



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  
DEPARTMENT OF JUSTICE  
WASHINGTON, DC  
PDC-03-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 382,000 rentable square feet of space, including 15 official parking spaces, for the Department of Justice currently located at 555 4<sup>th</sup> Street, NW and 501 3<sup>rd</sup> Street, NW in Washington, D.C., at a proposed total annual cost of \$19,100,000 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.

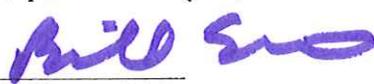
*Provided that,* except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 240 square 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  
WASHINGTON, DC**

Prospectus Number: PDC-03-WA15

**Executive Summary**

The General Services Administration (GSA) proposes a replacement lease of up to 382,000 rentable square feet (RSF) for the U.S. Department of Justice (DOJ) currently located at 555 4<sup>th</sup> Street, NW, and 501 3<sup>rd</sup> Street, NW, in Washington, DC.

The replacement lease will provide continued housing for DOJ and improve DOJ office and overall utilization rates from 166 to 130 usable square feet (USF) per person and 290 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 8 percent, a 33,684 RSF reduction from DOJ's current occupancies.

**Description**

Occupant:	Department of Justice
Lease Type:	Replacement
Current Rentable Square Feet (RSF):	415,684 (Current RSF/USF = 1.11)
Proposed Maximum RSF:	382,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	33,684 RSF reduction
Current Usable Square Feet/Person:	290
Proposed Usable Square Feet/Person:	240
Proposed Maximum Leasing Authority:	15 Years
Expiration Dates of Current Leases:	12/31/2017 - 555 4 <sup>th</sup> Street, NW 6/1/2019 - 501 3 <sup>rd</sup> Street, NW
Delineated Area:	Washington, DC Central Employment Area
Number of Official Parking Spaces <sup>1</sup> :	15
Scoring:	Operating Lease
Maximum Proposed Rental Rate <sup>2</sup> :	\$50.00 per RSF

<sup>1</sup> DOJ 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 2018 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.

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

Prospectus Number: PDC-03-WA15

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Proposed Total Annual Cost <sup>3</sup> :	\$19,100,000
Current Total Annual Cost:	\$18,404,286
	(555 4th St. – lease effective 01/01/1998)
	(501 3rd St. – lease effective 06/02/2004)

**Acquisition Strategy**

In order to maximize flexibility to acquire space that will house DOJ and meet their 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. A multiple building solution must house DOJ in geographically proximate locations. All offers must provide space consistent with the delineated area defined by this prospectus.

**Justification**

The current leases at 555 4<sup>th</sup> Street, NW, and 501 3<sup>rd</sup> Street, NW, expire December 31, 2017, and June 1, 2019, respectively, and DOJ requires continued housing to carry out its mission. The total space requested will reduce DOJ's footprint by 33,684 RSF or 8.1 percent of the 415,684 RSF currently occupied. In the absence of this reduction, the status quo cost of continued occupancy at the proposed market rental rate would be \$20,784,200 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 minimum requirements set forth 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  
WASHINGTON, DC**

Prospectus Number: PDC-03-WA15

**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.

**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

September 2014

Housing Plan  
Department of Justice

PDC-03-WA15  
Washington, DC

Leased Locations	CURRENT						PROPOSED					
	Personnel		Usable Square Feet (USF) <sup>1</sup>			Total	Personnel		Usable Square Feet (USF)			Total
	Office	Total	Office	Storage	Special		Office	Total	Storage	Special		
JCB 555 4th Street NW	1,148	1,148	227,162	3,146	83,208	313,516						
501 3rd Street NW	141	141	46,579	224	13,278	60,081						
Proposed Lease												
<b>Total</b>	<b>1,289</b>	<b>1,289</b>	<b>273,741</b>	<b>3,370</b>	<b>96,486</b>	<b>373,597</b>	<b>1,324</b>	<b>1,324</b>	<b>5,566</b>	<b>5,566</b>	<b>91,527</b>	<b>317,760</b>

Office Utilization Rate (UR) <sup>2</sup>		
Current	166	Proposed
Rate	1.66	1.30

UR = average amount of office space per person  
 Current UR excludes 60,223 usf of office support space  
 Proposed UR excludes 47,263 usf of office support space

Overall UR <sup>3</sup>		
Current	290	Proposed
Rate	2.90	2.40

R/U Factor <sup>4</sup>			
Total USF	RSF/USF	Max RSF	
Current	373,597	1.11	415,684
Proposed	317,760	1.20	382,000

Special Space		USF
Conference/Trial Prep Rooms		18,250
ADP/Telecom Rooms		2,157
File Rooms		27,414
Break Rooms		4,600
USMS Evidence Room		1,000
Libraries		6,750
Moot Court/e-Court Rooms		5,006
Grand Jury Rooms		12,450
Training Rooms		4,500
Prisoner Holding Area		4,500
Copy Rooms		4,900
<b>Total</b>		<b>91,527</b>

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

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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  
Washington, DC  
PDC-03-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 382,000 rentable square feet of space, including 15 official parking spaces, for the Department of Justice currently located at 555 4th Street NW and 501 3rd Street NW in Washington, D.C., at a maximum proposed rental rate of \$50 per rentable square foot, at a proposed total annual cost of \$19,100,000 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

  
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Ranking Member

Adopted: April 28, 2015