



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

Bill Shuster
Chairman

Washington, DC 20515

Peter A. DeFazio
Ranking Member

AMENDED COMMITTEE RESOLUTION

Mathew M. Sturges, Staff Director

Katherine W. Dedrick, Democratic Staff Director

LEASE
NATIONAL ARCHIVES AND RECORDS ADMINISTRATION
JACKSON AND CLAY COUNTIES, MISSOURI, AND JOHNSON COUNTY, KANSAS
PMO-01-LS17

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 806,794 rentable square feet of space, including 142 official parking spaces, for the National Archives and Records Administration, Federal Records Center currently located at 200 NW Space Center in Lee's Summit, Missouri at a proposed total annual cost of \$5,647,558 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution. This resolution amends the resolution adopted by the Committee on Transportation and Infrastructure on September 14, 2016.

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 office utilization rate of 129 square feet or less per person, except that, if the Administrator determines that the office 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 office utilization rate of 129 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: **December 7, 2016**

A handwritten signature in blue ink, appearing to read "Bill Shuster", with a stylized flourish at the end.

Bill Shuster, M.C.
Chairman

DAVID VITTER, LOUISIANA
JOHN BARRASSO, WYOMING
SHELLEY MOORE CAPITO, WEST VIRGINIA
MIKE CRAPO, IDAHO
JOHN BOOZMAN, ARKANSAS
JEFF SESSIONS, ALABAMA
ROGER WICKER, MISSISSIPPI
DEB FISCHER, NEBRASKA
MIKE ROUNDS, SOUTH DAKOTA
DAN SULLIVAN, ALASKA

BARBARA BOXER, CALIFORNIA
THOMAS R. CARPER, DELAWARE
BENJAMIN L. CARDIN, MARYLAND
BERNARD SANDERS, VERMONT
SHELDON WHITEHOUSE, RHODE ISLAND
JEFF MERKLEY, OREGON
KIRSTEN GILLIBRAND, NEW YORK
CORY A. BOOKER, NEW JERSEY
EDWARD J. MARKEY, MASSACHUSETTS

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
2nd Session

United States Senate COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

COMMITTEE RESOLUTION

LEASE

NATIONAL ARCHIVES AND RECORDS ADMINISTRATION JACKSON AND CLAY COUNTIES, MISSOURI AND JOHNSON COUNTY, KANSAS PMO-01-LS17

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

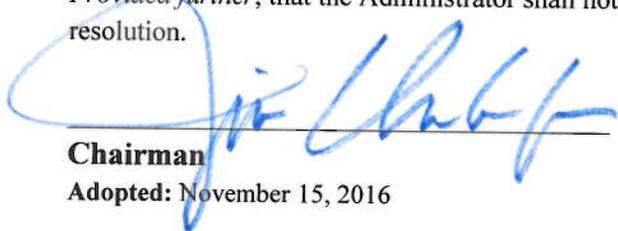
that pursuant to title 40 U.S.C. § 3307, a prospectus providing for a lease of approximately 806,794 rentable square feet of space for National Archives and Records Administration – Federal Records Center (NARA-FRC), currently located at 200 NW Space Center, Lee's Summit, MO, at a maximum proposed rental rate of \$7 per rentable square foot, at a proposed total annual cost of \$5,647,558 for a lease term of up to 20 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
NATIONAL ARCHIVES AND RECORDS ADMINISTRATION
JACKSON AND CLAY COUNTIES, MISSOURI, AND JOHNSON
COUNTY, KANSAS**

Prospectus Number: PMO-01-LS17
Congressional District: MO 05, 06, KS 03

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 806,794 rentable square feet (RSF) for the National Archives and Records Administration – Federal Records Center (NARA-FRC), currently located at 200 NW Space Center, Lee’s Summit, MO.

The lease will provide continued housing for NARA-FRC, will maintain its current office utilization rate of 129 usable square feet (USF) per person, and allow for continued temporary and permanent record storage capabilities for Federal agencies.

Description

Occupant:	National Archives and Records Administration
Current Rentable Square Feet (RSF)	806,794 (Current RSF/USF = 1.00)
Estimated Maximum RSF:	806,794 (Proposed RSF/USF = 1.00)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	129
Estimated Usable Square Feet/Person:	129
Proposed Maximum Lease Term:	20 Years
Expiration Dates of Current Leases:	8/14/2017
Delineated Area:	Jackson and Clay Counties, Missouri, and Johnson County, Kansas
Number of Official Parking Spaces:	142
Scoring:	Operating lease
Estimated Rental Rate ¹ :	\$7.00 / RSF

¹This estimate is for fiscal year 2017 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.

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Estimated Total Annual Cost ² :	\$5,647,558
Current Total Annual Cost:	\$3,211,969 (Lease effective 8/15/1997)

Acquisition Strategy

The NARA-FRC is currently located in subterranean space. In order to maximize competition, GSA will consider aboveground and subterranean space for this procurement and will relocate the agency if economically advantageous to the Federal Government.

Justification

NARA-FRC is one of 18 Federal Records Centers across the nation used by Federal agencies for records-related services. The FRCs work together to provide temporary and permanent record storage services. The facility storage services are full at this location and any new incoming client boxes are accommodated by moving existing records to other Federal Records Centers or by the disposal of eligible records. The current location provides storage conditions that meet permanent or archival requirements, which accounts for 57 percent of permanent record storage.

NARA-FRC requires space to accommodate the movement, processing, and retrieving of large quantities of client record boxes into its computer systems, along with the ability to store client records in an environment that meets regulations for Federal Records Storage (36 CFR 1234). The movement of client record boxes is accommodated using eight-foot carts, which require ample circulation space for maneuvering. Although Federal agencies are attempting to convert to electronic storage, the demand for paper record storage still remains and since 2000 has grown by 2.38 percent per year.

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

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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.

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Certification of Need

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

Submitted at Washington, DC, on August 9, 2016

Recommended: 

Commissioner, Public Buildings Service

Approved: 

Administrator, General Services Administration

Leased Locations	CURRENT			ESTIMATED/PROPOSED						
	Personnel		Usable Square Feet (USF)		Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Storage	Special	Total
200 NW Space Center	58	65	9,586	2,600	794,608	58	2,600	794,608	2,600	806,794
Estimated/Proposed Lease										
Total	58	65	9,586	2,600	794,608	58	2,600	794,608	2,600	806,794

Office Utilization Rate (UR) ²		
Rate	Current	Proposed
	129	129

UR=average amount of office space per person
Current UR excludes 2,109 usf of office support space
Proposed UR excludes 2,109 usf of office support space

Overall UR ³		
Rate	Current	Proposed
	N/A	N/A

R/U Factor ⁴			
	Total USF	RSF/USF	Max RSF
Current	806,794	1.00	806,794
Estimated/Proposed	806,794	1.00	806,794

Special Space	USF
Warehouse	787,705
Automatic Data Processing	512
Conference/Training	1,252
Food Service	2,109
Janitorial Closet	186
Laboratory	301
Restrooms	1,315
Mail Receiving	702
Workroom	209
File & Copy	317
Total	794,608

NOTES:

¹USF 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.

²Calculation excludes Judiciary, Congress and agencies with less than 10 people. Circulation requirement of 40% for movement/processing of client storage above the normal 22%, moved extra circulation to storage.

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

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