1.15)
Proposed Maximum RSF:	143,000 (Proposed RSF/USF = 1.15)
Reduction RSF:	33,332
Current Usable Square Feet/Person:	227
Proposed Usable Square Feet/Person:	183
Proposed Maximum Lease Term:	20 Years
Expiration Dates of Current Leases:	3/30/2018
Delineated Area:	Baltimore Central Business District
Number of Official Parking Spaces[1]:	44
Scoring:	Operating lease

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

PROSPECTUS – LEASE
U.S. DEPARTMENT OF DEFENSE
ARMY CORPS OF ENGINEERS
BALTIMORE, MD

Prospectus Number:	PMD-01-BA16
Congressional District:	3,7

Maximum Proposed Rental Rate[2]:	$33.00 / RSF
Proposed Total Parking Cost[3]:	$123,200
Proposed Total Lease Cost[4]:	$4,719,000
Proposed Total Annual Cost	$4,842,200
Current Total Annual Cost:	$4,562,710 (Lease effective 3/31/1993)

Justification

The City Crescent Building, at 10 South Howard Street, houses the ACE headquarters office for the Baltimore District, which supports infrastructure projects in five states; the District of Columbia; the watersheds of the Susquehanna and Potomac Rivers, and the Chesapeake Bay; and overseas and provides emergency response during disasters. The City Crescent Building houses ACE and several other agencies under one lease agreement.

A number of the other tenant agencies in the building plan to backfill vacancies in nearby Federal Buildings; ACE will continue to be housed in leased space because there is no federally owned space large enough to accommodate the requirement.

Summary of Energy Compliance

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

[2]This estimate is for fiscal year 2018 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]This estimate is for fiscal year 2018 and may be escalated by 1.9% percent annually to the effective date of the lease to account for inflation.

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

GSA PBS

PROSPECTUS – LEASE
U.S. DEPARTMENT OF DEFENSE
ARMY CORPS OF ENGINEERS
BALTIMORE, MD

Prospectus Number: PMD-01-BA16
Congressional District: 3,7

Resolutions of Approval

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

Interim Leasing

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

Certification of Need

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

Submitted at Washington, DC, on September 8, 2015

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

November 2014

Housing Plan
Army Corps of Engineers

PMD-01-BA16
Baltimore, MD

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
City Crescent Building	675	675	115,210	20,400	17,722	153,332						
Proposed lease							675	675	93,830	13,120	16,830	123,780
Total	**675**	**675**	**115,210**	**20,400**	**17,722**	**153,332**	**675**	**675**	**93,830**	**13,120**	**16,830**	**123,780**

Office Utilization Rate (UR)[2]		
	Current	Proposed
Rate	133	108

UR=average amount of office space per person
Current UR excludes 25,346 usf of office support space
Proposed UR excludes 20,643 usf of office support space

Overall UR[3]		
	Current	Proposed
Rate	227	183

R/U Factor[4]	Total USF	RSF/USF	Max RSF
Current	153,332	1.15	176,332
Proposed	123,780	1.15	143,000

Special Space	USF
Health Unit	2,150
Physical Fitness	2,250
Conference/Classroom	3,176
Wet Lab	174
Library	725
Mail Room	2,448
Food Service	2,313
Emergency Response Center	1,418
Multimedia Studio	1,233
Security Center	508
ADP	438
Total	16,833

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—U.S. DEPARTMENT OF HOMELAND SECURITY, CUSTOMS AND BORDER PROTECTION, NEWARK, NJ

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 123,000 rentable square feet of space, including 58 official parking spaces, for the Department of Homeland Security, Customs and Border Protection currently located at 1100 Raymond Boulevard in Newark, New Jersey at a proposed total annual cost of $4,551,000 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 290 square feet or less per person, *except that*, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 290 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
U.S. DEPARTMENT OF HOMELAND SECURITY
CUSTOMS AND BORDER PROTECTION
NEWARK, NJ

Prospectus Number: PNJ-01-NW16
Congressional District: 10

Executive Summary

The General Services Administration (GSA) proposes a replacement lease of up to 123,000 rentable square feet (RSF) for the Department of Homeland Security - Customs and Border Protection (CBP), currently located at 1100 Raymond Boulevard, Newark, NJ, under one lease that was effective in 2002.

The replacement lease will provide continued housing for CBP and will improve CBP's office and overall utilization rates from 178 to 79 usable square feet (USF) per person and 525 to 290 USF per person, respectively, while housing current personnel in 94,419 RSF less than the total of its current occupancies at the 1100 Raymond Boulevard location. In the absence of this reduction, the status quo cost of continued occupancy at the proposed market rental rate would be $8,044,503.

Description

Occupant:	Customs and Border Protection
Lease Type	Replacement
Current Rentable Square Feet (RSF)	217,419 (Current RSF/USF = 1.17)
Proposed Maximum RSF:	123,000 (Proposed RSF/USF = 1.15)
Expansion/Reduction RSF:	94,419 RSF (Reduction)
Current Usable Square Feet/Person:	525
Proposed Usable Square Feet/Person:	290
Proposed Maximum Lease Term:	15 Years
Expiration Dates of Current Leases:	5/31/2016
Delineated Area:	Central Business District of Newark, New Jersey with the following boundaries: North: Center Street South: Kinney Street East: McCarter Highway West: University Ave.
Number of Official Parking Spaces[1]:	58
Scoring:	Operating Lease

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

PROSPECTUS – LEASE
U.S. DEPARTMENT OF HOMELAND SECURITY
CUSTOMS AND BORDER PROTECTION
NEWARK, NJ

Prospectus Number: PNJ-01-NW16
Congressional District: 10

Maximum Proposed Rental Rate[2]:	$37.00 / RSF
Proposed Total Annual Cost[3]:	$4,551,000
Current Total Annual Cost:	$11,692,276(Lease effective 4/1/2002)

Justification

The Newark Center Building located at 1100 Raymond Blvd. in Newark, NJ, currently houses CBP's Field Operations and Administrative Support division. The replacement lease will house the current CBP personnel located at the Newark Center Building and absorb additional personnel from offices relocating to One World Trade Center in New York City, NY. The new lease will meet the long-term needs of CBP.

Special Space Requirement

CBP has many unique spaces at this location that support national CBP offices and programs. The laboratory space at this facility accounts for nearly half of all of the special space. The laboratory is one of only four port materials testing labs in CBP's national inventory and is responsible for performing analysis on materials retrieved from the northeast Sea Ports of Entry, and all Land and Air Ports of Entry. The laboratory is staffed with CBP scientists who perform the analysis using onsite testing equipment.

In addition to the laboratory, the special space also accounts for the need to store any seized materials onsite. At any one time, the volume of testing and the amount of seized materials require CBP to maintain a large secured storage facility.

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.

[2] This estimate is for fiscal year 2016 and may be escalated by 1.9 percent annually to 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] New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA PBS

PROSPECTUS – LEASE
U.S. DEPARTMENT OF HOMELAND SECURITY
CUSTOMS AND BORDER PROTECTION
NEWARK, NJ

Prospectus Number: PNJ-01-NW16
Congressional District: 10

Resolutions of Approval

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

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 September 8,2015

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

June 2015

Housing Plan
Customs and Border Protection

PNJ-01-NW1(
Newark, NJ

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
1100 Raymond Blvd	352	352	80,535	16,295	87,971	184,801						-
Proposed Lease							368	368	37,126	3,780	65,929	106,835
Total	**352**	**352**	**80,535**	**16,295**	**87,971**	**184,801**	**368**	**368**	**37,126**	**3,780**	**65,929**	**106,835**

Office Utilization Rate (UR)[2]		
	Current	Proposed
Rate	178	79

UR=average amount of office space per person
Current UR excludes 17,717 usf of office support space
Proposed UR excludes 8,168 usf of office support space

Overall UR[3]		
	Current	Proposed
Rate	525	290

R/U Factor4	Total USF	RSF/USF	Max RSF
Current	184,801	1.18	217,419
Proposed	106,835	1.15	123,000

Special Space	USF
Laboratory	35,924
ADP	270
Conference/Training	7,560
Breakroom/Cafeteria	3,004
Mail room	1,750
Private Toilets	162
Physical Fitness with lockers	1,485
Lactation Room	108
Polygraph Room	810
Secured Storage	6,894
PIV Room	432
HSDN Room	270
Sample Room	203
Copy Rooms	1,991
Swipe Security	203
Communication	203
Swipe Control Room	203
Public Access for Dwbk	405
Secured Reception	1,283
LAN Equipment Room	486
Business Service Center	405
Interview Rooms	203
Cashiers	108
Money Counting Room with Safe	284
Broker Box Room	135
Defensive Tactics	1,148
Total	65,929

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—ENVIRONMENTAL PROTECTION AGENCY, NORTHERN VIRGINIA

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. 3307, appropriations are authorized for a lease extension of up to 326,057 rentable square feet of space, including 15 official parking spaces, for the Environmental Protection Agency currently located at 2777 Crystal Drive (One Potomac Yard) and 2733 Crystal Drive in Arlington, Virginia at a proposed total annual cost of $12,716,223 for a lease term of up to 5 years, a prospectus for which is attached to and included in this resolution.

