



**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

Katherine W. Dedrick, Democratic Staff Director

**COMMITTEE RESOLUTION**

**LEASE**  
**PEACE CORPS**  
**WASHINGTON, DC**  
**PDC-08-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 lease of up to 173,000 rentable square feet of space, including 5 official parking spaces, for the Peace Corps currently located at 1111 20<sup>th</sup> Street, NW in Washington, D.C. at a proposed total annual cost of \$8,650,000 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 152 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 152 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.*

*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: **September 14, 2016**

A handwritten signature in blue ink, appearing to read "Bill Shuster", with a long horizontal flourish extending to the right.

Bill Shuster, M.C.  
Chairman

**PROSPECTUS – LEASE  
PEACE CORPS  
WASHINGTON, DC**

Prospectus Number: PDC-08-WA17

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 173,000 rentable square feet (RSF) for the Peace Corps, currently located at 1111 20<sup>th</sup> Street, NW in Washington, DC.

The lease will provide continued housing for Peace Corps and will slightly improve the office and overall space utilization from 99 to 98 and 156 to 152 per person, respectively.

**Description**

Occupant:	Peace Corps
Current Rentable Square Feet (RSF)	161,725 (Current RSF/USF = 1.13)
Estimated Maximum RSF <sup>1</sup> :	173,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	156
Estimated Usable Square Feet/Person:	152
Proposed Maximum Leasing Authority:	15 years
Expiration Dates of Current Lease(s):	05/31/2018
Delineated Area:	Washington, DC Central Employment Area
Number of Official Parking Spaces:	5
Scoring:	Operating Lease
Estimated Rental Rate <sup>2</sup> :	\$50.00 / RSF

<sup>1</sup> The RSF/USF at the current location is approximately 1.13; 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 2018 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 offerers 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> :	\$8,650,000
Current Total Annual Cost:	\$4,947,167 (leases effective 06/1/1998)

**Acquisition Strategy**

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

**Background**

The Peace Corps' mission is to promote world peace and friendship by fulfilling three goals: helping the people of interested countries in meeting their need for trained men and women; promoting a better understanding of Americans on the part of the peoples served; and facilitating a better understanding of other peoples on the part of Americans.

**Justification**

Since 1961, the Peace Corps has been strengthening the United States of America by building bridges with nations around the world through community-based development and cross-cultural understanding. Effective support of its volunteers and staff in 141 countries is crucial to advancing the mission and goals of the agency. The current lease at 1111 20<sup>th</sup> Street, NW expires May 31, 2018. Peace Corps requires continued housing to carry out its mission.

**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.

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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.

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**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

JUN 06 2015

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	Special	Office	Total	Storage	Special
1111 20th Street NW Washington DC	920	920	116,597	5,028	21,584	143,209		
Estimated/Proposed Lease							4,500	19,905
<b>Total</b>	<b>920</b>	<b>920</b>	<b>116,597</b>	<b>5,028</b>	<b>21,584</b>	<b>143,209</b>	<b>4,500</b>	<b>19,905</b>

Office Utilization Rate (UR) <sup>2</sup>		
Rate	Current	Proposed
	99	98

UR = average amount of office space per person  
 Current UR excludes 25,651 usf of office support space  
 Proposed UR excludes 26,311 usf of office support space

Overall UR <sup>3</sup>		
Rate	Current	Proposed
	156	152

R/U Factor <sup>4</sup>			
Total USF	RSF/USF	Max RSF	
143,209	1.13	161,725	
144,000	1.20	173,000	

Special Space	USF
Mailroom	2,500
Conference/Auditorium	9,000
Library & RPCV Center	1,200
Training Room	1,200
Data Center	1,800
OCIO Operations Storage	580
Medical Records Storage	775
Records Storage	1,900
<b>Total</b>	<b>19,905</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