



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

**Bill Shuster**  
**Chairman**

**Washington, DC 20515**  
**COMMITTEE RESOLUTION**

**Nick J. Rahall, III**  
**Ranking Member**

Christopher P. Bertram, Staff Director

James H. Zoia, Democrat Staff Director

**LEASE**  
**DEPARTMENT OF THE TREASURY**  
**FINANCIAL CRIMES ENFORCEMENT NETWORK**  
**NORTHERN VIRGINIA**  
**PVA-05-WA13**

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

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

*Provided that, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 241 square feet or less per person.*

*Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 241 square feet or higher per person.*

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

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

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

Adopted: **March 13, 2014**

Bill Shuster, M.C.  
Chairman

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

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

**Executive Summary**

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

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

**Description**

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

<sup>1</sup>The RSF/USF at the current location is approximately 1.11, however to maximize competition a RSF/USF ratio of 1.2 is used for the proposed maximum RSF as indicated in the housing plan.

<sup>2</sup>This estimate is for fiscal year 2014 and may be escalated by 1.75 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government.

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

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**Background**

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

**Justification**

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

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

**Summary of Energy Compliance**

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

**Resolutions of Approval**

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

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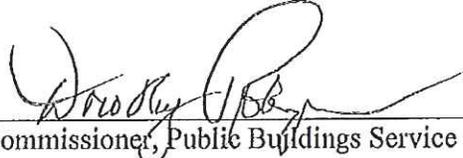
Interim Leasing

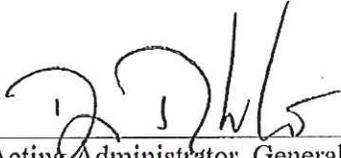
GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

Certification of Need

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

Submitted at Washington, DC, on November 21, 2012

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Acting Administrator, General Services Administration

Housing Plan  
Department of the Treasury  
FINCEN

Locations	Personnel				Current				Proposed			
	Office		Total		Office	Storage	Special	Total	Office	Storage	Special	Total
	Office	Total	Office	Total	Office	Storage	Special	Total	Office	Storage	Special	Total
2070 Chain Bridge Rd. Vienna, VA	473	473	109,565	4,420	38,312	152,297						
Proposed Lease	473	473	109,565	4,420	38,312	152,297		430	2,444		29,720	103,831
<b>TOTAL</b>								430	2,444		29,720	103,831

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

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

USF/Person **		
Rate	Current	Proposed
	322	241

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

Special Space			
Special Space	USF		
Conf Training	5,060		
Mail Room	366		
Breakroom	1,154		
ADP/Telecom	7,980		
Security	3,962		
Media Rooms	762		
File Rooms	928		
Health Unit	1,204		
X-Ray Room	693		
Copy Room	432		
Operations Ctr	1,293		
Secure Comm Ctr	252		
SCIF	3,374		
Supply Room	776		
Law Library	880		
Graphics Rooms	624		
<b>Total</b>	<b>29,720</b>		

USF/Person **			
Rate	Current	Proposed	Maximum RSF
	152,297	1,111	169,682
	103,831	1,201	125,000

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