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

Provided that, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 196 square feet or less per person, *except that*, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 196 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
ENVIRONMENTAL PROTECTION AGENCY
NORTHERN VIRGINIA

Prospectus Number: PVA-02-WA16
Congressional District: VA-8, 10, 11

Executive Summary

The General Services Administration (GSA) proposes a lease extension of 326,057 rentable square feet (RSF) for the Environmental Protection Agency (EPA), currently located at 2777 Crystal Drive (One Potomac Yard) and 2733 Crystal Drive in Arlington, Virginia. The 5 year lease extension will consolidate the EPA functions housed in 2733 Crystal Drive into One Potomac Yard while EPA and GSA develop and budget for EPA's long-term consolidation into federally owned space.

Description

Occupant:	Environmental Protection Agency
Lease Type	Extension
Current Rentable Square Feet (RSF)	453,651 (Current RSF/USF = 1.14)
Proposed Maximum RSF:	326,057 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	127,594 Reduction
Current Usable Square Feet/Person:	275
Proposed Usable Square Feet/Person:	196
Proposed Maximum Leasing Authority:	5 years
Expiration Dates of Current Lease(s):	03/01/2016 (2777 Crystal Drive) 04/05/2016 (2733 Crystal Drive)
Delineated Area:	2777 Crystal Drive, Arlington, Virginia
Number of Official Parking Spaces:	15 spaces
Scoring:	Operating Lease
Maximum Proposed Rental Rate[1]:	$39.00 / RSF

[1] This estimate is for fiscal year 2016 and may be escalated by 1.8 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced, including all operating expenses whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the 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.

PROSPECTUS – LEASE
ENVIRONMENTAL PROTECTION AGENCY
NORTHERN VIRGINIA

Prospectus Number: PVA-02-WA16
Congressional District: VA-8, 10, 11

Proposed Total Annual Cost[2]:	$12,716,223
Current Total Annual Cost:	$16,674,749 (leases effective 03/02/2006 and 04/06/2006)

Justification

In the short term, the consolidation of functions at One Potomac Yard will eliminate the need for 127,594 rentable square feet of leased space at 2733 Crystal Drive with an annual lease cost avoidance of approximately $5.6 million. Long term, EPA is continuing to reduce its footprint in the national capital region and will continue to consolidate functions within federally owned space. GSA and EPA will be requesting funding for the consolidation in a future fiscal year. The lease extension will allow EPA and GSA to budget for move and relocation costs, conduct assessment studies, and any necessary renovation costs to implement the best overall long term strategy for EPA in the Washington Metropolitan market area. The current leases expire on March 1, 2016, and April 5, 2016, respectively. In the absence of this reduction, the status quo cost of continued occupancy at the proposed market rental rate would be $17,692,389.

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.

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

GSA PBS

PROSPECTUS – LEASE
ENVIRONMENTAL PROTECTION AGENCY
NORTHERN VIRGINIA

Prospectus Number: PVA-02-WA16
Congressional District: VA-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 September 8, 2015

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

June 2015

Housing Plan
Environmental Protection Agency

PVA-02-WA16
Northern, VA

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
2777-2733 Crystal Dr, Arlington, VA	1,420	1,442	323,618	3,137	69,536	396,291						
One Potomac Yard							1390	1,390	224,936	1,768	46,085	272,789
Total	**1,420**	**1,442**	**323,618**	**3,137**	**69,536**	**396,291**	**1,390**	**1,390**	**224,936**	**1,768**	**46,085**	**272,789**

Office Utilization Rate (UR)[2]		
	Current	Proposed
Rate	178	126

UR = average amount of office space per person
Current UR excludes 71,196 usf of office support space
Proposed UR excludes 49,486 usf of office support space

Overall UR[3]		
	Current	Proposed
Rate	275	196

R/U Factor[4]			
	Total USF	RSF/USF	Max RSF
Current	396,291	1.14	453,651
Proposed	272,789	1.20	326,057

Special Space	USF
Badging	150
Bike Facilities/Showers	1,707
Conferencing	10,495
Training Center	5,826
Computer & Security	3,062
LAN, Reproductions, Pantries	8,362
Fitness Center	3,321
High Density File	9,692
Health Unit	915
Lactation Room	155
Shipping/Receiving/Mail	2,400
Total	46,085

NOTES:
[1] USF means the portion of the building available for use by a tenant's personnel and furnishings and space avail
[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 VETERANS AFFAIRS, WASHINGTON, DC

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a replacement lease of up to 97,000 rentable square feet of space for the Department of Veterans Affairs currently located at 801 I Street, NW in Washington, DC at a proposed total annual cost of $4,850,000 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 184 square feet or less per person, *except that*, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 184 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 VETERANS AFFAIRS
WASHINGTON, DC

Prospectus Number: PC-02-WA16

Executive Summary

The General Services Administration (GSA) proposes a replacement lease of up to 97,000 rentable square feet (RSF) of space for the Department of Veterans Affairs (VA) in Washington, DC. VA is currently housed at 801 I Street, NW, in Washington, DC, under a lease that expires June 30, 2017.

Description

Occupant:	Department of Veterans Affairs
Lease Type	Replacement
Current Rentable Square Feet (RSF)	86,927 (Current RSF/USF = 1.06)
Proposed Maximum RSF[1]:	97,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	161
Proposed Usable Square Feet/Person:	184
Proposed Maximum Leasing Authority:	15 years
Expiration Dates of Current Lease(s):	6/30/2017
Delineated Area:	Washington, DC, Central Employment Area
Number of Official Parking Spaces:	None
Scoring:	Operating Lease
Maximum Proposed Rental Rate[2]:	$50.00 / RSF
Proposed Total Annual Cost[3]:	$4,850,000
Current Total Annual Cost:	$3,671,984 (lease effective 2007)

[1] The RSF/USF at the current location is approximately 1.06; 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 2017 and may be escalated by 1.9 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government. Lease award shall not exceed the maximum rental rate as specified in this prospectus.

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

PROSPECTUS – LEASE
DEPARTMENT OF VETERANS AFFAIRS
WASHINGTON, DC

Prospectus Number: PC-02-WA16

Justification

The current location houses three VA components: the Office of Inspector General (OIG), the Office of Small Disadvantaged Business Utilization (OSDBU), and the Office of Information Technology (OIT).

This prospectus seeks authority to house two of the components, OIG and OSDBU, while the third component, OIT, will be relocated into federally owned space. OIG will be increasing by 22 personnel to respond to VA's recent issues regarding patient wait times, and the office has already received appropriations to respond to this matter. OIT will be relocating into the Lafayette Federal Building.

OIG and OSDBU will improve their office utilization rate from 100 USF per person to 89 USF per person. The overall utilization rate will increase slightly from 161 USF per person to 184 per person due to OSDBU's need for office and special space that is currently shared with the other VA components.

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 for which this prospectus seeks authorization. GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

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 VETERANS AFFAIRS
WASHINGTON, DC

Prospectus Number: PC-02-WA16

Certification of Need

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

Submitted at Washington, DC, on October 23, 2015

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

Novemeber 2014

Housing Plan
Veterans Affairs

PDC-02-WA16
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
Techworld Plaza												
OIG	241	241	42,332	1,088	16,033	59,453						
OSDBU	174	174	5,927			5,927						
OIT	95	95	16,948			16,948						
Proposed Lease							437	437	49,806	1,088	29,573	80,467
Total	**510**	**510**	**65,207**	**1,088**	**16,033**	**82,328**	**437**	**437**	**49,806**	**1,088**	**29,573**	**80,467**

Office Utilization Rate (UR)[2]		
	Current	**Proposed**
Rate	100	89

UR = average amount of office space per person
Current UR excludes 14,346 usf of office support space
Proposed UR excludes 10,957 usf of office support space

Overall UR[3]		
	Current	**Proposed**
Rate	161	184

R/U Factor[4]	Total USF	RSF/USF	Max. RSF
Current	82,328	1.06	86,927
Proposed	80,467	1.20	97,000

Special Space	USF
Investigative Operations	400
Evidence Room/Vault	250
Health Inspection Rooms	550
Interview Rooms	200
Conference	8,797
LAN Rooms	3,333
Copy/Supply	2,461
File Room	1,435
Break Room	1,715
Fitness Room	2,025
Forensics	1,700
Training	5,869
IT/Comms Closet	274
Health Unit	564
Total	**29,573**

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—ENVIRONMENTAL PROTECTION AGENCY, REGIONAL HEADQUARTERS, 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 a replacement lease of up to 176,000 rentable square feet of space, including 40 official parking spaces, for the Environmental Protection Agency Region 8 Headquarters currently located at 1595 Wynkoop Street in Denver, Colorado at a proposed total annual cost of $8,096,000 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 200 square feet or less per person, *except that*, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 200 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
ENVIRONMENTAL PROTECTION AGENCY
REGIONAL HEADQUARTERS
DENVER, CO

Prospectus Number:	PCO-08-DE16
Congressional District:	1

Executive Summary

The General Services Administration (GSA) proposes a replacement lease of up to 176,000 rentable square feet (RSF) for the Environmental Protection Agency (EPA) Region 8 Headquarters, currently located at 1595 Wynkoop Street in Denver, CO, under one lease that was effective in 2006.

