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United States Senate

COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

COMMITTEE RESOLUTION 20510-6175

RYAN JACKSON, MAJORITY STAFF DIRECTOR
BETTINA POIRIER, DEMOCRATIC STAFF DIRECTOR

**LEASE
FEDERAL AVIATION ADMINISTRATION
WESTERN-PACIFIC REGIONAL OFFICE
HAWTHORNE, CA
PCA-01-HA15**

**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 new lease of up to 154,000 rentable square feet of space, for the Federal Aviation Administration currently located in the Hawthorne Federal Building at 15000 Aviation Boulevard in Hawthorne, California, at a maximum proposed rental rate of \$49 per rentable square foot, at a proposed total annual cost of \$7,546,000 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 energy efficiency requirements 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 28, 2015

**PROSPECTUS – LEASE
FEDERAL AVIATION ADMINISTRATION
WESTERN-PACIFIC REGIONAL OFFICE
HAWTHORNE, CA**

Prospectus Number: PCA-01-HA15

Congressional District: 33, 43

Executive Summary

The U.S. General Services Administration (GSA) proposes a new lease of up to 154,000 rentable square feet (RSF) for the Federal Aviation Administration (FAA) located in the Hawthorne Federal Building (HFB) in Hawthorne, California.

The new lease will provide continued housing for FAA and will improve FAA office and overall utilization rates from 176 to 112 usable square feet (USF) per person and 261 to 187 USF per person, respectively. As a result of the improved utilization, the new lease will reduce the rentable square footage of the requirement by 19 percent, housing FAA personnel in 36,329 RSF less than the total of its current occupancies at the HFB location.

Description

Occupant:	FAA
Lease Type	New
Current Rentable Square Feet (RSF)	190,329 (Current RSF/USF = 1.22)
Proposed Maximum RSF:	154,000 (Proposed RSF/USF = 1.2)
Expansion/Reduction RSF:	36,329 Reduction
Current Usable Square Feet/Person:	261
Proposed Usable Square Feet/Person:	187
Proposed Maximum Lease Term:	20 Years
Expiration Dates of Current Leases:	NA
Delineated Area:	8-mile radius from Hawthorne Federal Building located at 15000 Aviation Boulevard Hawthorne, CA 90250
Number of Official Parking Spaces:	573
Scoring:	Operating lease

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Maximum Proposed Rental Rate ¹ :	\$49.00 / RSF
Proposed Total Annual Cost ² :	\$7,546,000
Current Total Annual Cost:	\$5,994,350 (fiscal year 2013 FAA rent paid to GSA)

Justification

The HFB has a serious structural deficiency. GSA is relocating FAA based on life-safety considerations. In addition, the relocation allows FAA to optimize its footprint (reduction of 18 percent) with more advanced workplace strategies.

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.

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

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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

Since FAA will remain housed in the HFB until it relocates to the new lease, interim leasing will not be necessary. There is no risk to the Government of a holdover tenancy.

Certification of Need

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

Submitted at Washington, DC, on September 29, 2014

Recommended: 

Commissioner, Public Buildings Service

Approved: 

Administrator, General Services Administration

August 2014

**Housing Plan
Federal Aviation Administration**

**PCA-01-HA15
Hawthorne, CA**

Locations	CURRENT						PROPOSED					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
DOT-FAA	642	642	144,910	599	10,567	156,076	684	684	98,644	4,809	24,750	128,203
GSA - PBS	1	4	860	260	-	1,120	-	-	-	-	-	-
Joint Use	-	-	1,439	509	8,047	9,994	-	-	-	-	-	-
Vacant	-	-	1,684	-	-	1,684	-	-	-	-	-	-
Total	643	646	148,893	1,368	18,614	168,874	684	684	98,644	4,809	24,750	128,203

Office Utilization Rate (UR) ²		
	Current	Proposed
Rate	176	112

UR=average amount of office space per person
 Current UR excludes 31,880 usf of office support space
 Proposed UR excludes 21,177 usf of office support space

Overall UR ³		
	Current	Proposed
Rate	261	187

R/U Factor ⁴	Total USF	RSF/USF	Max RSF
Current	168,874	1.13	190,329
Proposed	128,203	1.20	154,000

Special Space	USF
AV	462
Data Center	1,539
Conference Training, Library	5,462
Food Service	462
IT computer and special	5,202
Comms Security Room	150
Secure Room	225
High Density Files	3,140
Medical Examination Room	254
Restrooms, Lactation	277
Simulator	1,538
UPS Room	462
Lobby and Secure Entry	923
Mail Room	923
Locker Room	923
Safe, secure files	577
Triangulation Room	231
Break / Pantry / Copy	2,000
Total	24,750

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