



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

Washington, DC 20515

Bill Shuster
Chairman

Nick J. Rahall, III
Ranking Member

COMMITTEE RESOLUTION

Christopher P. Bertram, Staff Director

James H. Zoia, Democrat Staff Director

LEASE
CORPORATION FOR NATIONAL AND COMMUNITY SERVICE
WASHINGTON, DC
PDC-03WA14

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 105,000 rentable square feet of space, including 3 official parking spaces, for the Corporation for National and Community Service, currently located at 1201-1225 New York Avenue, NW in Washington, DC, at a proposed total annual cost of \$5,250,000 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 198 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 198 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 13, 2014

Bill Shuster, M.C.
Chairman

**PROSPECTUS – LEASE
CORPORATION FOR NATIONAL AND COMMUNITY SERVICE
WASHINGTON, DC**

Prospectus Number: PDC-03WA14

Executive Summary

The General Services Administration (GSA) proposes a replacement lease of up to 105,000 rentable square feet (RSF) for the Corporation for National and Community Service (CNCS) located at 1201-1225 New York Avenue NW, Washington, DC. The current lease expires October 11, 2014.

The replacement lease will provide continued housing for CNCS, and will improve CNCS' office and overall utilization rates from 151 to 129 usable square feet (USF) per person and 226 to 198 USF per person, respectively, while housing current personnel in 6,159 RSF less than the total of its current occupancies at the New York Avenue, NW locations.

Description

Occupant:	CNCS
Lease Type	Replacement
Current Rentable Square Feet (RSF)	111,159 (Current RSF/USF = 1.12)
Proposed Maximum RSF:	105,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF ¹ :	6,159 RSF Reduction
Current Usable Square Feet/Person:	226
Proposed Usable Square Feet/Person:	198
Proposed Maximum Lease Term:	15 years
Expiration Dates of Current Lease(s):	10/11/2014
Delineated Area:	Washington, DC CEA
Number of Official Parking Spaces:	3
Scoring:	Operating Lease
Maximum Proposed Rental Rate ² :	\$50.00/RSF
Proposed Total Annual Cost ³ :	\$5,250,000
Current Total Annual Cost:	\$4,591,391 (Lease effective 10/12/04)

¹ The RSF/USF at the current location is approximately 1.12. 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 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 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.

³ Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

**PROSPECTUS -- LEASE
CORPORATION FOR NATIONAL AND COMMUNITY SERVICE
WASHINGTON, DC**

Prospectus Number: PDC-03WA14

Background

Headquartered in Washington DC, CNCS is an independent federal agency that is one of the government's largest grant providers to help organizations at the community level to implement projects or ideas that require special funding or assistance.

Justification

The current lease at 1201-1225 New York Ave NW, Washington, DC expires on October 11, 2014, and will leave CNCS without continued housing, unless a replacement lease is obtained.

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.

**PROSPECTUS - LEASE
CORPORATION FOR NATIONAL AND COMMUNITY SERVICE
WASHINGTON, DC**

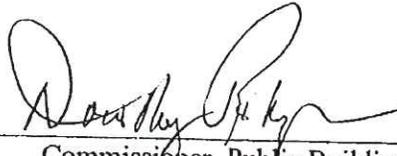
Prospectus Number: PDC-03WA14

Certification of Need

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

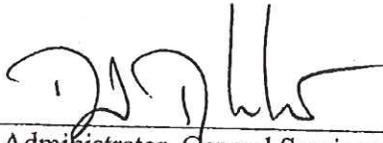
Submitted at Washington, DC, on January 8, 2014

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration

Housing Plan
Corporation for National and Community Service

Locations	CURRENT					PROPOSED				
	Personnel		Usable Square Feet (USF) ¹			Personnel		Usable Square Feet (USF)		
	Office	Total	Office	Storage	Special	Total	Office	Storage	Special	Total
1201-1225 New York Avenue, NW, Washington, DC	440	440	85,291	1,333	12,771	99,395				
Proposed Lease, Washington, DC	440	440	85,291	1,333	12,771	99,395	440	2,000	12,771	87,271
Total							440	2,000	12,771	87,271

Office Utilization Rate (UR) ²		
Rate	Current	Proposed
	151	129

UR=average amount of office space per person
Current UR excludes 18,764 usf of office support space
Proposed UR excludes 15,950 usf of office support space

Overall UR ³		
Rate	Current	Proposed
	226	198

R/U Factor ⁴			
	Total USF	RSF/USF	Max RSF
Current	99,395	1.12	111,159
Proposed	87,271	1.20	105,000

Special Space		USF
Conference		5,701
ADP		1,500
File Room		2,000
Break Room		800
Health Unit		270
Mail		500
Copy Room		2,000
Total		12,771

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



**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

James H. Zoia, Democrat Staff Director

**LEASE
DEPARTMENT OF JUSTICE
EXECUTIVE OFFICE FOR IMMIGRATION REVIEW
NORTHERN VIRGINIA
PVA-01-WA14**

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 for the Department of Justice, Executive Office for Immigration Review, currently located at 5107 and 5201 Leesburg Pike in Falls Church, Virginia, at a proposed total annual cost of \$6,864,000 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 199 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 199 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 13, 2014**

Bill Shuster, M.C.
Chairman

United States Senate
COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

COMMITTEE RESOLUTION

**REPLACEMENT LEASE
CORPORATION FOR NATIONAL AND COMMUNITY SERVICE
WASHINGTON, DC
PDC-03-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 105,000 rentable square feet of space, and 3 parking spaces, for the Corporation for National and Community Service, currently located at 1201-1225 New York 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 \$5,250,000 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.

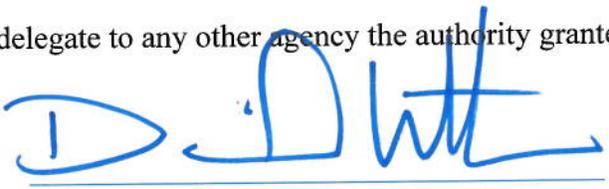
Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to execution of the new lease.

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