The replacement lease will provide continued housing for EPA and will improve its office and overall utilization rates from 150 to 108 usable square feet (USF) per person and 272 to 200 USF per person, respectively. As a result of the improved utilization, the replacement lease will reduce the rentable square footage of the requirement by 29 percent, a 72,849 RSF reduction from the total of its current occupancy. In the absence of this reduction, the status quo cost of continued occupancy at the proposed market rental rate would be $11,447,054.

Description

Occupant:	Environmental Protection Agency
Lease Type	Replacement
Current Rentable Square Feet (RSF)	248,849 (Current RSF/USF = 1.23)
Proposed Maximum RSF:	176,000 (Proposed RSF/USF = 1.23)
Expansion/Reduction RSF:	72,849 Reduction
Current Usable Square Feet/Person:	272
Proposed Usable Square Feet/Person:	200
Proposed Maximum Lease Term:	15 Years
Expiration Dates of Current Leases:	12/31/16
Delineated Area:	North: Platte River South: Intersection of Broadway Street and Speer Boulevard East: Broadway Street West: Speer Boulevard
Number of Official Parking Spaces:	40
Scoring:	Operating lease
Maximum Proposed Rental Rate[1]:	$46.00 / RSF

[1] This estimate is for fiscal year 2017 and may be escalated by 1.9 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis

PROSPECTUS – LEASE
ENVIRONMENTAL PROTECTION AGENCY
REGIONAL HEADQUARTERS
DENVER, CO

Prospectus Number:	PCO-08-DE16
Congressional District:	1

Proposed Total Annual Cost[2]:	$8,096,000
Current Total Annual Cost:	$7,702,000 (Lease effective 12/15/2006)

Justification

EPA has occupied the seven-story building leased at 1595 Wynkoop Street in Denver, CO, since 2006, under a lease that expires December 31, 2016. EPA has a continued need for housing to carry out its mission. The proposed replacement lease will ensure continuity of operations for the EPA Region 8 Headquarters while reducing the space requirement by 72,849 RSF.

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.

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

GSA **PBS**

PROSPECTUS – LEASE
ENVIRONMENTAL PROTECTION AGENCY
REGIONAL HEADQUARTERS
DENVER, CO

Prospectus Number: PCO-08-DE16
Congressional District: 1

Certification of Need

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

Submitted at Washington, DC, on October 23, 2015

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

June 2015

Housing Plan
EPA Region VIII Headquarters

PCO-08-DE16
Denver, CO

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
1595 Wynkoop Street	740	740	142,758	1,656	57,134	201,548						-
Proposed Lease							715	715	98,932	6,177	38,026	143,135
Total	**740**	**740**	**142,758**	**1,656**	**57,134**	**201,548**	**715**	**715**	**98,932**	**6,177**	**38,026**	**143,135**

Office Utilization Rate (UR)[2]		
	Current	Proposed
Rate	150	108

UR=average amount of office space per person
Current UR excludes 31,407 usf of office support space
Proposed UR excludes 21,765 usf of office support space

Overall UR[3]		
	Current	Proposed
Rate	272	200

R/U Factor[4]	Total USF	RSF/USF	Max RSF
Current	201,548	1.23	248,849
Proposed	143,135	1.23	176,000

Special Space	USF
Secure/High Floor Load Storage	3,859
Conference Rooms	11,762
Food Service	4,793
ADP	4,536
LAN/Phone	900
Library	2,800
Copy/Print Rooms	3,052
Mail Rooms	1,692
Public Restrooms	448
Fitness Center	2,688
Health Unit	168
Reception and Security	908
Soundlock Interview Rooms	420
Total	38,026

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 STATE, 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 115,000 rentable square feet of space for the Department of State currently located at 2121 Virginia Avenue, NW in Washington, DC at a proposed total annual cost of $5,750,000 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 195 square feet or less per person, *except that*, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 195 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 STATE
WASHINGTON, DC

Prospectus Number: PDC-05-WA16

Executive Summary

The U.S. General Services Administration (GSA) proposes a replacement lease of up to 115,000 rentable square feet (RSF) of space for the Department of State (DOS), currently housed at 2121 Virginia Ave., NW, Washington, DC.

The replacement lease will provide continued housing for DOS and will improve DOS office and overall utilization rates from 130 to 121 usable square feet (USF) per person and 209 to 195 USF per person, respectively.

Description

Occupant:	Department of State
Lease Type	Replacement
Current Rentable Square Feet (RSF)	110,294 (Current RSF/USF = 1.16)
Proposed Maximum RSF[1]:	115,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	209
Proposed Usable Square Feet/Person:	195
Proposed Maximum Leasing Authority:	15 years
Expiration Dates of Current Lease(s):	10/31/2017
Delineated Area:	Washington, DC CEA
Number of Official Parking Spaces:	None
Scoring:	Operating Lease
Maximum Proposed Rental Rate[2]:	$50.00 / RSF

[1] The RSF/USF at the current location is approximately 1.16; 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 2018 and may be escalated by 1.9 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced, including all operating expenses whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government. Lease award shall not exceed the maximum rental rate as specified in this prospectus.

PROSPECTUS – LEASE
DEPARTMENT OF STATE
WASHINGTON, DC

Prospectus Number: PDC-05-WA16

Proposed Total Annual Cost[3]:	$5,750,000
Current Total Annual Cost:	$5,691,805 (leases effective 11/1/2007)

Justification

The current lease at 2121 Virginia Ave., NW, expires October 31, 2017. DOS requires continued housing for 456 personnel currently working in this location and will consolidate an additional 34 personnel by relocating existing functions dispersed in other locations. The proposed leases will streamline current DOS operations and allow for more efficient use of space.

The FY 2016 President's Budget includes the purchase of the American Red Cross Building located at 2025 E Street, NW. If the purchase is executed as proposed, the Federal Government would eliminate $12 million in annual private sector lease costs. The DOS personnel housed under this prospectus would relocate into the purchased facility. This prospectus will be necessary if that purchase is not funded or cannot be executed.

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.

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

PROSPECTUS – LEASE
DEPARTMENT OF STATE
WASHINGTON, DC

Prospectus Number: PDC-05-WA16

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 STATE
WASHINGTON, DC

Prospectus Number: PDC-05-WA16

Certification of Need

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

Submitted at Washington, DC, on November 24, 2015

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

Novemeber 2014

Housing Plan
Department of State

PDC-05-WA16
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
2121 Virginia Avenue, NW	456	456	76,280	3,507	15,535	95,322						
Proposed Lease							490	490	76,280	3,507	15,535	95,322
Total	456	456	76,280	3,507	15,535	95,322	490	490	76,280	3,507	15,535	95,322

Office Utilization Rate (UR)[2]		
	Current	Proposed
Rate	130	121

UR = average amount of office space per person
Current UR excludes 16,782 usf of office support space
Proposed UR excludes 16,782 usf of office support space

Overall UR[3]		
	Current	Proposed
Rate	209	195

Special Space	USF
Conference/Training/Inte	5,164
ADP	540
File Rooms	1,754
Break Rooms	1,023
Training	600
SCIFs	5,000
Security	48
Copy Rooms	1,406
Total	15,535

R/U Factor[4]	Total USF	RSF/USF	Max. RSF
Current	95,322	1.16	110,294
Proposed	95,322	1.20	115,000

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—U.S. DEPARTMENT OF JUSTICE, DRUG ENFORCEMENT ADMINISTRATION, 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 575,000 rentable square feet of space, including 85 official parking spaces, for the U.S. Department of Justice, Drug Enforcement Administration currently located at 600–700 Army Navy Drive in Arlington, Virginia at a proposed total annual cost of $22,425,000 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 192 square feet or less per person, *except that*, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 192 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
U.S. DEPARTMENT OF JUSTICE
DRUG ENFORCEMENT ADMINISTRATION
NORTHERN VIRGINIA

Prospectus Number: PVA-01-WA16
Congressional District: VA-8,10,11

Executive Summary

The U.S. General Services Administration (GSA) proposes a replacement lease of up to 575,000 rentable square feet (RSF) for the U.S. Department of Justice - Drug Enforcement Administration (DEA), currently located at 600-700 Army Navy Drive, in Arlington, VA, under a lease that expires September 30, 2018.

The replacement lease will provide continued housing for DEA and will maintain DEA's efficient office utilization rate of 116 usable square feet (USF) per person and overall utilization rate of 192 USF per person.

Description

Occupant:	Drug Enforcement Administration
Lease Type	Replacement
Current Rentable Square Feet (RSF)	503,776 (Current RSF/USF = 1.05)
Proposed Maximum RSF[1]:	575,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	192
Proposed Usable Square Feet/Person:	192
Proposed Maximum Leasing Authority:	15 years
Expiration Dates of Current Lease(s):	9/30/2018
Delineated Area:	Northern VA
Number of Official Parking Spaces[2]:	85
Scoring:	Operating Lease
Maximum Proposed Rental Rate[3]:	$39.00 / RSF

[1] The RSF/USF at the current location is approximately 1.05; 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] DEA security requirements may necessitate control of the parking at the leased location. This may be accomplished as a lessor-furnished service, under an operating agreement with the lessor, or as part of the Government's leasehold interest in the building(s).

