



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

**Bill Shuster**  
**Chairman**

**Washington, DC 20515**

**Nick J. Rahall, III**  
**Ranking Member**

Christopher P. Bertram, Staff Director

James H. Zoia, Democrat Staff Director

**COMMITTEE RESOLUTION**

**LEASE**  
**DEPARTMENT OF HOMELAND SECURITY**  
**NATIONAL PROTECTION AND PROGRAMS DIRECTORATE**  
**NORTHERN VIRGINIA**  
**PVA-06-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 123,000 rentable square feet of space, including 4 official parking spaces, for the Department of Homeland Security, National Protection and Programs Directorate, currently located at 1110 North Glebe Road in Arlington, Virginia, at a proposed total annual cost of \$4,797,000 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 173 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 173 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 11, 2014**

Bill Shuster, M.C.  
Chairman

**PROSPECTUS – LEASE  
DEPARTMENT OF HOMELAND SECURITY  
NATIONAL PROTECTION AND PROGRAMS DIRECTORATE  
NORTHERN VIRGINIA**

Prospectus Number: PVA-06-WA14  
Congressional District: 8

**Project Summary**

The General Services Administration (GSA) proposes a replacement lease of up to 123,000 rentable square feet of space for the Department of Homeland Security's (DHS) National Protection and Programs Directorate (NPPD). NPPD's Cybersecurity and Communications (CS&C) office is currently housed in two leases located at 1110 North Glebe Road in Arlington, Virginia.

NPPD will maintain its efficient utilization of space with a proposed office utilization rate of 74 USF and overall utilization rate of 173 USF per person.

**Description**

Occupant:	DHS / NPPD / CS&C
Lease Type:	Replacement
Current Rentable Square Feet (RSF):	115,640 (RSF/USF = 1.13)
Proposed Maximum RSF <sup>1</sup> :	123,000 (RSF/USF = 1.2)
Expansion Space RSF:	None
Current Usable Square Feet/Person:	173
Proposed Usable Square Feet/Person:	173
Proposed Maximum Leasing Term:	15 years
Expiration Date(s) of Current Lease(s):	February 19, 2014; April 30, 2014
Delineated Area:	Northern Virginia
Number of Official Parking Spaces <sup>2</sup> :	4
Scoring:	Operating lease
Maximum Proposed Rental Rate <sup>3</sup> :	\$39.00
Proposed Total Annual Cost <sup>4</sup> :	\$4,797,000
Current Total Annual Cost:	\$3,945,301 (leases effective 5/1/04 and 2/20/09)

<sup>1</sup> The RSF/USF at the current location is approximately 1.13, however, to maximize competition an RSF/USF ratio of 1.2 is used for the proposed maximum RSF as indicated in the housing plan.

<sup>2</sup> NPPD security requirements may necessitate control of the parking at the leased location. This may be accomplished as a lessor-furnished service, as a separate operating agreement with the lessor, or as part of the Government's leasehold interest in the building.

<sup>3</sup> This estimate is for fiscal year 2014 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.

<sup>4</sup> Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

**PROSPECTUS – LEASE  
DEPARTMENT OF HOMELAND SECURITY  
NATIONAL PROTECTION AND PROGRAMS DIRECTORATE  
NORTHERN VIRGINIA**

Prospectus Number: PVA-06-WA14  
Congressional District: 8

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**Justification**

There are currently two leases occupied by CS&C located at 1110 North Glebe Road in Arlington, Virginia. The leases expire February 19, 2014, and April 30, 2014.

CS&C is responsible for enhancing the security, resiliency, and reliability of the nation's cyber and communications infrastructure. CS&C actively engages the public and private sectors as well as international partners to prepare for, prevent, and respond to catastrophic incidents that could degrade or overwhelm these strategic assets.

CS&C works to prevent or minimize disruptions to the country's critical information infrastructure to protect the public, economy, government services, and the overall security of the United States. It does this by supporting a series of continuous efforts designed to further safeguard federal government systems by reducing potential vulnerabilities, protecting against cyber intrusions, and anticipating future threats.

**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  
DEPARTMENT OF HOMELAND SECURITY  
NATIONAL PROTECTION AND PROGRAMS DIRECTORATE  
NORTHERN VIRGINIA**

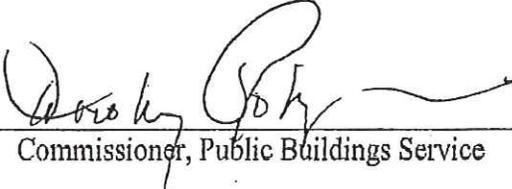
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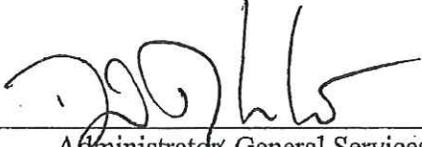
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**Certification of Need**

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

Submitted at Washington, DC, on January 8, 2014

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration

July 2013

Housing Plan  
Department of Homeland Security

PVA-06-WA14  
Northern Virginia

Location	CURRENT				PROPOSED			
	Personnel		Usable Square Feet (USF) <sup>1</sup>		Personnel		Usable Square Feet (USF)	
	Office	Total	Office	Special	Office	Special	Office	Special
1110 North Glebe Road, Arlington, VA	591	591	55,727	45,399	591	55,727	591	45,399
Proposed Lease, Arlington, VA			1,000	1,000				
<b>Total</b>	<b>591</b>	<b>591</b>	<b>55,727</b>	<b>45,399</b>	<b>591</b>	<b>55,727</b>	<b>591</b>	<b>45,399</b>

Office Utilization Rate (UR) <sup>2</sup>	
Rate	Proposed
Current	74
Proposed	74

UR=average amount of office space per person  
Current UR excludes 12,260 usf of office support space  
Proposed UR excludes 12,260 usf of office support space

Overall UR <sup>3</sup>	
Rate	Proposed
Current	173
Proposed	173

R/U Factor <sup>4</sup>	
Rate	Proposed
Current	1.13
Proposed	1.20

Special Space		USF
SCIF		39,806
Pantries		2,000
Briefing Facilities		2,093
LAN Room/Closets		1,500
<b>Total</b>		<b>45,399</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 rsf

**United States Senate**  
**COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS**

**COMMITTEE RESOLUTION**

**REPLACEMENT LEASE  
DEPARTMENT OF HOMELAND SECURITY  
NATIONAL PROTECTION AND PROGRAMS DIRECTORATE  
NORTHERN VIRGINIA  
PVA-06-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 123,000 rentable square feet of space, and 4 parking spaces, for the Department of Homeland Security, National Protection and Programs Directorate, currently located at 1110 North Glebe Road in Arlington, VA, at a maximum proposed rental rate of \$39.00 per rentable square foot, at a proposed total annual cost of \$4,797,000 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.

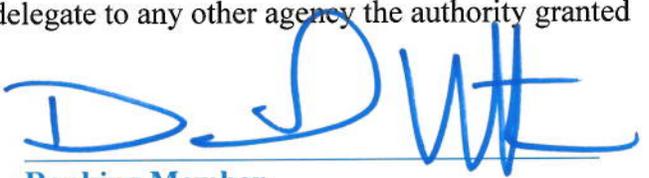
Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to execution of the new lease.

*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