



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
AGENCY FOR INTERNATIONAL DEVELOPMENT
WASHINGTON, DC
PDC-12-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 355,000 rentable square feet of space, including 15 official parking spaces, for the Agency for International Development currently located at 400 C Street SW in Washington, D.C., 2100 Crystal Drive and 2733 Crystal Drive in Arlington, Virginia at a proposed total annual cost of \$17,750,000 for a lease term of up to 20 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 153 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 153 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 stylized flourish at the end.

Bill Shuster, M.C.
Chairman

**PROSPECTUS – LEASE
AGENCY FOR INTERNATIONAL DEVELOPMENT
WASHINGTON DC**

Prospectus Number: PDC-12-WA17

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 355,000 rentable square feet (RSF) for the Agency for International Development (USAID). The lease will consolidate staff who are currently located at 400 C Street SW, Washington, DC; 2100 Crystal Drive, Arlington, VA; and 2733 Crystal Drive, Arlington, VA.

The lease will provide continued housing for USAID, and improve USAID office and overall utilization rates from 85 to 77 usable square feet (USF) per person and 158 to 153 USF per person, respectively.

Description

| | |
|--|--|
| Occupant: | Agency for International Development |
| Current Rentable Square Feet: | 355,617 (Current RSF/USF = 1.13) |
| Estimated Maximum RSF ¹ : | 355,000 (Proposed RSF/USF = 1.20) |
| Expansion/Reduction RSF: | 617 (Reduction) |
| Current Usable Square Feet/Person: | 158 |
| Proposed Usable Square Feet/Person: | 153 |
| Proposed Maximum Leasing Authority: | 20 years |
| Expiration Dates of Current Lease(s): | 01/02/2018, 03/22/2017, 11/07/2020 |
| Delineated Area: | Washington, DC, Central Employment Area |
| Number of Official Parking Spaces: | 15 |
| Scoring: | Operating Lease |
| Estimated Rental Rate ² : | \$50.00 / RSF |
| Estimated Total Annual Cost ³ : | \$17,750,000 |
| Current Total Annual Cost: | \$14,597,288 (leases effective 01/03/2013, 03/23/2007, 11/08/2010) |

¹ The RSF/USF at the current locations 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.

² This 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 the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

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

**PROSPECTUS – LEASE
AGENCY FOR INTERNATIONAL DEVELOPMENT
WASHINGTON DC**

Prospectus Number: PDC-12-WA17

Justification

On December 21, 2010, GSA submitted to Congress prospectus PDC-12-WA11 for the Department of State and USAID located at 400 C Street, SW, Washington, DC. Resolutions of approval were adopted by the Senate Committee on Environment and Public Works, and the House Committee on Transportation and Infrastructure on July 13, 2011, and March 9, 2012, respectively. USAID is now consolidating staff at three locations, including the staff at 400 C Street, SW. The existing leases expire on January 2, 2018, March 22, 2017, and November 7, 2020. USAID requires continued housing for 1,930 personnel currently working in these locations 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.

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.

**PROSPECTUS – LEASE
AGENCY FOR INTERNATIONAL DEVELOPMENT
WASHINGTON DC**

Prospectus Number: PDC-12-WA17

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
Agency for International Development

| Locations | CURRENT | | | | | | ESTIMATED/PROPOSED | | | | | |
|-----------------------------------|--------------|--------------|----------------|---------------------------------------|---------------|----------------|--------------------|--------------|---------------|--------------------------|---------------|----------------|
| | Personnel | | | Usable Square Feet (USF) ¹ | | | Personnel | | | Usable Square Feet (USF) | | |
| | Office | Total | Rate | Office | Storage | Special | Office | Total | Rate | Storage | Special | Total |
| 400 C St SW, Washington, DC | 802 | 802 | 124,547 | 8,555 | 37,990 | 171,092 | | | | | | |
| 2100 Crystal Drive, Arlington, VA | 661 | 661 | 51,048 | 3,729 | 19,807 | 74,584 | | | | | | |
| 2733 Crystal Drive, Arlington, VA | 536 | 536 | 41,272 | 3,531 | 25,825 | 70,628 | | | | | | |
| Estimated/Proposed Lease | | | | | | | 1,930 | 1,930 | 14,146 | 89,914 | 89,914 | 295,117 |
| Total | 1,999 | 1,999 | 216,867 | 15,815 | 83,622 | 316,304 | 1,930 | 1,930 | 14,146 | 89,914 | 89,914 | 295,117 |

| Office Utilization Rate (UR) ² | | |
|---|---------|----------|
| Rate | Current | Proposed |
| | 85 | 77 |

UR = average amount of office space per person
 Current UR excludes 47,711 usf of office support space
 Proposed UR excludes 42,033 usf of office support space

| Overall UR ³ | | |
|-------------------------|---------|----------|
| Rate | Current | Proposed |
| | 158 | 153 |

| R/U Factor ⁴ | | | |
|-------------------------|-----------|---------|----------|
| | Total USF | RSF/USF | Max. RSF |
| Current | 316,304 | 1.13 | 355,617 |
| Estimated/Proposed | 295,117 | 1.20 | 355,000 |

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

| Special Space | | USF |
|--------------------------|--|---------------|
| Quiet Room | | 1,091 |
| Conference/Collaborative | | 68,128 |
| Copy Center | | 1,364 |
| Food Service | | 1,636 |
| LAN | | 7,677 |
| File Room | | 2,727 |
| Business Centers | | 2,928 |
| Mail Room | | 727 |
| Loading Dock | | 3,636 |
| Total | | 89,914 |