[3] This estimate is for fiscal year 2018 and may be escalated by 1.9 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced, including all operating expenses whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government. Lease award shall not exceed the maximum rental rate as specified in this prospectus.

PROSPECTUS – LEASE
U.S. DEPARTMENT OF JUSTICE
DRUG ENFORCEMENT ADMINISTRATION
NORTHERN VIRGINIA

Prospectus Number:	PVA-01-WA16
Congressional District:	VA-8,10,11

Proposed Total Annual Cost[4]:	$ 22,425,000
Current Total Annual Cost:	$ 19,402,581

Justification

The current lease at 600-700 Army Navy Drive, Arlington, VA, expires September 30, 2018. The current location provides housing for DEA headquarters components, a visitor center, and a museum. DEA requires continued housing for the 2,495 personnel working in this location to oversee and enforce the controlled substance laws and regulations of the Unites States.

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.

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

GSA **PBS**

PROSPECTUS – LEASE
U.S. DEPARTMENT OF JUSTICE
DRUG ENFORCEMENT ADMINISTRATION
NORTHERN VIRGINIA

Prospectus Number: PVA-01-WA16
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 November 24, 2015

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

July 2015

Housing Plan
Drug Enforcement Administration

PVA-01-WA16
Northern, VA

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
600-700 Army Navy Drive	2,495	2,495	372,539	6,055	100,013	478,607						
Proposed Lease							2,465	2,465	372,539	6,055	100,013	478,607
Total	**2,495**	**2,495**	**372,539**	**6,055**	**100,013**	**478,607**	**2,495**	**2,495**	**372,539**	**6,055**	**100,013**	**478,607**

Office Utilization Rate (UR)[2]		
	Current	**Proposed**
Rate	116	116

UR = average amount of office space per person
Current UR excludes 81,959 usf of office support space
Proposed UR excludes 67,699 usf of office support space

Overall UR[3]		
	Current	**Proposed**
Rate	192	192

R/U Factor[4]	Total USF	RSF/USF	Max. RSF
Current	478,607	1.05	503,776
Proposed	478,607	1.20	575,000

Special Space	USF
SCIF	9,504
Fitness Center/Locker Room	6,008
Food Service	7,040
Museum/Gift Shop	3,461
Auditorium/Press Room	5,491
Audio Visual Control Room	723
Mailroom Distribution	941
Secure File Rooms	12,303
Credit Union	551
Print Shop/Supplies	3,868
Command Center/PIV	4,602
Health Unit	3,235
Secure Network Server Rooms	13,146
Library	2,732
Mainframe Telco Room	565
Conference/Training/Interview	25,843
Total	**100,013**

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 HOMELAND SECURITY, CITIZENSHIP AND IMMIGRATION SERVICES, DALLAS, TX

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a replacement lease of up to 261,000 rentable square feet of space, including 8 official parking spaces, for the Department of Homeland Security, Citizenship and Immigration Services currently located at 4141 N. St. in Augustine, Mesquite, Texas, 7701 N. Stemmons Freeway in Dallas, Texas, and 8001 N. Stemmons Freeway in Dallas, Texas at a proposed total annual cost of $7,830,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

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

Provided that, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 218 square feet or less per person, *except that*, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 218 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 HOMELAND SECURITY, CITIZENSHIP AND IMMIGRATION SERVICES
DALLAS, TX

Prospectus Number: PTX-01-DA16
Congressional District: 3, 6, 24, 26, 30, 32, 33

Executive Summary

The General Services Administration (GSA) proposes a replacement lease of up to 261,000 rentable square feet (RSF) for the Department of Homeland Security - Citizenship and Immigration Services (USCIS), currently located in three leased locations at 4141 N. St. Augustine, Mesquite, TX; 7701 N. Stemmons Freeway, Dallas, TX; and 8001 N. Stemmons Freeway, Dallas, TX.

The replacement lease will house USCIS in one location, allowing for a more streamlined and efficient operation, and will improve USCIS' office and overall utilization rates from 215 to 81 usable square feet (USF) per person and 405 to 218 USF per person, respectively. As a result of the improved utilization, the replacement lease will reduce the rentable square footage of the requirement by 16 percent, a 51,138 RSF reduction from the total of its current occupancy. In the absence of this reduction, the status quo cost of continued occupancy at the proposed market rental rate would be $9,364,140.

Description

Occupant:	U.S. Citizenship and Immigration Services
Lease Type	Replacement
Current Rentable Square Feet (RSF)	312,138 (Current RSF/USF = 1.04)
Proposed Maximum RSF:	261,000 (Proposed RSF/USF = 1.15)
Expansion/Reduction RSF:	51,138 Reduction
Current Usable Square Feet/Person:	405
Proposed Usable Square Feet/Person:	218
Proposed Maximum Lease Term:	20 Years
Expiration Dates of Current Leases:	4/30/2021, 11/2/2022, 3/15/2024
Delineated Area:	**North:** Highway 2499 and Highway 1171 (W. Main Street), east to Highway 121; continuing east on Highway 121 to Highway 544 (Parker Road); continuing east on Highway 544 (Parker Road) to the Dallas North Tollway. **East:** Highway 544 (Parker Road) and the Dallas North Tollway; south on

PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY,
CITIZENSHIP AND IMMIGRATION SERVICES
DALLAS, TX

Prospectus Number: PTX-01-DA16
Congressional District: 3, 6, 24, 26, 30, 32, 33

	Dallas North Tollway to Interstate 35; south on Interstate 35 to Interstate 30. **South:** Intersection of Interstates 35 and 30, west on I-30 to Highway 360. **West:** Intersection of Interstate 30 and Highway 360, north on Highway 360 to Highway 121, continuing north on Highway 121 to Highway 2499 (International Parkway); continuing north on Highway 2499 to Highway 1171
Number of Official Parking Spaces:	8
Scoring:	Operating lease
Maximum Proposed Rental Rate[1]:	$30.00 / RSF
Proposed Total Annual Cost[2]:	$7,830,000
Current Total Annual Cost:	$7,248,810 (Leases effective 5/1/2011, 11/3/2012 and 3/16/2014)

Justification

USCIS oversees lawful immigration to the United States, providing services that include citizenship, immigration of family members, visas, verification of legal rights to work in the United States, humanitarian programs, adoptions, civic integration, and genealogy. The USCIS Texas Service Center (TSC) is one of four USCIS Service Centers and consists of two separate leased locations in Dallas, TX, and one leased location 30 miles away in Mesquite, TX.

The geographically separate locations create obstacles for management and oversight as well as security vulnerabilities in transporting client files between locations. To reduce these obstacles, USCIS studied the feasibility of consolidating the operation housed in Mesquite into the two

[1] This estimate is for fiscal year 2017 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 negotiating this lease 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] New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY,
CITIZENSHIP AND IMMIGRATION SERVICES
DALLAS, TX

Prospectus Number: PTX-01-DA16
Congressional District: 3, 6, 24, 26, 30, 32, 33

buildings in Dallas, but the study showed that the consolidation was not feasible due to the lack of adequate square footage and the structural deficiencies that prevent the buildings from accommodating the weight of mission-critical files. Since none of the existing locations can accommodate the Service Center requirement, a replacement lease is needed to meet the long-term requirements of USCIS. To minimize vacancy risk, the existing leases contain flexible terms to coincide with the estimated occupancy of the replacement lease.

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 HOMELAND SECURITY,
CITIZENSHIP AND IMMIGRATION SERVICES
DALLAS, TX

Prospectus Number: PTX-01-DA16
Congressional District: 3, 6, 24, 26, 30, 32, 33

Certification of Need

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

Submitted at Washington, DC, on January 27, 2016

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

March 2015

Housing Plan
Citizenship and Immigration Services

PTX-01-DA16
Dallas, TX

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
4141 St. Augustine	241	241	67,004		54,996	122,000						
7701 North Stemmons	225	225	58,292		14,291	72,583						
8001 North Stemmons	276	276	78,879		26,876	105,755						
Proposed Lease							1,038	1,038	108,340	19,840	98,536	226,716
Total	**742**	**742**	**204,175**	**0**	**96,163**	**300,338**	**1,038**	**1,038**	**108,340**	**19,840**	**98,536**	**226,716**

Office Utilization Rate (UR)[2]		
	Current	**Proposed**
Rate	215	81

UR = average amount of office space per person
Current UR excludes 44,918 usf of office support space
Proposed UR excludes 23,835 usf of office support space

Overall UR[3]		
	Current	**Proposed**
Rate	405	218

R/U Factor[4]	Total USF	RSF/USF	Max. RSF
Current	300,338	1.04	312,138
Proposed	226,716	1.15	261,000

Special Space	USF
Clinic	160
Conference	1,950
ADP	7,476
Break Rooms	5,700
File Processing	61,020
Mail Rooms	4,800
Receiving Area	7,800
Secured Room	630
Secured Storage	1,440
Training Room	7,560
Total	**98,536**

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

ALTERATION—EDWARD R. ROYBAL FEDERAL BUILDING AND U.S. COURTHOUSE, LOS ANGELES, CA

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 building system upgrades and the reconfiguration and alteration of space currently occupied by the U.S. District Courts in the Edward R. Roybal Federal Building and U.S. Courthouse in Los Angeles, California to allow for the consolidation of court operations currently housed in the Roybal Federal Building and in 312 North Spring Street at a design cost of $2,207,000, an estimated construction cost of $15,753,000 and a management and inspection cost of $1,423,000 for a total estimated project cost of $19,383,000, 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
EDWARD R. ROYBAL FEDERAL BUILDING AND U.S. COURTHOUSE
LOS ANGELES, CA

Prospectus Number: PCA-0283-LA14
Congressional District: 34

FY2014 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for building system upgrades and the reconfiguration and alteration of space currently occupied by the U.S. District Courts in the Edward R. Roybal Federal Building and U.S. Courthouse (Roybal FBCT). The proposed alterations will allow for the consolidation of court operations currently housed in the Roybal FBCT and in 312 North Spring Street (NSS).

