



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

Bill Shuster
Chairman

Washington, DC 20515

Peter A. DeFazio
Ranking Member

COMMITTEE RESOLUTION

Christopher P. Bertram, Staff Director

Katherine W. Dedrick, Democratic Staff Director

LEASE
ENVIRONMENTAL PROTECTION AGENCY
REGIONAL HEADQUARTERS
DENVER, CO
PCO-08-DE16

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 176,000 rentable square feet of space, including 40 official parking spaces, for the Environmental Protection Agency Region 8 Headquarters currently located at 1595 Wynkoop Street in Denver, Colorado at a proposed total annual cost of \$8,096,000 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 200 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 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: **March 2, 2016**

A handwritten signature in blue ink that reads "Bill Shuster". The signature is written in a cursive, flowing style.

Bill Shuster, M.C.
Chairman

**PROSPECTUS – LEASE
ENVIRONMENTAL PROTECTION AGENCY
REGIONAL HEADQUARTERS
DENVER, CO**

Prospectus Number: PCO-08-DE16
Congressional District: 1

Executive Summary

The General Services Administration (GSA) proposes a replacement lease of up to 176,000 rentable square feet (RSF) for the Environmental Protection Agency (EPA) Region 8 Headquarters, currently located at 1595 Wynkoop Street in Denver, CO, under one lease that was effective in 2006.

The replacement lease will provide continued housing for EPA and will improve its office and overall utilization rates from 150 to 108 usable square feet (USF) per person and 272 to 200 USF per person, respectively. As a result of the improved utilization, the replacement lease will reduce the rentable square footage of the requirement by 29 percent, a 72,849 RSF reduction from the total of its current occupancy. In the absence of this reduction, the status quo cost of continued occupancy at the proposed market rental rate would be \$11,447,054.

Description

| | |
|---|--|
| Occupant: | Environmental Protection Agency |
| Lease Type | Replacement |
| Current Rentable Square Feet (RSF) | 248,849 (Current RSF/USF = 1.23) |
| Proposed Maximum RSF: | 176,000 (Proposed RSF/USF = 1.23) |
| Expansion/Reduction RSF: | 72,849 Reduction |
| Current Usable Square Feet/Person: | 272 |
| Proposed Usable Square Feet/Person: | 200 |
| Proposed Maximum Lease Term: | 15 Years |
| Expiration Dates of Current Leases: | 12/31/16 |
| Delineated Area: | North: Platte River South: Intersection of Broadway Street and Speer Boulevard East: Broadway Street West: Speer Boulevard |
| Number of Official Parking Spaces: | 40 |
| Scoring: | Operating lease |
| Maximum Proposed Rental Rate ¹ : | \$46.00 / RSF |

¹This estimate is for fiscal year 2017 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 the evaluation of competitive offers and as the basis

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| | |
|---|--|
| Proposed Total Annual Cost ² : | \$8,096,000 |
| Current Total Annual Cost: | \$7,702,000 (Lease effective 12/15/2006) |

Justification

EPA has occupied the seven-story building leased at 1595 Wynkoop Street in Denver, CO, since 2006, under a lease that expires December 31, 2016. EPA has a continued need for housing to carry out its mission. The proposed replacement lease will ensure continuity of operations for the EPA Region 8 Headquarters while reducing the space requirement by 72,849 RSF.

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.

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.

²New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

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ENVIRONMENTAL PROTECTION AGENCY
REGIONAL HEADQUARTERS
DENVER, CO**

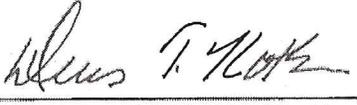
Prospectus Number: PCO-08-DE16
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Certification of Need

