



**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**  
**EQUAL EMPLOYMENT OPPORTUNITY COMMISSION**  
**WASHINGTON, DC**  
**PDC-09-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 170,000 rentable square feet of space, including 10 official parking spaces, for the Equal Employment Opportunity Commission currently located at 131 M Street NE in Washington, D.C. at a proposed total annual cost of \$8,500,000 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 215 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 215 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". The signature is stylized with a large, sweeping "B" and "S".

Bill Shuster, M.C.  
Chairman

**PROSPECTUS – LEASE  
EQUAL EMPLOYMENT OPPORTUNITY COMMISSION  
WASHINGTON, DC**

Prospectus Number: PDC-09-WA17

**Executive Summary**

The General Services Administration (GSA) proposes a lease for approximately 170,000 rentable square feet (RSF) for the Equal Employment Opportunity Commission (EEOC), currently located at 131 M Street NE in Washington, DC.

The lease will provide continued housing for EEOC, and will improve EEOC office and overall utilization rates from 146 to 130 usable square feet (USF) per person and 240 to 215 USF per person, respectively.

**Description**

Occupant:	Equal Employment Opportunity Commission
Current Rentable Square Feet (RSF)	160,995 (Current RSF/USF = 1.15)
Estimated Maximum RSF <sup>1</sup> :	170,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	240
Estimated Usable Square Feet/Person:	215
Proposed Maximum Leasing Authority:	15 years
Expiration Dates of Current Lease(s):	10/08/2018
Delineated Area:	Washington, DC Central Employment Area
Number of Official Parking Spaces:	10
Scoring:	Operating Lease
Estimated Rental Rate <sup>2</sup> :	\$50.00/RSF
Estimated Total Annual Cost <sup>3</sup> :	\$8,500,000
Current Total Annual Cost:	\$6,825,841 (leases effective 10/9/2008)

<sup>1</sup> The RSF/USF at the current location is approximately 1.15; however, to maximize competition a RSF/USF ratio of 1.20 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 offerors to ensure that lease award is made in the best interest of the Government.

<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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**Background**

The EEOC is a bipartisan commission comprised of five presidentially appointed members, including the Chair, Vice Chair, and three Commissioners. The EEOC is responsible for enforcing Federal laws that make it illegal to discriminate against a job applicant or an employee because of the person's race, color, religion, sex (including pregnancy), national origin, age (40 or older), disability, or genetic information. It is also illegal to discriminate against a person because the person complained about discrimination, filed a charge of discrimination, or participated in an employment discrimination investigation or lawsuit. The EEOC has the authority to investigate charges of discrimination against employers that are covered by the law. Additionally, the EEOC provides leadership and guidance to Federal agencies on all aspects of the Federal Government's equal employment opportunity program.

**Justification**

The current lease at 131 M Street NE expires on October 8, 2018. The EEOC is projecting a staffing increase of new hires to address Federal and private sector case backlog. The EEOC requires continued housing for the personnel currently working in this location, as well as those additional personnel anticipated to be hired.

**Acquisition Strategy**

In order to maximize the flexibility and competition in acquiring space to the EEOC, 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.

**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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**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 August 17, 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	Special	Office	Special	Office	Special
131 M Street, NE, Washington, DC	581	581	108,815	2,045	139,500	28,640	139,500	
Estimated/Proposed Lease								
<b>Total</b>	<b>581</b>	<b>581</b>	<b>108,815</b>	<b>2,045</b>	<b>139,500</b>	<b>28,640</b>	<b>139,500</b>	<b>29,608</b>

Office Utilization Rate (UR) <sup>2</sup>		
Rate	Current	Proposed
	146	130

UR = average amount of office space per person  
 Current UR excludes 23,939 usf of office support space  
 Proposed UR excludes 24,193 usf of office support space

Overall UR <sup>3</sup>		
Rate	Current	Proposed
	240	215

R/U Factor <sup>4</sup>			
	Total USF	RSF/USF	Max RSF
Current	139,500	1.15	160,995
Estimated/Proposed	141,453	1.20	170,000

Special Space	USF
Health Unit	651
X-Ray	200
Conference	21,476
File/ Records	3,805
LAN	1,660
Mail	712
Library	1,104
<b>Total</b>	<b>29,608</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