



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

Bill Shuster
Chairman

Washington, DC 20515
COMMITTEE RESOLUTION

Nick J. Rahall, III
Ranking Member

Christopher P. Bertram, Staff Director

LEASE
DEPARTMENT OF JUSTICE
WASHINGTON, DC
PDC-08-WA14

James H. Zoia, Democrat Staff Director

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 replacement lease of up to 839,000 rentable square feet of space for the Department of Justice, currently located at 600 E Street, NW, 1425 New York Avenue, NW, 601 D Street, NW, and 1331 Pennsylvania Avenue, NW in Washington, DC, at a proposed total annual cost of \$41,950,000 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 240 square feet or less per person.

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 200 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 that can be exercised at the conclusion of the firm term of the lease.

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: **February 11, 2014**

Bill Shuster, M.C.
Chairman

**PROSPECTUS – LEASE
DEPARTMENT OF JUSTICE
WASHINGTON, DC**

Prospectus Number: PDC-08-WA14

Executive Summary

The General Services Administration (GSA) proposes a replacement lease of up to 839,000 rentable square feet of space (RSF) for the Department of Justice (DOJ) in Washington, DC. DOJ is currently housed at 600 E Street, NW, 1425 New York Avenue, NW, 601 D Street, NW, and 1331 Pennsylvania Avenue, NW in Washington, DC. Replacement of the current leases will enable DOJ to provide continued housing for current personnel while meeting its current mission requirements.

DOJ will improve their office utilization rate from 184 usable square feet (USF) per person to 130 USF per person and their overall utilization rate from 330 USF to 240 USF per person. The end product of improved space utilization is the prospectus proposal to house current personnel in 206,230 RSF less than the total of current occupancies.

Description

| | |
|--|---|
| Occupant: | DOJ |
| Lease Type | Replacement |
| Current Rentable Square Feet (RSF) | 1,045,230 (Current RSF/USF = 1.09) |
| Proposed Maximum RSF: | 839,000 (Proposed RSF/USF = 1.20) |
| Expansion/Reduction RSF ¹ : | 206,230 RSF Reduction |
| Current Usable Square Feet/Person: | 330 |
| Proposed Usable Square Feet/Person: | 240 |
| Proposed Maximum Lease Term: | 15 years |
| Expiration Dates of Current Lease(s): | 2/21/2014, 12/20/2014, 8/31/2015, and 12/31/2015 |
| Delineated Area: | Washington, DC CEA |
| Number of Official Parking Spaces ² : | None |
| Scoring: | Operating Lease |

¹ The RSF/USF at the current locations is approximately 1.09 (in aggregate); 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 DOJ security requirements may necessitate control of the parking at the leased location(s). This may be accomplished as a lessor-furnished service, under an operating agreement with the lessor, or as part of the Government's leasehold interest in the building(s).

**PROSPECTUS – LEASE
DEPARTMENT OF JUSTICE
WASHINGTON, DC**

Prospectus Number: PDC-08-WA14

| | |
|---|--|
| Maximum Proposed Rental Rate ³ : | \$50.00 |
| Proposed Total Annual Cost ⁴ : | \$41,950,000 |
| Current Total Annual Cost: | \$44,139,179 Leases effective February 22, 2004; December 21, 2004; September 1, 2005; May 15, 2000 |

Acquisition Strategy

In order to maximize the flexibility in acquiring space to house the DOJ, GSA may issue a single, multiple award solicitation that will allow offerors to provide blocks of space able to meet the requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus.

Background

The mission of the Department of Justice is to enforce the law and defend the interests of the United States according to the law; to ensure public safety against threats foreign and domestic; to provide federal leadership in preventing and controlling crime; to seek just punishment for those guilty of unlawful behavior; and to ensure fair and impartial administration of justice for all Americans.

Justification

The current leases at 600 E Street, NW, 1425 New York Avenue, NW, 601 D Street, NW, and 1331 Pennsylvania Avenue, NW in Washington, DC expire on February 21, 2014, December 20, 2014, August 31, 2015 and December 31, 2015, respectively and DOJ requires continued housing to carry out its mission. The total space request reflects a reduced total space requirement that would accommodate all of the functions and personnel currently housed in these four locations. GSA will undertake the necessary interim leasing actions to achieve the space reductions proposed in this prospectus.

³ This estimate is for fiscal year 2015 and may be escalated by 1.9 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 negotiating this lease extension to ensure that lease award is made in the best interest of the government. Lease award shall not exceed the maximum rental rate as specified in this prospectus.

⁴ Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

PROSPECTUS – LEASE
DEPARTMENT OF JUSTICE
WASHINGTON, DC

Prospectus Number: PDC-08-WA14

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

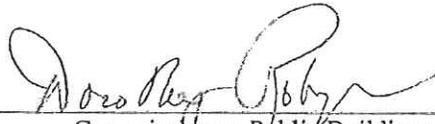
GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

Certification of Need

The proposed project is the best solution to meet a validated Government need.

