



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

**Bill Shuster  
Chairman**

**Washington, DC 20515**

**Peter A. DeFazio  
Ranking Member**

Christopher P. Bertram, Staff Director

**COMMITTEE RESOLUTION**

Katherine W. Dedrick, Democratic Staff Director

**LEASE  
DEPARTMENT OF AGRICULTURE  
NORTHERN VIRGINIA  
PVA-05-WA17**

*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 131,000 rentable square feet of space, including 12 official parking spaces, for the Department of Agriculture currently located at 3101 Park Center Drive in Alexandria, Virginia at a proposed total annual cost of \$5,109,000 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 150 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.*

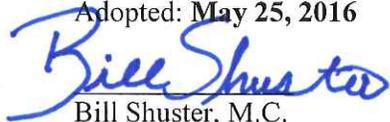
*Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 150 square 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: **May 25, 2016**

A handwritten signature in blue ink that reads "Bill Shuster". The signature is written in a cursive style with a large initial "B".

Bill Shuster, M.C.  
Chairman

JAMES M. INHOFE, OKLAHOMA, CHAIRMAN

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# United States Senate

COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

WASHINGTON, DC 20510-6175

RYAN JACKSON, MAJORITY STAFF DIRECTOR  
BETTINA POIRIER, DEMOCRATIC STAFF DIRECTOR

114th Congress  
2<sup>nd</sup> Session

## United States Senate COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

### COMMITTEE RESOLUTION

#### LEASE DEPARTMENT OF AGRICULTURE NORTHERN VIRGINIA PVA-05-WA17

#### RESOLVED BY THE COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS OF THE UNITED STATES SENATE

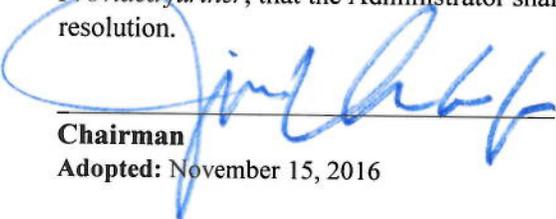
that pursuant to title 40 U.S.C. § 3307, a prospectus providing for a lease of approximately 131,000 rentable square feet of space for the Department of Agriculture (USDA), currently located at 3101 Park Center Drive, Alexandria, VA, at a maximum proposed rental rate of \$39 per rentable square foot, at a proposed total annual cost of \$5,109,000 for a lease term of up to 15 years, a description of which is attached hereto and by reference made part of this resolution, is approved.

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

*Provided*, that to the maximum extent practicable, the Administrator of General Services shall require that the procurement include energy efficiency requirements as would be required for the construction of a federal building.

*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 Environment and Public Works of the United States Senate prior to exercising any lease authority provided in this resolution.

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

  
Chairman

Adopted: November 15, 2016

  
Ranking Member

**PROSPECTUS – LEASE  
DEPARTMENT OF AGRICULTURE  
NORTHERN VIRGINIA**

Prospectus Number: PVA-05-WA17  
Congressional District: 8,10,11

**Executive Summary**

The U.S. General Services Administration (GSA) proposes a lease of approximately 131,000 rentable square feet (RSF) for the Department of Agriculture (USDA), currently located at 3101 Park Center Drive, Alexandria, VA, under a lease that expires May 31, 2017.

The lease will provide continued housing for USDA and improve USDA office and overall utilization rates from 141 to 93 usable square feet (USF) per person and 215 to 150 USF per person, respectively. As a result of the improved utilization, the lease will reduce the rentable square footage (RSF) of the requirement by 29 percent, a 53,216 RSF reduction from its current footprint. In the absence of this reduction, the status quo cost of continued occupancy at the proposed market rate would be \$7,184,424.

**Description**

Occupant:	Department of Agriculture
Current Rentable Square Feet	184,216 (Current RSF/USF = 1.14)
Estimated Maximum RSF <sup>1</sup> :	131,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	53,216 (Reduction)
Current Usable Square Feet/Person:	215
Estimated Usable Square Feet/Person:	150
Proposed Maximum Leasing Authority:	15 years
Expiration Dates of Current Lease(s):	5/31/2017
Delineated Area:	Northern Virginia
Number of Official Parking Spaces:	12
Scoring:	Operating Lease
Estimated Rental Rate <sup>2</sup> :	\$39.00 / RSF

<sup>1</sup> The RSF/USF at the current location is approximately 1.14; 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 2017 and may be escalated by 1.95 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.

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Estimated Total Annual Cost <sup>3</sup> :	\$5,109,000
Current Total Annual Cost:	\$5,317,419 (leases effective 6/1/2007)

**Justification**

The current lease at 3101 Park Center Drive, Alexandria, VA, expires on May 31, 2017 and houses the USDA Food and Nutrition Service (FNS), whose main mission is to increase food security and reduce hunger in partnership with cooperating organizations by providing children and low-income people access to food, a healthy diet, and nutrition education in a manner that supports American agriculture and inspires public confidence.

FNS work has become increasingly collaborative and the current space at 3101 Park Center Drive is not configured to support modern work patterns. A new lease will provide continued housing for 725 personnel currently working in this location and allow for a flexible office layout to adapt to future changes in work practices. The total space requested will reduce USDA's footprint by 53,216 RSF, or 29 percent of the 184,216 RSF currently occupied. In the absence of this reduction, the status quo cost of continued occupancy at the proposed market rate would be \$7,184,424 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.

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

**PROSPECTUS – LEASE  
DEPARTMENT OF AGRICULTURE  
NORTHERN VIRGINIA**

Prospectus Number: PVA-05-WA17  
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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 APR 22 2016

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration

Leased Locations	CURRENT						ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF) <sup>1</sup>				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
3101 Park Center Drive	750	750	135,411	5,484	20,000	160,895						
Estimated/Proposed Lease							725	725	86,902	3,719	18,129	108,750
<b>Total</b>	<b>750</b>	<b>750</b>	<b>135,411</b>	<b>5,484</b>	<b>20,000</b>	<b>160,895</b>	<b>725</b>	<b>725</b>	<b>86,902</b>	<b>3,719</b>	<b>18,129</b>	<b>108,750</b>

Office Utilization Rate (UR) <sup>2</sup>		
	Current	Proposed
Rate	141	93

UR = average amount of office space per person  
 Current UR excludes 29,790 usf of office support space  
 Proposed UR excludes 28,164 usf of office support space

Overall UR <sup>3</sup>		
	Current	Proposed
Rate	215	150

R/U Factor <sup>4</sup>	Total USF	RSF/USF	Max. RSF
Current	160,895	1.14	184,216
Estimated/Proposed	108,750	1.20	131,000

Special Space	USF
Conference/Meeting	6,791
Publication Room	547
Web Room	101
Café/Vending	1,019
ADP/LAN	1,786
Library	408
Health Unit	475
Break Room	732
Training	1,358
Fitness Room	1,358
Computer Center	1,746
Test Kitchen	176
Copy Room	1,632
<b>Total</b>	<b>18,129</b>

NOTES:

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

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

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

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