



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

Bill Shuster
Chairman

Washington, DC 20515

Nick J. Rahall, III
Ranking Member

COMMITTEE RESOLUTION

Christopher P. Bertram, Staff Director

James H. Zoia, Democrat Staff Director

**LEASE
FEDERAL BUREAU OF INVESTIGATION
BALTIMORE CITY AND BALTIMORE, ANNE ARUNDEL, AND HOWARD COUNTIES, MD
PMD-01-BC15**

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 155,755 rentable square feet of space, including 184 official parking spaces, for the Federal Bureau of Investigation in Baltimore City and Baltimore, Anne Arundel, and Howard Counties, MD to co-locate and reduce requirements currently located at 2600 Lord Baltimore Drive in Woodlawn, Maryland, 11700 Beltsville Drive in Beltsville, Maryland and 1520 Caton Center Drive in Catonsville, Maryland, at a proposed total annual cost of \$4,984,160 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 258 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 258 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: **September 17, 2014**

Bill Shuster, M.C.
Chairman

**PROSPECTUS – LEASE
FEDERAL BUREAU OF INVESTIGATION
BALTIMORE CITY AND BALTIMORE, ANNE ARUNDEL,
AND HOWARD COUNTIES, MD**

Prospectus Number: PMD-01-BC15
Congressional Districts: MD-2,3,7

Executive Summary

The General Services Administration (GSA) proposes a replacement lease of up to 155,755 rentable square feet (RSF) for the Federal Bureau of Investigation (FBI) in Baltimore City and Baltimore, Anne Arundel, and Howard Counties, MD, to co-locate and reduce requirements now housed in three separate leased locations. FBI is currently housed at 2600 Lord Baltimore Drive, Woodlawn, MD, and occupies additional leased space at 11700 Beltsville Drive, Beltsville, MD, and 1520 Caton Center Drive, Catonsville, MD. The current leases expire on July 1, 2014; January 24, 2016; and March 31, 2015, respectively. The FBI requirements housed in Beltsville and Catonsville included in this prospectus represent portions of the space leased at these locations; these leases will be superseded or restructured as appropriate to accommodate the remaining FBI requirements.

FBI will improve its office utilization rate from 145 usable square feet (USF) to 82 USF per person and its overall utilization rate from 381 USF to 258 USF per person. This will be accomplished by terminating almost 40,000 RSF at two leased locations and collocating the functions and employees under the replacement lease for the third location in a total of 155,755 RSF. The consolidated replacement lease at the proposed \$32.00 per RSF rental rate will save \$2,380,000 annually in lease costs and reduce FBI's leased footprint by almost 40,000 RSF relative to current occupancies.

Description

Occupant:	FBI
Lease Type	Replacement
Current Rentable Square Feet (RSF)	195,676 (Current RSF/USF = 1.12)
Proposed Maximum RSF:	155,755 (Proposed RSF/USF = 1.12)
Expansion/Reduction RSF:	39,921 RSF Reduction
Current Usable Square Feet/Person:	381
Proposed Usable Square Feet/Person:	258
Proposed Maximum Leasing Term:	20 years
Expiration Dates of Current Leases:	July 1, 2014; January 24, 2016; and March 31, 2015

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FEDERAL BUREAU OF INVESTIGATION
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Congressional Districts: MD-2,3,7

Delineated Area:	Begin intersection of the Baltimore County west boundary and Route 140, southeast continuing on Route 140 to I-695 North (Baltimore Beltway) to Route 140 Southeast, including all of Baltimore City, and south of I-695 to I-97 South to Route 100 West to Route 170 South to Route 32 West to I-295 North to Route 175 North to Route 29 North back to Baltimore County west boundary.
Number of Official Parking Spaces:	184
Scoring:	Operating Lease
Maximum Proposed Rental Rate ¹ :	\$32.00
Proposed Total Annual Cost ² :	\$4,984,160
Current Total Annual Cost:	\$7,364,362 (leases effective 7/2/2004, 4/1/05, and 1/25/06)

Justification

The current lease at 2600 Lord Baltimore Drive, Woodlawn, MD, expired on July 1, 2014, and FBI requires continued housing to perform its mission. To improve the efficiency of its proposed housing solution, FBI will reduce the amount of space leased at two other locations and house all personnel and functions under the replacement lease for 155,755 RSF.

¹ This estimate is for fiscal year 2015 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. Lease award shall not exceed the maximum rental rate as specified in this prospectus.

² Any new lease may contain an annual escalation clause to provide for increases or decreases 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 will encourage 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.

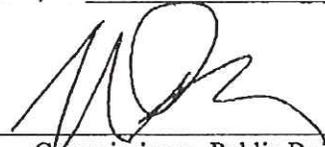
Interim Leasing

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 July 24, 2014

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration

Leased Locations	Personnel			Current			Proposed		
	Office		Total	Storage		Special	Office		Total
	Current	Proposed		Current	Proposed		Current	Proposed	
2600 Lord Baltimore Drive Woodlawn, MD	387	387	387	32,388	55,517	139,372	51,467	51,467	139,372
11700 Beltsville Drive Beltsville, MD	35	35	35	7,750	7,750	27,200	27,200	27,200	27,200
1520 Caton Center Drive Catonsville, MD	-	-	-	-	-	-	-	-	-
Proposed Lease	422	422	422	40,138	55,517	174,322	78,667	78,667	174,322
Total									

Office Utilization Rate (UR) ¹		
Rate	Current	Proposed
	145	82

UR=average amount of office space per person
 Current UR excludes 17,307 usf of office support space
 Proposed UR excludes 11,323 usf of office support space

Overall UR ³		
Rate	Current	Proposed
	381	258

R/U Factor ⁴			
Current	Total USF	RSF/USF	Max RSF
	174,322	1.12	195,676
Proposed	139,372	1.12	155,755

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. Vehicle Bays and Workbench are not included in calculation.
- ⁴R/U Factor = Max RSF divided by total USF

Special Space	USF
Restrooms	2,156
Health Unit	675
Physical Fitness	3,125
Conference/Training	15,824
Workbench	563
Vehicle Bays	13,094
Gun Vault	375
Disintegrator	375
Mail	688
Mug and Fingerprints	250
Breakroom	1,563
Processing	1,063
ADP	14,005
Generator	375
Loading Dock	750
Visitor Screening	638
Total	55,517

United States Senate
COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

COMMITTEE RESOLUTION

**REPLACEMENT LEASE
FEDERAL BUREAU OF INVESTIGATION
BALTIMORE CITY AND BALTIMORE, ANNE ARUNDEL, AND HOWARD COUNTIES, MD
PMD-01-BC15**

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

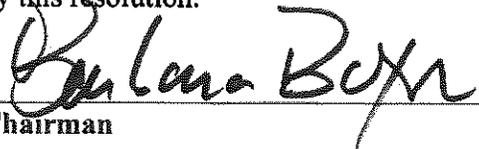
that pursuant to title 40 U.S.C. § 3307, a prospectus providing for a replacement lease of up to a maximum 155,755 rentable square feet of space for the Federal Bureau of Investigation, currently located at 2600 Lord Baltimore Drive, Woodlawn, MD, 11700 Beltsville Drive, Beltsville, MD, and 1520 Caton Center Drive, Catonsville, MD, at a maximum proposed rental rate of \$32.00 per rentable square foot, at a proposed total annual cost of \$4,984,160 for a lease term of up to 20 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: September 18, 2014