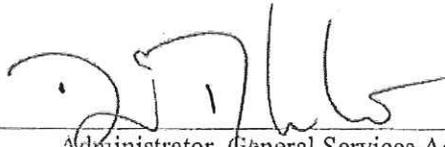
Submitted at Washington, DC, on September 30, 2013

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration

April 2013

Housing Plan
Department of Justice

PDC-08-WA14
Washington, DC

| Locations | CURRENT | | | | | | PROPOSED | | | | | |
|---|-----------|-------|---------------------------------------|---------|---------|---------|--------------|--------------|---------------------------------------|---------------|----------------|-------|
| | Personnel | | Usable Square Feet (USF) ¹ | | | Total | Personnel | | Usable Square Feet (USF) ¹ | | | Total |
| | Office | Total | Office | Storage | Special | | Office | Storage | Special | | | |
| 600 E Street N.W., Washington, DC | 844 | 844 | 159,185 | 19,192 | 83,308 | 261,685 | | | | | | |
| 1425 New York Avenue N.W., Washington, DC | 571 | 571 | 136,113 | 3,191 | 61,474 | 200,778 | | | | | | |
| 601 D Street N.W., Washington, DC | 1,348 | 1,348 | 347,700 | 3,905 | 91,736 | 443,341 | | | | | | |
| 1331 Pennsylvania Avenue N.W., Washington, DC | 148 | 148 | 43,805 | 500 | 11,542 | 55,847 | | | | | | |
| Proposed Lease, Washington, DC | 2,911 | 2,911 | 686,803 | 26,788 | 248,060 | 961,651 | 2,911 | 2,911 | 485,167 | 20,091 | 193,384 | |
| Total | | | | | | | 2,911 | 2,911 | 485,167 | 20,091 | 193,384 | |

| Office Utilization Rate (UR) ² | Current | Proposed |
|---|---------|----------|
| Rate | 184 | 130 |

UR=average amount of office space per person
Current UR excludes 151,097 usf of office support space
Proposed UR excludes 106,737 usf of office support space

| Overall UR ³ | Current | Proposed |
|-------------------------|---------|----------|
| Rate | 330 | 240 |

| R/U Factor ⁴ | Total USF | RSF/USF | Max RSF |
|-------------------------|-----------|---------|-----------|
| Current | 961,651 | 1.09 | 1,045,230 |
| Proposed | 698,642 | 1.20 | 839,000 |

| Special Space | USF |
|---------------------|----------------|
| Conference/Training | 70,191 |
| ADP | 6,104 |
| File Room | 38,605 |
| Break Room | 10,529 |
| Legal Libraries | 24,567 |
| Mail Room | 3,509 |
| SCJF | 29,350 |
| Copy Room | 10,529 |
| Total | 193,384 |

NOTES:

¹USF 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.

²Calculation excludes Judiciary, Congress and agencies with less than 10 people

³USF/Person = housing plan total USF divided by total personnel

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

United States Senate
COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

COMMITTEE RESOLUTION

**REPLACEMENT LEASE
DEPARTMENT OF JUSTICE
WASHINGTON, DC
PDC-08-WA14**

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

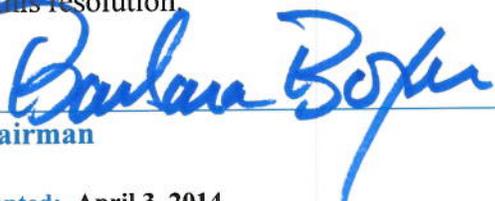
that pursuant to title 40 U.S.C. § 3307, a prospectus providing for a replacement lease of up to a maximum 839,000 rentable square feet of space, for the Department of Justice, currently located at 600 E Street, NW, 1425 New York Avenue, NW, 601 D Street, NW, and 1331 Pennsylvania Avenue, NW in Washington, D.C., at a maximum proposed rental rate of \$50.00 per rentable square foot, at a proposed total annual cost of \$41,950,000, for a lease term of up to 15 years, a description of which is attached hereto and by reference made part of this resolution, is approved.

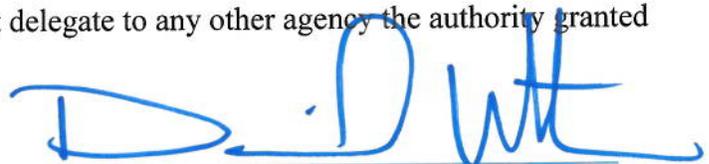
Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to execution of the new lease.

Provided, that to the maximum extent practicable, the Administrator of General Services shall require that the procurement include requirements requiring energy efficiency 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


Ranking Member

Adopted: April 3, 2014