



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

**Bill Shuster**  
**Chairman**

**Washington, DC 20515**

**Peter A. DeFazio**  
**Ranking Member**

**Mathew M. Sturges, Staff Director**

**COMMITTEE RESOLUTION**

**Katherine W. Dedrick, Democratic Staff Director**

**LEASE**  
**NATIONAL INSTITUTES OF HEALTH**  
**MONTGOMERY AND PRINCE GEORGE'S COUNTIES, MD**  
**PMD-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 of up to 238,000 rentable square feet of space, including 5 official parking spaces, for the Department of Health and Human Services, National Institutes of Health currently located at 6001 and 6101 Executive Boulevard in Rockville, Maryland at a proposed total annual cost of \$8,330,000 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 183 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 183 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 long, sweeping underline that extends to the right.

Bill Shuster, M.C.  
Chairman

**PROSPECTUS – LEASE  
NATIONAL INSTITUTES OF HEALTH  
MONTGOMERY AND PRINCE GEORGE’S COUNTIES, MD**

Prospectus Number: PMD-01-WA17  
Congressional District: 8

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 238,000 rentable square feet (RSF) of space for the Department of Health and Human Services - National Institutes of Health (NIH), currently located at 6001 and 6101 Executive Boulevard in Rockville, MD, under five NIH direct leases. The four leases at 6001 Executive Boulevard expire on January 31, 2019, and the one lease at 6101 Executive Boulevard expires on August 31, 2019.

The proposed lease will enable NIH to provide continued housing. The lease will significantly improve space utilization, as the office utilization rate will be reduced from 172 to 133 usable square feet (USF) per person, and the overall utilization rate from 221 to 183 USF per person, resulting in NIH being housed in approximately 31,632 RSF less space than it has at the current locations.

**Description**

Occupant:	National Institutes of Health
Current Rentable Square Feet (RSF):	269,632 (Current RSF/USF = 1.22)
Estimated Maximum RSF:	238,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	31,632 (Reduction)
Current Usable Square Feet/Person:	221
Estimated Usable Square Feet/Person:	183
Proposed Maximum Lease Term:	15 Years
Expiration Dates of Current Leases:	1/31/2019, 8/31/2019
Delineated Area:	Portions of Montgomery and Prince George’s Counties proximate to the NIH campus in Bethesda, MD
Number of Official Parking Spaces:	5
Scoring:	Operating lease
Estimated Proposed Rental Rate <sup>1</sup> :	\$35.00 / RSF
Estimated Total Annual Cost <sup>2</sup> :	\$8,330,000

<sup>1</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 a basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

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Current Total Annual Cost: \$8,314,990

**Justification**

The multiple NIH Institutes and Centers (ICs) located at 6001 and 6101 Executive Boulevard include the National Institute of Drug Abuse, National Institute of Mental Health, National Institute of Neurological Disorders and Stroke, National Institute on Deafness and other Communication Disorders, Office of Director-Office of Strategic Coordination, and the Office of Research Services, and are integral components of NIH’s mission. The current leases expire on January 31, 2019, and August 31, 2019. NIH ICs have a continuing need for space and efficient transportation access to the NIH campus in Montgomery County. The lease will streamline operations and improve NIH’s footprint by 31,632 rsf. In the absence of this reduction, the status quo cost of continued occupancy at the existing footprint would be \$9,437,120.

**Acquisition Strategy**

In order to maximize the flexibility in acquiring space to house the NIH elements, GSA may issue a single, multiple award solicitation in up to two proximate buildings 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.

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<sup>2</sup>New 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 lease 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

October 2015

**Housing Plan  
National Institutes of Health**

**PMD-01-WA17  
Montgomery County, MD**

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
6001 Executive Boulevard	905	905	203,000	-	-	203,000						
6101 Executive Boulevard	93	93	16,843		1,205	18,048						
Estimated/Proposed Lease							1,084	1,084	184,280		14,000	198,280
<b>Total</b>	<b>998</b>	<b>998</b>	<b>219,843</b>	<b>-</b>	<b>1,205</b>	<b>221,048</b>	<b>1,084</b>	<b>1,084</b>	<b>184,280</b>	<b>-</b>	<b>14,000</b>	<b>198,280</b>

Office Utilization Rate (UR) <sup>2</sup>		
	Current	Proposed
Rate	172	133

UR=average amount of office space per person  
 Current UR excludes 48,365 usf of office support space  
 Proposed UR excludes 40,542 usf of office support space

Special Space	USF
Data Center and Support Center	4,000
Conference Center	10,000
<b>Total</b>	<b>14,000</b>

Overall UR <sup>3</sup>		
	Current	Proposed
Rate	221	183

R/U Factor <sup>4</sup>	Total USF	RSF/USF	Max RSF
Current	221,048	1.22	269,632
Estimated/Proposed	198,280	1.20	238,000

NOTES:

