



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
U.S. DEPARTMENT OF JUSTICE
DRUG ENFORCEMENT ADMINISTRATION
NORTHERN VIRGINIA
PVA-01-WA16

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 575,000 rentable square feet of space, including 85 official parking spaces, for the U.S. Department of Justice, Drug Enforcement Administration currently located at 600-700 Army Navy Drive in Arlington, Virginia at a proposed total annual cost of \$22,425,000 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 192 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 192 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**



Bill Shuster, M.C.
Chairman

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF JUSTICE
DRUG ENFORCEMENT ADMINISTRATION
NORTHERN VIRGINIA**

Prospectus Number: PVA-01-WA16
Congressional District: VA-8,10,11

Executive Summary

The U.S. General Services Administration (GSA) proposes a replacement lease of up to 575,000 rentable square feet (RSF) for the U.S. Department of Justice - Drug Enforcement Administration (DEA), currently located at 600-700 Army Navy Drive, in Arlington, VA, under a lease that expires September 30, 2018.

The replacement lease will provide continued housing for DEA and will maintain DEA's efficient office utilization rate of 116 usable square feet (USF) per person and overall utilization rate of 192 USF per person.

Description

Occupant:	Drug Enforcement Administration
Lease Type	Replacement
Current Rentable Square Feet (RSF)	503,776 (Current RSF/USF = 1.05)
Proposed Maximum RSF ¹ :	575,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	192
Proposed Usable Square Feet/Person:	192
Proposed Maximum Leasing Authority:	15 years
Expiration Dates of Current Lease(s):	9/30/2018
Delineated Area:	Northern VA
Number of Official Parking Spaces ² :	85
Scoring:	Operating Lease
Maximum Proposed Rental Rate ³ :	\$39.00 / RSF

¹ The RSF/USF at the current location is approximately 1.05; 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 DEA security requirements may necessitate control of the parking at the leased location. 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).

³ This estimate is for fiscal year 2018 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 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.

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF JUSTICE
DRUG ENFORCEMENT ADMINISTRATION
NORTHERN VIRGINIA**

Prospectus Number: PVA-01-WA16
Congressional District: VA-8,10,11

Proposed Total Annual Cost ⁴ :	\$ 22,425,000
Current Total Annual Cost:	\$ 19,402,581

Justification

The current lease at 600-700 Army Navy Drive, Arlington, VA, expires September 30, 2018. The current location provides housing for DEA headquarters components, a visitor center, and a museum. DEA requires continued housing for the 2,495 personnel working in this location to oversee and enforce the controlled substance laws and regulations of the United States.

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.

⁴ New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF JUSTICE
DRUG ENFORCEMENT ADMINISTRATION
NORTHERN VIRGINIA**

Prospectus Number: PVA-01-WA16
Congressional District: VA-8,10,11

Certification of Need

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

Submitted at Washington, DC, on November 24, 2015

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration

Housing Plan
Drug Enforcement Administration

Locations	CURRENT				PROPOSED			
	Personnel		Usable Square Feet (USF) ¹		Personnel		Usable Square Feet (USF)	
	Office	Total	Storage	Special	Office	Total	Storage	Special
600-700 Army Navy Drive	2,495	2,495	6,055	100,013	2,465	2,465	6,055	100,013
Proposed Lease					2,495	2,495	6,055	100,013
Total	2,495	2,495	6,055	100,013	2,465	2,495	6,055	100,013

Special Space	USF
SCIF	9,504
Fitness Center/Locker Room	6,008
Food Service	7,040
Museum/Gift Shop	3,461
Auditorium/Press Room	5,491
Audio Visual Control Room	723
Mailroom Distribution	941
Secure File Rooms	12,303
Credit Union	551
Print Shop/Supplies	3,868
Command Center/PIV	4,602
Health Unit	3,235
Secure Network Server Rooms	13,146
Library	2,732
Mainframe Telco Room	565
Conference/Training/Interview	25,843
Total	100,013

Office Utilization Rate (UR) ²		
Rate	Current	Proposed
	116	116

UR = average amount of office space per person
 Current UR excludes 81,959 usf of office support space
 Proposed UR excludes 67,699 usf of office support space

Overall UR ³		
Rate	Current	Proposed
	192	192

R/U Factor ⁴			
	Total USF	RSF/USF	Max. RSF
Current	478,607	1.05	503,776
Proposed	478,607	1.20	575,000

NOTES:

¹ 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.

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

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

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

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

U.S. DEPARTMENT OF JUSTICE
DRUG ENFORCEMENT ADMINISTRATION
NORTHERN VIRGINIA
PVA-01-WA16

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

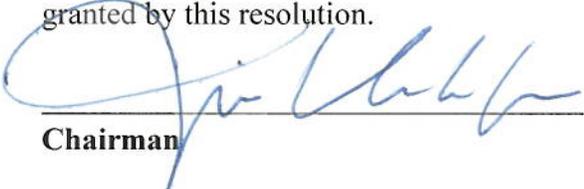
that pursuant to title 40 U.S.C. § 3307, a prospectus providing for a replacement lease of up to 575,000 rentable square feet of space, for the U.S. Department of Justice – Drug Enforcement Administration (DEA), currently located at 600-700 Army Navy Drive in Arlington, Virginia, at a maximum proposed rental rate of \$39 per rentable square foot, at a proposed total annual cost of \$22,425,000 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