



**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
DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
WASHINGTON, DC
PDC-01-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 extension of up to 116,675 rentable square feet of space, including 6 official parking spaces, for a portion of the Department of Homeland Security, Federal Emergency Management Agency headquarters functions currently located at 400 C Street SW and 800 K Street NW in Washington, D.C., and 1800 South Bell Street in Arlington, Virginia at a proposed total annual cost of \$5,483,725 for a lease term of up to 3 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 108 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 108 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 that reads "Bill Shuster". The signature is written in a cursive style with a prominent "B" and "S".

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
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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
2nd Session

United States Senate COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

COMMITTEE RESOLUTION

LEASE
DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
WASHINGTON, DC
PDC-01-WA17

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

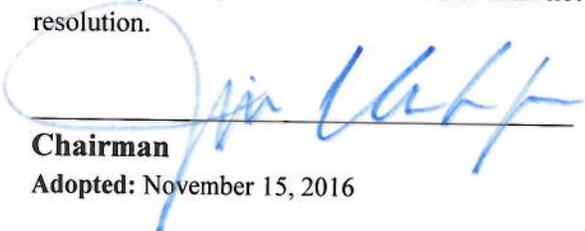
that pursuant to title 40 U.S.C. § 3307, a prospectus providing for a lease of approximately 116,675 rentable square feet of space for the Department of Homeland Security (DHS) Federal Emergency Management Agency (FEMA), currently located in four leases at 400 C Street SW and 800 K Street NW, Washington DC, and 1800 South Bell Street, Arlington, VA at a maximum proposed rental rate of \$47 per rentable square foot, at a proposed total annual cost of \$5,483,725 for a lease term of up to 3 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 HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
WASHINGTON, DC**

Prospectus Number: PDC-01-WA17

Executive Summary

The General Services Administration (GSA) proposes a lease for approximately 116,675 rentable square feet (RSF) for a portion of the Department of Homeland Security (DHS) Federal Emergency Management Agency (FEMA) headquarters functions currently located in four leases at 400 C Street SW and 800 K Street NW in Washington, DC, and 1800 South Bell Street in Arlington, VA. GSA proposes to consolidate the FEMA components, currently dispersed across three locations, under one lease and improve overall and office utilization rates from 219 to 108 usable square feet (USF) per person and from 156 to 69 USF per person, respectively. The lease will provide continued housing for FEMA prior to its planned move to the St. Elizabeths campus in accordance with the Enhanced Plan for the DHS headquarters consolidation.

Description

Occupant:	Federal Emergency Management Agency
Lease Type	Extension
Current Rentable Square Feet (RSF)	233,198 (Current RSF/USF = 1.19)
Estimated Maximum RSF:	116,675 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	116,523 (Reduction)
Current Usable Square Feet/Person:	219
Estimated Usable Square Feet/Person:	108
Proposed Maximum Leasing Authority:	up to 3 years
Expiration Dates of Current Leases:	11/30/2016, 01/02/2018, 09/30/2019, 10/01/2020
Delineated Area:	Washington, DC, Central Employment Area
Number of Official Parking Spaces ¹ :	6
Scoring:	Operating Lease
Estimated Rental Rate ² :	\$47.00/RSF
Estimated Total Annual Cost ³ :	\$5,483,725
Current Total Annual Cost:	\$9,550,150

¹ FEMA security requirements necessitate control of the parking at a leased location. This control is accomplished as a separate operating agreement with the lessor.

² This estimate is for fiscal year 2018 and may be escalated by 2.1 percent annually to the effective date of the lease to account for inflation. GSA will conduct the procurement using prevailing market rental rates as a benchmark for negotiating this lease to ensure that lease award is made in the best interest of the Government. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government.

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

**PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
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WASHINGTON, DC**

Prospectus Number: PDC-01-WA17

Background

FEMA's mission is to support Americans and first responders to ensure that as a Nation we work together to build, sustain, and improve our capability to prepare for, protect against, respond to, recover from, and mitigate all hazards. The Robert T. Stafford Disaster Relief and Emergency Assistance Act, Public Law 100-707, signed into law November 23, 1988, amended the Disaster Relief Act of 1974, Public Law 93-288. It created the system in place today by which a Presidential Disaster Declaration of an emergency triggers financial and physical assistance through FEMA. The Act gives FEMA the responsibility for coordinating government-wide relief efforts.

Justification

The lease at 400 C Street expires prior to FEMA's planned move to St. Elizabeths campus under the Enhanced Plan. GSA currently pays approximately \$5.5 million in annual rent for the leases that are proposed to be housed in this extension, a cost to the Government and taxpayer that will no longer be incurred once the Enhanced Plan is fully executed. Therefore, authorization is needed to extend the lease for a short term to align with the move to St. Elizabeths. As the leases at 800 K Street, NW, expire in 2016 and 2019, personnel will relocate to 400 C Street, SW. The personnel in the lease at 1800 South Bell Street will backfill the lease at 400 C Street, SW, by the end of the 2016. The balance of the leased space, not necessary under the extension, will be returned to the lessor.

The President's Fiscal Year (FY) 2017 budget proposed the funding necessary to complete the design and construction of a new facility to house FEMA at the St. Elizabeth's campus. As presented in the FY 2017 capital program prospectus in support of the DHS consolidation at the St. Elizabeths campus, GSA anticipates that construction completion of the new FEMA facility will occur in FY 2019.

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.

**PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
WASHINGTON, DC**

Prospectus Number: PDC-01-WA17

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 19, 2016

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration

Housing Plan
 Department of Homeland Security
 Federal Emergency Management Agency

Leased Locations	CURRENT				ESTIMATED/PROPOSED			
	Personnel		Usable Square Feet (USF) ¹		Personnel		Usable Square Feet (USF)	
	Office	Total	Office	Special	Office	Total	Storage	Special
400 C Street, SW, Washington, DC	65	65	17,353	1,714	19,067			
800 K Street, NW, Washington, DC	317	317	85,622	8,473	94,095			
1800 South Bell Street, Arlington, VA	515	515	75,938	7,518	83,456			
Estimated/Proposed Lease								
Total	897	897	178,913	17,705	196,618	897	897	17,705

Office Utilization Rate (UR) ²		
Current	156	Proposed
Rate		69

UR = average amount of office space per person
 Current UR excludes 39,361 usf of office support space
 Proposed UR excludes 17,495 usf of office support space

Overall UR ³		
Current	219	Proposed
Rate		108

R/U Factor ⁴			
	Total USF	RSF/USF	Max RSF
Current	196,618	1.19	233,198
Estimated/Proposed	97,228	1.20	116,675

NOTES:

- ¹ 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.
- ² Calculation excludes Judiciary, Congress and agencies with less than 10 people
- ³ USF/Person = housing plan total USF divided by total personnel. 1.20 RSF/USF is GSA standard for new leases to expand competitive market.
- ⁴ R/U Factor = Max RSF divided by total USF

Special Space	USF
Conference Center	5,424
Conference / Training	5,468
Pantry / Break	3,598
Locker Room / Showers	636
Lactation Room	130
Accountable Property Storage	987
Print / Copy / Mail Room	1,006
Inter. Dist. Frame	456
Total	17,705