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

Submitted at Washington, DC, on October 23, 2015

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration

June 2015

Housing Plan
EPA Region VIII Headquarters

PCO-08-DE16
Denver, CO

| Locations | CURRENT | | | | PROPOSED | | | | | |
|---------------------|------------|------------|---------------------------------------|--------------|---------------|----------------|--------------------------|--------------|---------------|----------------|
| | Personnel | | Usable Square Feet (USF) ¹ | | Personnel | | Usable Square Feet (USF) | | | |
| | Office | Total | Office | Storage | Special | Total | Office | Storage | Special | Total |
| 1595 Wynkoop Street | 740 | 740 | 142,758 | 1,656 | 57,134 | 201,548 | | | | |
| Proposed Lease | | | | | | | 98,932 | 6,177 | 38,026 | 143,135 |
| Total | 740 | 740 | 142,758 | 1,656 | 57,134 | 201,548 | 98,932 | 6,177 | 38,026 | 143,135 |

| Office Utilization Rate (UR) ² | | |
|---|---------|----------|
| Rate | Current | Proposed |
| | 150 | 108 |

UR = average amount of office space per person
 Current UR excludes 31,407 usf of office support space
 Proposed UR excludes 21,765 usf of office support space

| Overall UR ³ | | |
|-------------------------|---------|----------|
| Rate | Current | Proposed |
| | 272 | 200 |

| R/U Factor ⁴ | | |
|-------------------------|-----------|---------|
| Current | Total USF | RSF/USF |
| | 201,548 | 1.23 |
| Proposed | 143,135 | 1.23 |
| | | Max RSF |
| | | 248,849 |
| | | 176,000 |

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

| Special Space | USF |
|--------------------------------|---------------|
| Secure/High Floor Load Storage | 3,859 |
| Conference Rooms | 11,762 |
| Food Service | 4,793 |
| ADP | 4,536 |
| LAN/Phone | 900 |
| Library | 2,800 |
| Copy/Print Rooms | 3,052 |
| Mail Rooms | 1,692 |
| Public Restrooms | 448 |
| Fitness Center | 2,688 |
| Health Unit | 168 |
| Reception and Security | 908 |
| Soundlock Interview Rooms | 420 |
| Total | 38,026 |

DAVID VITTER, LOUISIANA
JOHN BARRASSO, WYOMING
SHELLEY MOORE CAPITO, WEST VIRGINIA
MIKE CRAPO, IDAHO
JOHN BOOZMAN, ARKANSAS
JEFF SESSIONS, ALABAMA
ROGER WICKER, MISSISSIPPI
DEB FISCHER, NEBRASKA
MIKE ROUNDS, SOUTH DAKOTA
DAN SULLIVAN, ALASKA

BARBARA BOXER, CALIFORNIA
THOMAS R. CARPER, DELAWARE
BENJAMIN L. CARDIN, MARYLAND
BERNARD SANDERS, VERMONT
SHELDON WHITEHOUSE, RHODE ISLAND
JEFF MERKLEY, OREGON
KIRSTEN GILLIBRAND, NEW YORK
CORY A. BOOKER, NEW JERSEY
EDWARD J. MARKEY, MASSACHUSETTS

United States Senate

COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

WASHINGTON, DC 20510-6175

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

COMMITTEE RESOLUTION

**LEASE
ENVIRONMENTAL PROTECTION AGENCY
DENVER, COLORADO
PCO-08-DE16**

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

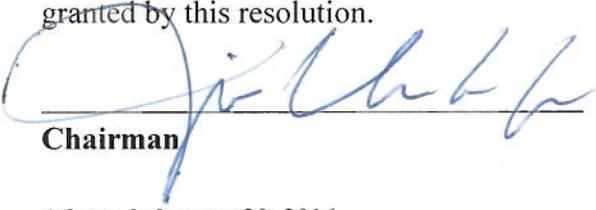
that pursuant to title 40 U.S.C. § 3307, a prospectus providing for a lease extension of up to 176,000 rentable square feet of space, for the Environmental Protection Agency, currently located at 1595 Wynkoop Street in Denver, Colorado, at a maximum proposed rental rate of \$46 per rentable square foot, at a proposed total annual cost of \$8,096,000 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 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: January 20, 2016