FY2014 Committee Approval and Appropriation Requested

(Design, ECC and M&I).....$19,383,000

Major Work Items

Interior construction; demolition and abatement; HVAC, fire sprinkler, plumbing and electrical system adjustments.

Total Project Budget

Design	$2,207,000
Estimated Construction Cost (ECC)	15,753,000
Management and Inspection (M&I)	1,423,000
Estimated Total Project Cost (ETPC)*	**$19,383,000**

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

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

Building

The Roybal FBCT is located in the civic center of downtown Los Angeles, in proximity to the 300 N. Los Angeles Federal Office Building (300 NLA), the new Los Angeles Courthouse (LACT), 312 North Spring Street (312 NSS), the Los Angeles City Hall, the County Courts Buildings and the Metropolitan Detention Center. The Roybal FBCT occupies 3.68 acres of an 8.08 acre parcel shared with 300 NLA. The two buildings share a common mechanical plant. The building is a Class A stand-alone structure occupied primarily by the U.S. District Courts, court-related agencies, and the Drug Enforcement

PROSPECTUS - ALTERATION
EDWARD R. ROYBAL FEDERAL BUILDING AND U.S. COURTHOUSE
LOS ANGELES, CA

Prospectus Number: PCA-0283-LA14
Congressional District: 34

Agency (DEA). Constructed in 1993, the building is steel-frame construction with exterior granite cladding. The building has 22 stories, with three below-grade basement levels, including an underground parking facility. The building was named for Edward Roybal, a city councilman in Los Angeles in the 1950s and U.S. Congressman from 1963-1993.

Tenant Agencies

U.S. District Courts, Drug Enforcement Administration, U.S. Marshal Service, Equal Employment Opportunity Commission, Department of State, Department of Homeland Security, Office of US Attorneys and U.S. Tax Court.

Proposed Project

The project includes build out of ten chambers for Magistrate and Court of Appeals judges and construction of general office space for expansion of District Clerk, Pretrial Services and Probation. Upon project completion, the Roybal FBCT will house 9 senior judges, 17 magistrate judges and 14 bankruptcy judges. This project will allow the Court to consolidate in two locations (Roybal and the new LACT) and vacate 312 NSS to position it for exchange. Build out of chambers and usage of courtrooms will be consistent with the Court's policies on sharing.

Major Work Items

Demolition and Abatement	$1,785,000
Repair HVAC	2,266,000
Interior Construction	8,692,000
Repair Electrical System	2,758,000
Repair Plumbing	252,000
Total ECC	**$15,753,000**

Justification

When the new LACT is complete in 2016, the active District judges and a portion of the senior District judges and their support functions will be consolidated in the new LACT. The remaining court operations will be consolidated in the Roybal FBCT. The proposed Roybal FBCT alteration project provides only the minimum tenant improvements required for this consolidation. The Roybal FBCT alterations are also required so court functions currently located in 312 NSS can be relocated to Roybal FBCT. Once vacant, the 312 NSS property can be exchanged for a new federal office building (FOB) to be constructed on the LACT site consistent with the announcement made on December 10,

PROSPECTUS - ALTERATION
EDWARD R. ROYBAL FEDERAL BUILDING AND U.S. COURTHOUSE
LOS ANGELES, CA

Prospectus Number: PCA-0283-LA14
Congressional District: 34

2012. The Roybal FBCT alterations must occur concurrently with the completion of the new courthouse in 2016. This schedule requires design and construction appropriation in FY14 for alterations in Roybal FBCT.

Prior to the start of construction for this project, the Court will, at its expense, vacate sufficient space to construct ten new chambers and provide space for the consolidation of ancillary functions. The vacation of space will be accomplished through consolidation using advanced workplace strategies including optimizing their workplace, courtroom sharing, hoteling and teleworking.

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)

As this project is integral to the delivery of the new LACT and is tied into the proposal for 312 NSS, there are no feasible alternatives to this project.

GSA **PBS**

PROSPECTUS - ALTERATION
EDWARD R. ROYBAL FEDERAL BUILDING AND U.S. COURTHOUSE
LOS ANGELES, CA

Prospectus Number: PCA-0283-LA14
Congressional District: 34

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

Locations	CURRENT						PROPOSED						Personnel Migration			10-Year Personnel Growth in office
	Personnel		Usable square Feet (USF) 1				Personnel 2		Usable square Feet (USF)							
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total	From 312 NSS to Roybal	From Roybal to New LACH	From Roybal to 300 NLA	
EDWARD R. ROYBAL FEDERAL BUILDING AND U.S. COURTHOUSE																
U.S. Marshals Service	72	72	20,565	611	27,875	49,052	38	38	20,565	611	27,875	49,052	0	34	0	
Drug Enforcement Agency (IRS task group)	360	360	83,426	1,798	9,258	94,482	314	314	75,243	1,798	9,258	86,299	0	0	46	Reduction of 4
U. S. Attorneys	0	0	2,490	3,470	129	6,089	0	0	2,490	3,470	129	6,089				NA
Depatment of State	36	36	6,438	0	83	6,521	36	36	6,438	0	83	6,521				0
Department of Homeland Security Federal Protective Service	8	8	2,053	0	1,490	3,543	10	10	2,053	0	1,490	3,543				2
Equal Employment Opportunity Commission	77	77	25,415	0	176	25,591	74	74	25,415	0	176	25,591				Reduction of 3
General Services Administration	2	2	1,029	0	0	1,029	2	2	1,029	0	0	1,029				0
U.S. Tax Court	0	0	1,886	0	5,374	7,260	0	0	1,886	0	5,374	7,260				NA
Public Defenders	0	0	387	0	0	387	0	0	387	0	0	387				NA
U.S. Bankruptcy Court - Courtrooms	33	66	25,093	766	67,467	93,326	33	66	14,783	2,830	48,244	65,857				0
U.S. Bankruptcy Clerk	121	121	57,708	2,589	11,521	71,818	189	189	34,699	5,391	20,769	60,858				-68
U.S. Circuit Court Library	4	4	11,190	0	0	11,190	4	4	0	250	3,529	3,779				0
U.S. District Court - Courtrooms/Chambers/Grand Jury	32	51	16,918	0	50,278	67,196	16	20	18,592	1,757	30,322	50,670	0	32		0
U.S. Magistrate Judges - Courtrooms/Chambers	18	24	12,039	0	31,390	43,429	51	68	18,750	2,900	56,940	78,590	33	0		0
U.S. District Court Clerk	39	39	10,333	4,012	5,900	20,245	144	144	16,924	18,264	2,833	38,021	105	0		20
Pretrial Services	10	13	3,472	0	133	3,605	60	63	13,052	797	1,298	15,147	34	0		0
Judicial Joint Use	0	0	0	0	0	0	0	0	0	0	4,161	4,161				0
Joint Use	0	0	3,992	0	0	3,992	0	0	0	0	14,813	14,813				0
Vacant	0	0	5,764	164	7,514	13,442	0	0	13,946	164	7,514	21,624				0
Sub Total:	812	873	290,198	13,410	218,588	522,197	971	1028	266,252	38,232	234,808	539,291				

Office Utilization Rate 3

	Current	Proposed
Building Judiciary Tenants	248	187
All Building Tenants (including Judiciary, Congress, and agencies with less than 10 employees)	259	202

Total Building Utilization Rate 4

	Current	Proposed
Building Judiciary Tenants	720	607
All Building Tenants (including Judiciary, Congress, and agencies with less than 10 employees)	598	525

Special Space	USF
Secured Circulation	22,266
Private Toilets	14,172
ADP Room	672
Conference/Library	32,471
Food Service	19,593
Courtrooms	38,462
Judges Chambers	58,527
Jury Functions	18,215
Lab	1,001
Vault	5,772
Mail/Print Room	5,300
Childcare	2,769
Health Unit	332
Fitness Center	5,694
Secured Custodial	75
Equipment Room	227
Existing Firing Rang	2,045
Holding Cells	3,782
Secured Rooms	3,434
Total:	234,808

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 Personnel totals in the proposed column include both actual migration of personnel as well as 10-year court projections.
3 Office Utilization Rate = total office space available for office personnel. UR calculation excludes office support space USF.
4 Total Building USF Rate = total building USF (office, storage, special) available for all building occupants (office and non-office personnel)

AMENDED COMMITTEE RESOLUTION

LEASE—ENVIRONMENTAL PROTECTION AGENCY, DALLAS, TX

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. 3307, appropriations are authorized for a replacement lease of up to 229,000 rentable square feet of space, including 40 official parking spaces, for the U.S. Environmental Protection Agency currently located at 1445 Ross Street in Dallas, Texas, at a proposed total annual cost of $6,412,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution as amended by this resolution. This resolution amends the Committee resolution dated February 12, 2015, authorizing a lease with an overall utilization rate of 188 square feet or less per person.

