



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

**Bill Shuster**  
**Chairman**

**Washington, DC 20515**

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

**COMMITTEE RESOLUTION**

Mathew M. Sturges, Staff Director

Katherine W. Dedrick, Democratic Staff Director

**LEASE**  
**FOOD & DRUG ADMINISTRATION**  
**ATLANTA, GA**  
**PGA-01-AT17**

*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 162,000 rentable square feet of space, including 27 official parking spaces, for the Food and Drug Administration currently located at the FDA Atlanta complex consisting of three leased buildings; Crawford Building, Annex I and Annex II, and an additional lease location in College Park, Georgia at a proposed total annual cost of \$5,994,000 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 322 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.*

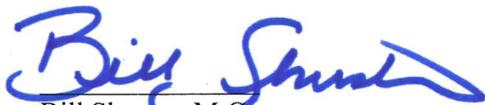
*Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 322 square 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". The signature is written in a cursive style with a large initial "B".

Bill Shuster, M.C.  
Chairman

**PROSPECTUS – LEASE  
FOOD & DRUG ADMINISTRATION  
ATLANTA, GA**

Prospectus Number: PGA-01-AT17  
Congressional District: 5

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 162,000 rentable square feet (RSF) of space for the Food and Drug Administration (FDA), currently housed at the FDA Atlanta complex consisting of three leased buildings; The Crawford Building, Annex I and Annex II, and an additional lease location in College Park, Georgia, at the Gateway Center Building One.

The proposed lease will provide continued housing for FDA and will improve the office utilization rate from 176 to 103 usable square feet (USF) per person.

**Description**

Occupant:	Food and Drug Administration
Current Rentable Square Feet (RSF)	134,491 (Current RSF/USF = 1.15)
Estimated Maximum RSF:	162,000 (Proposed RSF/USF = 1.15)
Expansion/Reduction RSF:	27,509 (expansion)
Current Usable Square Feet/Person:	292
Estimated Usable Square Feet/Person:	322
Proposed Maximum Lease Term:	20 Years
Expiration Dates of Current Leases:	11/24/2017, 12/30/2017, and 7/31/2022
Delineated Area:	Atlanta Midtown Business District
Number of Official Parking Spaces:	27 secured
Scoring:	Operating lease
Estimated Rental Rate <sup>1</sup> :	37.00/RSF
Estimated Total Annual Cost <sup>2</sup> :	\$5,994,000
Current Total Annual Cost:	\$5,863,625 (Leases effective 11/25/2005, 12/31/1997, 8/1/2012)

<sup>1</sup>This estimate is for Fiscal Year 2019 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.

<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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**Justification**

The current leases are unable to provide the FDA Southeast Regional Office, Atlanta District Office, and Southeast Regional Laboratories (SRL) with the necessary office and special space to efficiently carry out its mission. The new lease will provide a more modern and streamlined office layout and improve office utilization from 176 square feet per person to 103 square feet per person.

SRL testing includes foods, ceramics, meats, cosmetics, drugs, and other products falling under the purview of the FDA. In addition, the SRL has specialized capabilities and is home to the Atlanta Center for Nutrient Analysis, which is the servicing laboratory to all FDA districts for nutrient analysis on domestic and imported foods that bear nutrition labeling. The size of the existing SRL causes the FDA to constantly retro-fit the aging space, leading to higher maintenance costs. A modern laboratory is needed to properly carry out its mission.

**Acquisition Strategy**

In order to maximize the flexibility in acquiring space to house the FDA elements, 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 lease is the best solution to meet a validated Government need.

Submitted at Washington, DC, on SEP 13 2016



Recommended: \_\_\_\_\_  
Commissioner, Public Buildings Service



Approved: \_\_\_\_\_  
Administrator, General Services Administration

**Housing Plan  
Food and Drug Administration**

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
Crawford and Annex I	104	177	28,224	5,927	28,649	62,800	-	-	-	-	-	-
<b>Annex II</b>	-	159	-	-	44,470	44,470	-	-	-	-	-	-
Gateway Center Building One	65	65	9,821	-	-	9,821	-	-	-	-	-	-
Estimated/Proposed Lease							437	437	57,477	-	83,365	140,842
<b>Total</b>	<b>169</b>	<b>401</b>	<b>38,045</b>	<b>5,927</b>	<b>73,119</b>	<b>117,091</b>	<b>437</b>	<b>437</b>	<b>57,477</b>	<b>-</b>	<b>83,365</b>	<b>140,842</b>

Office Utilization Rate (UR) <sup>2</sup>		
	Current	Proposed
Rate	176	103

UR=average amount of office space per person  
 Current UR excludes 73,119 usf of office support space  
 Proposed UR excludes 65,039 usf of office support space

Overall UR <sup>3</sup>		
	Current	Proposed
Rate	292	322

R/U Factor <sup>4</sup>	Total USF	RSF/USF	Max RSF
Current	117,091	1.15	134,491
Estimated/Proposed	140,842	1.15	162,000

Special Space	USF
Laboratory	73,345
Conference/Training	6,850
Food Service/Break Areas	2,220
Health Unit	100
Fitness Center	400
Lockerroom	450
<b>Total</b>	<b>83,365</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