



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

**Bill Shuster**  
**Chairman**

**Washington, DC 20515**

**Peter A. DeFazio**  
**Ranking Member**

Christopher P. Bertram, Staff Director

**COMMITTEE RESOLUTION**

Katherine W. Dedrick, Democratic Staff Director

**LEASE**  
**DEPARTMENT OF JUSTICE, CIVIL DIVISION**  
**WASHINGTON, DC**  
**PDC-02-WA15**

*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 217,000 rentable square feet of space, including 2 official parking spaces, for the Department of Justice currently located at 1100 L Street, NW and 20 Massachusetts Avenue, NW in Washington, D.C., at a proposed total annual cost of \$10,850,000 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 240 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 240 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: February 12, 2015

Bill Shuster, M.C.  
Chairman -

**PROSPECTUS – LEASE  
DEPARTMENT OF JUSTICE, CIVIL DIVISION  
WASHINGTON, DC**

Prospectus Number: PDC-02-WA15

**Executive Summary**

The General Services Administration (GSA) proposes a replacement lease of up to 217,000 rentable square feet (RSF) of space to house the U.S. Department of Justice (DOJ) currently located at 1100 L Street, NW, and 20 Massachusetts Avenue, NW, in Washington, DC.

The replacement lease will provide continued housing for DOJ and will improve DOJ office and overall utilization rates from 160 to 130 usable square feet (USF) per person and 292 to 240 USF per person, respectively. As a result of the improved utilization, the replacement lease will reduce the rentable square footage of the requirement by 15 percent, a 38,972 RSF reduction from DOJ's current occupancies.

**Description**

Occupant:	Department of Justice
Lease Type	Replacement
Current Rentable Square Feet (RSF):	255,972 (Current RSF/USF = 1.17)
Proposed Maximum RSF:	217,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	38,972 RSF reduction
Current Usable Square Feet/Person:	292
Proposed Usable Square Feet/Person:	240
Proposed Maximum Leasing Authority:	15 years
Expiration Dates of Current Lease(s):	1100 L Street NW – 5/19/2016 20 Massachusetts Avenue NW – 10/22/2016
Delineated Area:	Washington, DC, Central Employment Area
Number of Official Parking Spaces <sup>1</sup> :	2
Scoring:	Operating Lease
Maximum Proposed Rental Rate <sup>2</sup> :	\$50.00 per RSF

<sup>1</sup> DOJ's security requirements may necessitate control of the parking at the leased location(s). 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).

<sup>2</sup> This estimate is for fiscal year 2017 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 the lease award is in the best interest of the Government. The lease award shall not exceed the maximum rental rate as specified in this prospectus.

**PROSPECTUS – LEASE  
DEPARTMENT OF JUSTICE, CIVIL DIVISION  
WASHINGTON, DC**

Prospectus Number: PDC-02-WA15

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Proposed Total Annual Cost <sup>3</sup> :	\$10,850,000
Current Total Annual Cost:	\$10,960,719 (leases effective 5/20/1996 and 9/24/2002)

**Acquisition Strategy**

In order to acquire space that will meet DOJ's requirements, GSA may issue a single, multiple award solicitation that will allow offerors to provide blocks of space to meet the requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus.

**Justification**

The current leases at 1100 L Street NW and 20 Massachusetts NW expire May 19, 2016, and October 22, 2016, respectively, which would leave DOJ without housing. Also, DOJ wants to take the opportunity presented by this proposed lease action to reduce its space footprint and increase its space use efficiency. The proposed lease will reduce DOJ's space by 38,972 RSF or 15.2 percent of its current 255,972 RSF of leased space. In the absence of this reduction, the status quo cost of continued occupancy at the proposed market rental rate would be \$12,798,600 per year.

**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 the minimum requirements in the procurement and to achieve an Energy Star performance rating of 75 or higher.

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<sup>3</sup>New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

**PROSPECTUS – LEASE  
DEPARTMENT OF JUSTICE, CIVIL DIVISION  
WASHINGTON, DC**

Prospectus Number: PDC-02-WA15

**Resolutions of Approval**

Resolutions approving this prospectus were adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works. They will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

**Interim Leasing**

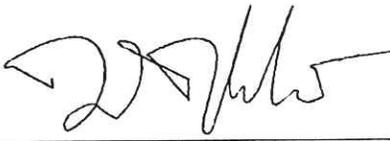
GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the proposed lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

**Certification of Need**

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

Submitted at Washington, DC, on September 29, 2014

Recommended:   
\_\_\_\_\_  
Commissioner, Public Buildings Service

Approved:   
\_\_\_\_\_  
Administrator, General Services Administration

Housing Plan  
Department of Justice  
Civil Division

Locations	CURRENT						PROPOSED					
	Personnel			Usable Square Feet (USF) <sup>1</sup>			Personnel			Usable Square Feet (USF)		
	Office	Total		Office	Storage	Special	Total	Office	Storage	Special	Total	
1100 L Street, NW	548	548	122,121	2,019	27,747	151,887						
20 Massachusetts Avenue, NW	204	204	32,279	1,592	33,569	67,440						
Proposed Lease							752	125,333	2,000	53,147	180,480	
<b>Total</b>	<b>752</b>	<b>752</b>	<b>154,400</b>	<b>3,611</b>	<b>61,316</b>	<b>219,327</b>	<b>752</b>	<b>125,333</b>	<b>2,000</b>	<b>53,147</b>	<b>180,480</b>	

Office Utilization Rate (UR) <sup>2</sup>	
Current	160
Proposed	130

UR = average amount of office space per person  
 Current UR excludes 33,968 usf of office support space  
 Proposed UR excludes 27,573 usf of office support space

Overall UR <sup>3</sup>	
Current	292
Proposed	240

R/U Factor <sup>4</sup>		RSF/USF	Max RSF
Current	219,327	1.17	255,972
Proposed	180,480	1.20	217,000

NOTES:

<sup>1</sup>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.

<sup>2</sup>Calculation excludes Judiciary, Congress and agencies with less than 10 people

<sup>3</sup>USF/Person = housing plan total USF divided by total personnel

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

Special Space	USF
Conference/Training	8,985
ADP/Call Center	3,974
File Rooms	12,786
Break Rooms	2,962
Moot Court	1,419
Supply Room	1,562
Library	6,119
Mail Room	1,147
SCIF	11,991
Copy Rooms	2,201
<b>Total</b>	<b>53,147</b>

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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

**REPLACEMENT LEASE  
DEPARTMENT OF JUSTICE, CIVIL DIVISION  
Washington, DC  
PDC-02-WA15**

**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 217,000 rentable square feet of space, including 2 official parking spaces, for the Department of Justice currently located at 1100 L Street NW and 20 Massachusetts Avenue NW in Washington, D.C., at a maximum proposed rental rate of \$50 per rentable square foot, at a proposed total annual cost of \$10,850,000 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: April 28, 2015