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 210 square feet or less per person, *except that*, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 210 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
ENVIRONMENTAL PROTECTION AGENCY
DALLAS, TX

Prospectus Number: PTX-01-DA15
Congressional District: 30

Executive Summary

The U.S. General Services Administration (GSA) proposes a replacement lease of up to 229,000 rentable square feet (RSF) for the U.S. Environmental Protection Agency (EPA) currently located at 1445 Ross Street, Dallas, Texas.

The replacement lease will provide continued housing for EPA and will improve EPA's office and overall utilization rates from 153 to 102 usable square feet (USF) per person and 226 to 188 USF per person, respectively. As a result of the improved utilization, the replacement lease will reduce the rentable square footage of the requirement by 12 percent, a 30,432 RSF reduction from EPA's current occupancy.

Description

Occupant:	EPA
Lease Type	Replacement
Current Rentable Square Feet (RSF)	259,432 (Current RSF/USF = 1.08)
Proposed Maximum RSF:	229,000 (Proposed RSF/USF = 1.15)
Expansion/Reduction RSF:	30,432 RSF reduction
Current Usable Square Feet/Person:	226
Proposed Usable Square Feet/Person:	188
Proposed Maximum Lease Term:	20 Years
Expiration Dates of Current Leases:	2/8/2017
Delineated Area:	The Central Business District bounded by: North - Woodall Rogers Freeway South - R.L. Thornton Freeway East - Central Expressway West – Stemmons Freeway
Number of Official Parking Spaces:	40
Scoring:	Operating lease
Maximum Proposed Rental Rate[1]:	$28.00 per RSF
Proposed Total Annual Cost[2]:	$6,412,000
Current Total Annual Cost[3]:	$4,819,272(lease effective 2/09/1997)

[1] This estimate is for fiscal year 2015 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as 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] New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

[3] The current lease includes 13,215 rentable square feet of space that was vacated by EPA in 2010. The current total annual cost includes the rent associated with the vacancy. The entire lease is 272,647 rentable square feet.

PROSPECTUS – LEASE
ENVIRONMENTAL PROTECTION AGENCY
DALLAS, TX

Prospectus Number: PTX-01-DA15
Congressional District: 30

Acquisition Strategy

In order to maximize the flexibility in acquiring space to house EPA, GSA may issue a single, multiple award solicitation that will allow offerors to provide blocks of space able to meet the requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus.

Justification

EPA has developed a program of requirements for replacement space to house its Region 6 Headquarters in Dallas, Texas. The proposed requirements utilize new space standards developed to improve space efficiency and employee productivity and will reduce EPA's footprint by 30,432 RSF. In the absence of this reduction, the status quo cost of continued occupancy at the proposed market rental rate would be $7,264,096 per year.

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
ENVIRONMENTAL PROTECTION AGENCY
DALLAS, TX

Prospectus Number: PTX-01-DA15
Congressional District: 30

Certification of Need

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

Submitted at Washington, DC, on September 29, 2014

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

April 2014

Housing Plan
Environmental Protection Agency

PTX-01-DA15
Dallas, TX

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
1445 Ross Avenue, Dallas, TX	1,058	1,058	207,726	-	31,404	239,130						
Proposed Lease							1,058	1,058	137,785	1,810	59,144	198,739
Total	1,058	1,058	207,726	-	31,404	239,130	1,058	1,058	137,785	1,810	59,144	198,739

Office Utilization Rate (UR)[2]		
	Current	Proposed
Rate	153	102

UR=average amount of office space per person
Current UR excludes 48,380 usf of office support space
Proposed UR excludes 30,312 usf of office support space

Overall UR[3]		
	Current	Proposed
Rate	226	188

R/U Factor[4]	Total USF	RSF/USF	Max RSF
Current	239,130	1.08	259,432
Proposed	198,739	1.15	229,000

Special Space	USF
Secured records	26,722
Conference	8,626
ADP	5,670
Mail/copy	5,429
Fitness	4,222
Food Service	3,258
Secured office	3,106
Library	1,086
Health unit	724
Secured storage	301
Total	59,144

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

There was no objection.

ADJOURNMENT

The SPEAKER pro tempore. Pursuant to section 2(b) of House Resolution 635, the House stands adjourned until noon on Monday, March 14, 2016, for morning-hour debate and 2 p.m. for legislative business.

Thereupon (at 11 o'clock and 35 minutes a.m.), under its previous order, the House adjourned until Monday, March 14, 2016, 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:

4593. A letter from the Director, Defense Procurement and Acquisition Policy, Department of Defense, transmitting the Department's final rule — Defense Federal Acquisition Regulation Supplement: Uniform Procurement Identification (DFARS Case 2015-D011) [Docket No.: DARS-2015-0025] (RIN: 0750-AI54) received March 8, 2016, pursuant to 5 U.S.C. 801(a)(1)(A); Added by Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Armed Services.

4594. A letter from the Assistant to the Board, Board of Governors of the Federal Reserve System, transmitting the Board's joint interim final rules — Expanded Examination Cycle for Certain Small Insured Depository Institutions and U.S. Branches and Agencies of Foreign Banks [Docket No.: R-1531] (RIN: 7100-AE45] received March 7, 2016, pursuant to 5 U.S.C. 801(a)(1)(A); Added by Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Financial Services.

4595. A letter from the Assistant to the Board, Board of Governors of the Federal Reserve System, transmitting the Board's Major interim final rule — Federal Reserve Bank Capital Stock [Regulation I; Docket No.: R-1533] (RIN: 7100-AE47) received March 7, 2016, pursuant to 5 U.S.C. 801(a)(1)(A); Added by Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Financial Services.

4596. A letter from the Assistant Secretary for Legislation, Department of Health and Human Services, transmitting the Department's report entitled ''Report to Congress on the Social and Economic Conditions of Native Americans: Fiscal Year 2013'', pursuant to 42 U.S.C. 2992-1; Public Law 88-452, Sec. 811A (as added by Public Law 102-375, Sec. 822(12)); (106 Stat. 1299); to the Committee on Education and the Workforce.

4597. A letter from the Assistant Secretary for Legislation, Department of Health and Human Services, transmitting the Department's report entitled ''2015 Annual Report to the Congress on the Native Hawaiian Revolving Loan Fund'', pursuant to 42 U.S.C. 2991b-1(g)(1); Public Law 88-452, Sec. 803A (as amended by Public Law 102-375, Sec. 822(2)); (106 Stat. 1296); to the Committee on Education and the Workforce.

4598. A letter from the PRAO Branch Chief, Food and Nutrition Service, Department of Agriculture, transmitting the Department's final rule — Special Supplemental Nutrition Program for Women, Infants and Children (WIC): Implementation of Electronic Benefit Transfer-Related Provisions (RIN: 0584-AE21) received March 7, 2016, pursuant to 5 U.S.C. 801(a)(1)(A); Added by Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Education and the Workforce.

4599. A letter from the General Counsel, Pension Benefit Guaranty Corporation, transmitting the Corporation's final rule — Benefits Payable in Terminated Single-Employer Plans; Interest Assumptions for Paying Benefits received March 4, 2016, pursuant to 5 U.S.C. 801(a)(1)(A); Added by Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Education and the Workforce.

4600. A letter from the Assistant Secretary for Legislation, Department of Health and Human Services, transmitting the Department's report entitled ''Annual Report to Congress on the Use of Mandatory Recall Authority'' for FY 2015, pursuant to Sec. 206(f) of the FDA Food Safety Modernization Act of 2011, Public Law 111-353; to the Committee on Energy and Commerce.

4601. A letter from the Deputy Assistant Administrator, Office of Diversion Control, DEA, Department of Justice, transmitting the Department's final order — Schedules of Controlled Substances: Extension of Temporary Placement of 10 Synthetic Cathinones in Schedule 1 of the Controlled Substances Act [Docket No.: DEA-386] received March 4, 2016, pursuant to 5 U.S.C. 801(a)(1)(A); Added by Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Energy and Commerce.

4602. A letter from the Deputy Assistant Administrator, Office of Diversion Control, DEA, Department of Justice, transmitting the Department's final rule — Removal of Exemption From Registration for Persons Authorized Under U.S. Nuclear Regulatory Commission or Agreement State Medical Use Licenses or Permits and Administering the Drug Product DaTscan [Docket No.: DEA-394F] (RIN: 1117-AB38) received March 4, 2016, pursuant to 5 U.S.C. 801(a)(1)(A); Added by Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Energy and Commerce.

4603. A letter from the Administrator, Environmental Protection Agency, transmitting the Agency's report entitled ''Third Report to Congress: Highlights from the Diesel Emissions Reduction Act Program'', as required by the Energy Policy Act of 2005, pursuant to 42 U.S.C. 16134(a); Public Law 109-58, Sec. 794(a); (119 Stat. 843); to the Committee on Energy and Commerce.