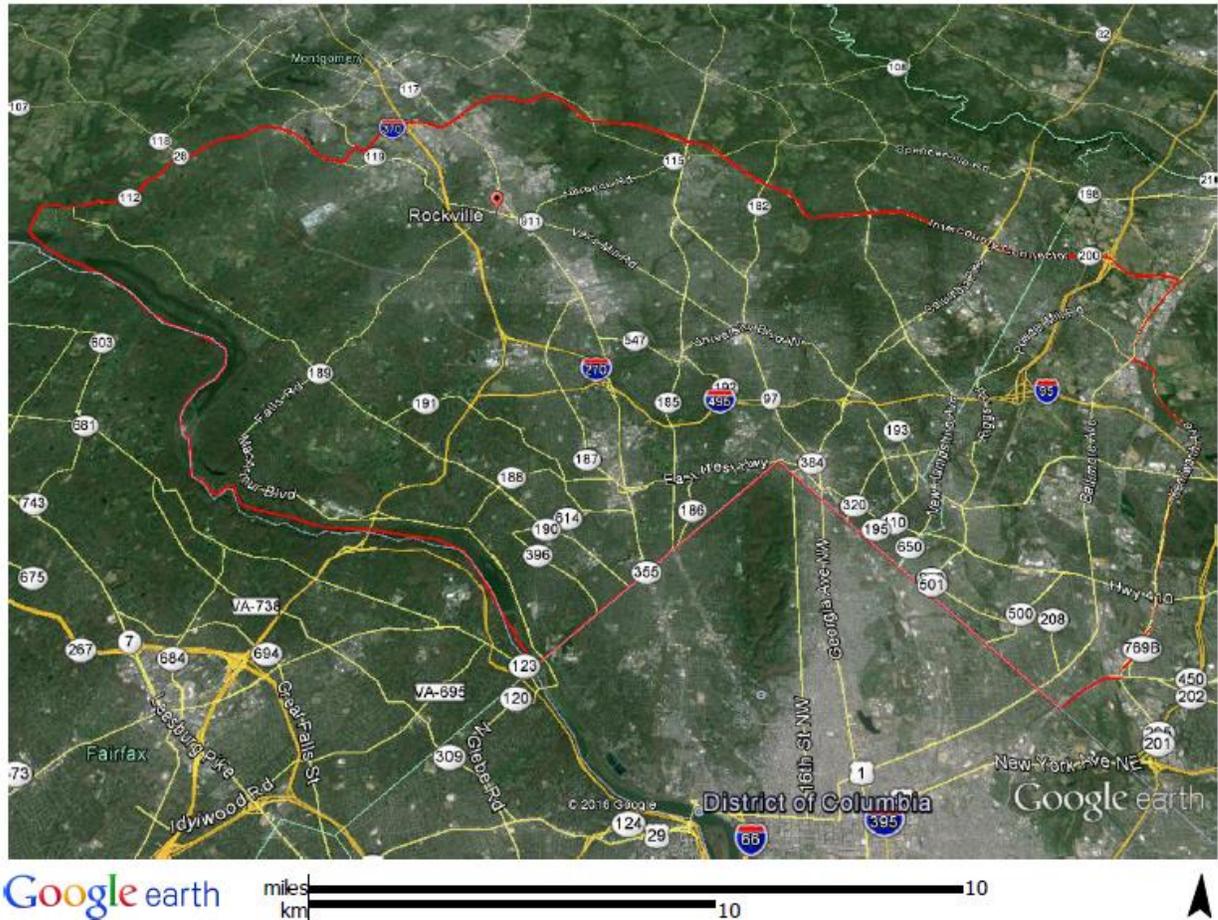
<sup>1</sup>USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.

<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

## Prospectus PMD-01-WA17 Map and Narrative



Within Montgomery and Prince George's counties as further delineated as follows:  
Beginning at the intersection of the Potomac River and the W city boundary of Washington, DC (POB); NW along the Potomac River to Riley's Lock Road; North on Riley's Lock Road to River Road; East along River Road and continuing along Seneca Road (aka Rte 112); NE along Seneca Road to Darnestown Road (aka Rte 28); NE then SE along Darnestown Road to Muddy Branch Road; North along Muddy Branch Road to Great Seneca Highway (aka Rte 119); SE long Great Seneca Highway to Sam Eig Highway (aka I-370); NE along Sam Eig Highway and continuing E along the Intercounty Connector to Baltimore Avenue (aka Rte 1); SW along Baltimore Avenue to Powder Mill Road (Rte 212); East along Powder Mill Road to Edmonston Road (Rte 201) ; S along Edmonston Road, becoming Kenilworth Avenue (Rte 201) to Annapolis Road (Rte 450); W along Annapolis Road to Bladensburg Road (Alt Rte 1); W on Bladensburg Road to the E city boundary of Washington, DC; NW along the E city boundary of Washington, DC becoming Eastern Avenue NE to Western Avenue NW and the W city boundary of Washington, DC; SW along Western Avenue NW to with POB.