4604. A letter from the Director, Regulatory Management Division, Environmental Protection Agency, transmitting the Agency's direct final rule — Air Plan Approval; Ohio; Base Year Emission Inventories for the 2008 8-Hour Ozone Standard [EPA-R05-OAR-2014-0658; FRL-9943-46-Region 5] received March 8, 2016, pursuant to 5 U.S.C. 801(a)(1)(A); Added by Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Energy and Commerce.

4605. A letter from the Director, Regulatory Management Division, Environmental Protection Agency, transmitting the Agency's final rule — Fluopyram; Pesticide Tolerances [EPA-HQ-OPP-2015-0443; FRL-9943-21] received March 8, 2016, pursuant to 5 U.S.C. 801(a)(1)(A); Added by Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Energy and Commerce.

4606. A letter from the Director, Regulatory Management Division, Environmental Protection Agency, transmitting the Agency's direct final rule — Approval and Promulgation of Air Quality Implementation Plans: New Mexico; and Albuquerque/Bernalillo County; Revisions to Establish Small Business Stationary Source Technical and Environmental Compliance Assistance Programs [EPA-R06-OAR-2014-0642; FRL-9943-43-Region 6] received March 8, 2016, pursuant to 5 U.S.C. 801(a)(1)(A); Added by Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Energy and Commerce.

4607. A letter from the Chief of Staff, Media Bureau, Federal Communications Commission, transmitting the Commission's final rule — Promoting Diversification of Ownership in the Broadcasting Services [MB Docket No.: 07-294]; Review of Media Bureau Data Practices [MB Docket No.: 10-103]; Amendment of Part 1 of the Commission's Rules, Concerning Practice and Procedure, Amendment of CORES Registration System [MB Docket No.: 10-234] received March 4, 2016, pursuant to 5 U.S.C. 801(a)(1)(A); Added by Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Energy and Commerce.

4608. A letter from the Secretary, Department of the Treasury, transmitting a six-month periodic report on the national emergency with respect to South Sudan that was declared in Executive Order 13664 of April 3, 2014, and, pursuant to 50 U.S.C. 1641(c); Public Law 94-412, Sec. 401(c); (90 Stat. 1257); to the Committee on Foreign Affairs.

4609. A letter from the Secretary, Department of the Treasury, transmitting a six-month periodic report on the national emergency with respect to significant malicious cyber-enabled activities that was declared in Executive Order 13694 of April 1, 2015, and, pursuant to 50 U.S.C. 1641(c); Public Law 94-412, Sec. 401(c); (90 Stat. 1257); to the Committee on Foreign Affairs.

4610. A communication from the President of the United States, transmitting notification that the national emergency with respect to Iran, originally declared on March 15, 1995, is to continue in effect beyond March 15, 2016, pursuant to 50 U.S.C. 1622(d); Public Law 94-412, Sec. 202(d); (90 Stat. 1257) (H. Doc. No. 114—115); to the Committee on Foreign Affairs and ordered to be printed.

4611. A letter from the Assistant Secretary, Legislative Affairs, Department of State, transmitting the Department's report covering the period from August 15, 2015, to October 13, 2015 on the Authorization for Use of Military Force Against Iraq Resolutions, pursuant to Public Law 107-248, Sec. 8137; (116 Stat. 1569) and 50 U.S.C. 1541 note; Public Law 107-243, Sec. 4; (116 Stat. 1498); to the Committee on Foreign Affairs.

4612. A letter from the Director, Defense Security Cooperation Agency, Department of Defense, transmitting a notice of the Navy's proposed lease amendment, to the Government of Canada, Transmittal No. 03-16, pursuant to Sec. 62(a) of the Arms Export Control Act; to the Committee on Foreign Affairs.

4613. A letter from the Director, Defense Security Cooperation Agency, Department of Defense, transmitting reports of the Department's first quarter FY 2016 sales agreements developed in accordance with Secs. 36(a) and 26(b) of the Arms Export Control Act; to the Committee on Foreign Affairs.

4614. A letter from the Assistant Secretary for Export Administration, Bureau of Industry and Security, Department of Commerce, transmitting the Department's final rule — Export Control Reform: Conforming Change to Defense Sales Offset Reporting Requirements [Docket No.: 150825780-6125-02] (RIN: 0694-AG38) received March 4, 2016, pursuant to 5 U.S.C. 801(a)(1)(A); Added by Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Foreign Affairs.

4615. A letter from the Assistant Secretary, Legislative Affairs, Department of State, transmitting the Department's report on progress toward a negotiated solution of the Cyprus question covering the period of October 1, 2015 through November 30, 2015, pursuant to Sec. 620C(c) of the Foreign Assistance Act of 1961, as amended, and in accordance with Sec. 1(a)(6) of Executive Order 13313; to the Committee on Foreign Affairs.

4616. A letter from the Chairman, Council of the District of Columbia, transmitting D.C. Act 21-325, ''Marion S. Barry Summer Youth Employment Expansion Temporary

Amendment Act of 2016'', pursuant to Public Law 93-198, Sec. 602(c)(1); (87 Stat. 814); to the Committee on Oversight and Government Reform.

4617. A letter from the Chairman, Council of the District of Columbia, transmitting D.C. Act 21-323, ''Chancellor of the District of Columbia Public Schools Salary and Benefits Approval Temporary Amendment Act of 2016'', pursuant to Public Law 93-198, Sec. 602(c)(1); (87 Stat. 814); to the Committee on Oversight and Government Reform.

4618. A letter from the Chairman, Council of the District of Columbia, transmitting D.C. Act 21-324, ''Protecting Pregnant Workers Fairness Temporary Amendment Act of 2016'', pursuant to Public Law 93-198, Sec. 602(c)(1); (87 Stat. 814); to the Committee on Oversight and Government Reform.

4619. A letter from the Chairman, Federal Deposit Insurance Corporation, transmitting the Corporation's 2016 Annual Performance Plan, pursuant to 31 U.S.C. 1115(b); Public Law 111-352, Sec. 3; (124 Stat. 3867); to the Committee on Oversight and Government Reform.

4620. A letter from the Acting Secretary, Department of Education, transmitting the FY 2015 Annual Performance Report and FY 2017 Annual Performance Plan, pursuant to 31 U.S.C. 1115(b); Public Law 111-352, Sec. 3; (124 Stat. 3867); to the Committee on Oversight and Government Reform.

4621. A letter from the Senior Procurement Executive, Office of Acquisition Policy, General Services Administration, transmitting the Administration's final rule — Federal Acquisition Regulation; Technical Amendment [FAC 2005-87; Item II; Docket No.: 2016-0052; Sequence No.: 1] received March 4, 2016, pursuant to 5 U.S.C. 801(a)(1)(A); Added by Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Oversight and Government Reform.

4622. A letter from the Senior Procurement Executive, Office of Acquisition Policy, General Services Administration, transmitting the Administration's Small Entity Compliance Guide — Federal Acquisition Regulation; Federal Acquisition Circular 2005-87 [Docket No.: FAR 2016-0051, Sequence No.: 1] received March 4, 2016, pursuant to 5 U.S.C. 801(a)(1)(A); Added by Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Oversight and Government Reform.

4623. A letter from the Senior Procurement Executive, Office of Acquisition Policy, General Services Administration, transmitting the Administration's summary presentation of final rules — Federal Acquisition Regulation; Federal Acquisition Circular 2005-87; Introduction [Docket No.: FAR 2016-0051, Sequence No.: 1] received March 4, 2016, pursuant to 5 U.S.C. 801(a)(1)(A); Added by Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Oversight and Government Reform.

4624. A letter from the Senior Procurement Executive, Office of Acquisition Policy, General Services Administration, transmitting the Administration's final rule — Federal Acquisition Regulation; Information on Corporate Contractor Performance and Integrity [FAC 2005-87; FAR Case 2013-020; Item I; Docket 2013-0020, Sequence 1] (RIN: 9000-AM74) received March 4, 2016, pursuant to 5 U.S.C. 801(a)(1)(A); Added by Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Oversight and Government Reform.

4625. A letter from the Acting Director, Office of Sustainable Fisheries, NMFS, National Oceanic and Atmospheric Administration, transmitting the Administration's temporary rule — Fisheries of the Exclusive Economic Zone Off Alaska; Pacific Cod by Vessels Using Pot Gear in the Central Regulatory Area of the Gulf of Alaska [Docket No.: 140918791-4999-02] (RIN: 0648-XE419) received March 4, 2016, pursuant to 5 U.S.C. 801(a)(1)(A); Added by Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Natural Resources.

4626. A letter from the Attorney General, Department of Justice, transmitting a copy of the decision of the Court of Appeals for the District of Columbia Circuit for the National Association of Manufacturers v. Securities and Exchange Commission, 800 F.3d 518 (D.C. Cir. 2015), pursuant to 28 U.S.C. 530D(a); Public Law 107-273, Sec. 202(a); (116 Stat. 1771); to the Committee on the Judiciary.

4627. A letter from the Chief Counsel, FEMA, Department of Homeland Security, transmitting the Department's final rule — Suspension of Community Eligibility; Pennsylvania: Abington, Township of, Montgomery County; [Docket ID: FEMA-2015-0001] [Internal Agency Docket No.: FEMA-8419] received March 4, 2016, pursuant to 5 U.S.C. 801(a)(1)(A); Added by Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Transportation and Infrastructure.

4628. A letter from the Director, Tax Issues, Strategic Issues Team, Government Accountability Office, transmitting the Office's report entitled ''List of Active and Completed Tax-Related Assignments as of December 31, 2015''; to the Committee on Ways and Means.

4629. A letter from the Chief Privacy Officer, Privacy Office, Department of Homeland Security, transmitting the Department's Privacy Office's 2015 Data Mining Report to Congress, as required by the Federal Agency Data Mining Reporting Act, pursuant to 42 U.S.C. 2000ee-3(c)(1); Public Law 110-53, Sec. 804(c)(1); (121 Stat. 363); to the Committee on Homeland Security.

4630. A letter from the Secretary, Department of Health and Human Services, transmitting the Department's FY 2015 report of the Federal Coordinated Health Care Office, pursuant to 42 U.S.C. 1315b(e); Public Law 111-148, Sec. 2602(e); (124 Stat. 316); jointly to the Committees on Energy and Commerce and Ways and Means.

4631. A letter from the Regulations Coordinator, CCIIO, 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 2017 [CMS-9937-F] (RIN: 0938-AS57) received March 7, 2016, pursuant to 5 U.S.C. 801(a)(1)(A); Added by Public Law 104-121, Sec. 251; (110 Stat. 868); jointly to the Committees on Energy and Commerce and 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. UPTON: Committee on Energy and Commerce. Supplemental report on H.R. 4596. A bill to ensure that small business providers of broadband Internet access service can devote resources to broadband deployment rather than compliance with cumbersome regulatory requirements (Rept. 114–444, Pt. 2).

Mr. BISHOP of Utah: Committee on Natural Resources. H.R. 1820. A bill to authorize the Secretary of the Interior to retire coal preference right lease applications for which the Secretary has made an affirmative commercial quantities determination, and for other purposes (Rept. 114–446). Referred to the Committee of the Whole House on the state of the Union.

Mr. BISHOP of Utah: Committee on Natural Resources. H.R. 2857. A bill to facilitate the addition of park administration at the Coltsville National Historical Park, and for other purposes; with an amendment (Rept. 114–447). Referred to the Committee of the Whole House on the state of the Union.

Mr. BISHOP of Utah: Committee on Natural Resources. H.R. 3079. A bill to take certain Federal land located in Tuolumne County, California, into trust for the benefit of the Tuolumne Band of Me-Wuk Indians, and for other purposes; with an amendment (Rept. 114–448). Referred to the Committee of the Whole House on the state of the Union.

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. SHUSTER (for himself and Mr. BRADY of Texas):

H.R. 4721. A bill to amend title 49, United States Code, to extend authorizations for the airport improvement program, to amend the Internal Revenue Code of 1986 to extend the funding and expenditure authority of the Airport and Airway Trust Fund, and for other purposes; to the Committee on Transportation and Infrastructure, and in addition to the Committee on Ways and Means, 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. SAM JOHNSON of Texas:

H.R. 4722. A bill to amend the Internal Revenue Code of 1986 to require inclusion of the taxpayer's social security number to claim the refundable portion of the child tax credit; to the Committee on Ways and Means.

By Ms. JENKINS of Kansas (for herself, Mr. TIBERI, Mr. ROSKAM, Mrs. BLACK, and Mr. SAM JOHNSON of Texas):

H.R. 4723. A bill to amend the Internal Revenue Code of 1986 to provide for the recovery of improper overpayments resulting from certain Federally subsidized health insurance; to the Committee on Ways and Means.

By Mr. BRADY of Texas:

H.R. 4724. A bill to repeal the program of block grants to States for social services; to the Committee on Ways and Means.

By Mr. PITTS:

H.R. 4725. A bill to reduce the Federal deficit through reforms in spending under Medicaid, CHIP, and the Prevention and Public Health Fund; to the Committee on Energy and Commerce.

By Mr. GRAVES of Missouri:

H.R. 4726. A bill to prohibit the obligation of funds to pay the salary of the Secretary of Homeland Security until a biometric entry and exit data system has been fully implemented, and for other purposes; to the Committee on Homeland Security.

By Mr. GRAYSON:

H.R. 4727. A bill to require the Secretary of the Department of Energy to issue a report on fusion innovation; to the Committee on Science, Space, and Technology.

By Mr. SMITH of Washington:

H.R. 4728. A bill to amend title II of the Social Security Act to expand the exception to the windfall elimination provision based on years of coverage; to the Committee on Ways and Means.

MEMORIALS

Under clause 3 of rule XII,

177. The SPEAKER presented a memorial of the General Assembly of the State of Colorado, relative to the members of the General Assembly, recognizing the bravery and sacrifice of the crew of the U.S.S. Pueblo; which

was referred jointly to the Committees on Foreign Affairs and Armed Services.

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. SHUSTER:

H.R. 4721.

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

Article I, Section 8 of the United States Constitution, specifically Clause 1, Clause 3, and Clause 18.

By Mr. SAM JOHNSON of Texas:

H.R. 4722.

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

Article I, Section 8, Clause 1

By Ms. JENKINS of Kansas:

H.R. 4723.

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

Article I of the United States Constitution, Section 8, Clause 1 (''The Congress shall have Power To lay and collect Taxes, Duties, Imposts and Excises . . .''), and from the 16th Amendment to the United States Constitution.

By Mr. BRADY of Texas:

H.R. 4724.

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

Article I, Section 8, Clause 1 of the United States Constitution, to ''provide for the common Defence and general Welfare of the United States.''

By Mr. PITTS:

H.R. 4725.

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

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

The Congress shall have Power To lay and collect Taxes, Duties, Imposts and Excises, to pay the Debts and provide for the common Defense and general Welfare of the United States; but all Duties, Imposts and Excises shall be uniform throughout the United States;

By Mr. GRAVES of Missouri:

H.R. 4726.

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

Article 1, Section 8, requires Congress to provide for the common defense and the general welfare of the United States.

By Mr. GRAYSON:

H.R. 4727.

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

Article I, Section 8, of the United States Constitution.

By Mr. SMITH of Washington:

H.R. 4728.

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

Article I, section 8 of the constitution

ADDITIONAL SPONSORS

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

H.R. 605: Mr. KILMER, Mr. BLUMENAUER, and Mr. COSTELLO of Pennsylvania.

H.R. 611: Mrs. CAROLYN B. MALONEY of New York.

H.R. 721: Mr. FLEMING.

H.R. 746: Mr. CICILLINE.

H.R. 923: Mr. BUCSHON, Mrs. BLACKBURN, Mr. DUNCAN of Tennessee, Mr. FLEISCHMANN, and Mr. WESTMORELAND.

H.R. 1578: Mr. JORDAN.

H.R. 1625: Mr. LARSEN of Washington.

H.R. 2144: Mr. DESJARLAIS.

H.R. 2237: Mr. HONDA and Mr. RANGEL.

H.R. 2737: Mr. OLSON, Mr. O'ROURKE, Mr. DOGGETT, and Mr. FORBES.

H.R. 2817: Mr. RYAN of Ohio.

H.R. 2894: Mrs. KIRKPATRICK and Ms. LORETTA SANCHEZ of California.

H.R. 3071: Mr. LARSON of Connecticut.

H.R. 3394: Mr. FORBES.

H.R. 3559: Ms. NORTON.

H.R. 3846: Mr. ASHFORD and Ms. MOORE.

H.R. 4055: Mrs. CAROLYN B. MALONEY of New York.

H.R. 4160: Mr. GRIJALVA.

H.R. 4266: Ms. MCCOLLUM.

H.R. 4336: Mr. WALZ, Mr. SMITH of Texas, Mr. JOYCE, Mr. WALBERG, Mr. POSEY, Mr. NORCROSS, Mr. DESJARLAIS, Mr. GRAYSON, Mr. TAKAI, and Mr. KILMER.

H.R. 4438: Ms. NORTON.

H.R. 4522: Mr. CALVERT.

H.R. 4626: Mr. SHUSTER, Mr. HUELSKAMP, and Mr. HUFFMAN.

H. Con. Res. 89: Mr. BARTON, Mr. MURPHY of Pennsylvania, Mr. COLLINS of New York, Mr. SMITH of Texas, and Mr. FLEMING.

H. Res. 112: Ms. ROS-LEHTINEN.

H. Res. 220: Ms. NORTON and Mr. KING of Iowa.

H. Res. 343: Mr. KENNEDY.

H. Res. 584: Mr. ELLISON.

H. Res. 617: Mr. GOHMERT.

H. Res. 637: Ms. BROWN of Florida and Mr. PERLMUTTER.

PETITIONS, ETC.

Under clause 3 of rule XII,

49. The SPEAKER presented a petition of the Bannock County Commissioners, Idaho, relative to asking Congress to work together, urging a long-term sustainable solution to fully fund the Payment in Lieu of Taxes program and eliminate the uncertainty communities face with ongoing funding issues; which was referred to the Committee on Natural Resources.