



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

COMMITTEE RESOLUTION

James H. Zoia, Democrat Staff Director

LEASE
DEPARTMENT OF HOMELAND SECURITY
TRANSPORTATION SECURITY ADMINISTRATION
NORTHERN VIRGINIA
PVA-04-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 625,000 rentable square feet of space, including 85 official parking spaces, for the Department of Homeland Security, Transportation Security Administration, currently located at 601 and 701 South 12th Street in Arlington, VA, 6354 Walker Lane in Springfield, Virginia, 1900 Oracle Way in Reston, Virginia, and 45065 Riverside Parkway in Ashburn, Virginia, at a proposed total annual cost of \$24,375,000 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 153 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 153 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
TRANSPORTATION SECURITY ADMINISTRATION
NORTHERN VIRGINIA**

Prospectus Number: PVA-04-WA14
Congressional Districts: 8, 11

Executive Summary

The General Services Administration (GSA) proposes a replacement lease of up to 625,000 rentable square feet (RSF) of space for the Department of Homeland Security (DHS), Transportation Security Administration (TSA) in the Northern Virginia. TSA is currently housed in five separate buildings in Northern Virginia: 601 and 701 South 12th Street in Arlington, 6354 Walker Lane in Springfield, 1900 Oracle Way in Reston, and 45065 Riverside Parkway in Ashburn. All except the Walker Lane space are currently leased directly by TSA and expire between March 2014 and March 2018.

TSA will improve its office utilization rate from 103 USF to 84 USF per person and its overall utilization rate from 173 USF to 153 USF per person. The end product of improved space utilization is the prospectus proposal to house current personnel in 21,859 RSF less than the total of current occupancies.

Description

Occupant:	DHS / TSA
Lease Type	Replacement
Current Rentable Square Feet (RSF)	646,859 (Current RSF/USF = 1.10)
Proposed Maximum RSF:	625,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF ¹ :	21,859 RSF Reduction
Current Usable Square Feet/Person:	173
Proposed Usable Square Feet/Person:	153
Proposed Maximum Lease Term:	15 years
Expiration Dates of Current Lease(s):	3/31/2014, 4/30/2016, 9/16/2017, and 3/31/2018
Delineated Area:	Northern Virginia
Number of Official Parking Spaces ² :	85
Maximum Proposed Rental Rate ³ :	\$39.00

¹ The RSF/USF at the current locations is approximately 1.10, 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 TSA 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.

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 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 HOMELAND SECURITY
TRANSPORTATION SECURITY ADMINISTRATION
NORTHERN VIRGINIA**

Prospectus Number: PVA-04-WA14
Congressional Districts: 8, 11

Proposed Total Annual Cost ⁴ :	\$24,375,000
Current Total Annual Cost:	\$26,169,917

Acquisition Strategy

GSA will issue a single, multiple award solicitation to allow offerors to provide blocks of space able to meet the requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus. TSA has expressed a preference for co-location and that preference must be evaluated in the context of a competitive procurement that may result in one or more buildings in proximity to one another.

Background

TSA was created in 2001 as an agency within the Department of Transportation (DOT) in the wake of 9/11 to strengthen the security of the nation's transportation systems while ensuring the freedom of movement for people and commerce. Within a year, TSA assumed responsibility for security at the nation's airports and deployed a federal workforce to screen all commercial airline passengers and baggage. In March 2003, TSA transitioned from DOT to DHS. TSA employs a risk-based strategy to secure the U.S. transportation system, working closely with stakeholders in aviation, rail, transit, highway, and pipeline sectors, as well as partners in the law enforcement and intelligence communities.

Justification

The current leases housing TSA in Northern Virginia expire between 3/31/2014 and 3/31/2018, and TSA requires continued housing to carry out its mission. TSA's current multiple headquarters locations in Arlington, Springfield, Reston, and Ashburn have created administrative inefficiencies such as duplication of resources that TSA seeks to rectify through the prospectus co-location proposal, which is expected to reduce operational redundancies and foster increased efficiency. TSA has used its existing leasing authority to extend current leases as needed to coincide with commencement of the new prospectus lease.

⁴ 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
TRANSPORTATION SECURITY ADMINISTRATION
NORTHERN VIRGINIA**

Prospectus Number: PVA-04-WA14
Congressional Districts: 8, 11

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.

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
Department of Homeland Security

Locations	CURRENT						PROPOSED					
	Personnel			Usable Square Feet (USF) ¹			Personnel			Usable Square Feet (USF)		
	Office	Total		Office	Storage	Special	Total	Office	Storage	Special	Total	
601 / 701 S. 12th Street, Arlington, VA	2,933	2,933		373,981	11,532	110,666	496,179					
6354 Walker Lane, Springfield, VA	198	198		30,878	326	2,600	33,804					
1900 Oracle Way, Reston, VA	196	196		35,883	1,172	7,318	44,373					
45065 Riverside Pkwy, Ashburn, VA	67	67		7,875	240	3,831	11,946					
Proposed Lease, Northern VA	3,394	3,394		448,617	13,270	124,415	586,302	3,394	15,625	140,677	520,833	
Total	3,394	3,394		448,617	13,270	124,415	586,302	3,394	15,625	140,677	520,833	

Office Utilization Rate (UR) ²		
Rate	Current	Proposed
	103	84

UR=average amount of office space per person

Current UR excludes 45,932 usf of office support space

Proposed UR excludes 45,932 usf of office support space

Overall UR ³		
Rate	Current	Proposed
	173	153

R/U Factor ⁴			
	Total USF	RSF/USF	Max RSF
Current	586,302	1.10	646,859
Proposed	520,833	1.20	625,000

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

Special Space	USF
Conference/Training	47,213
Multi-use space	8,725
Food Service/Break room	6,429
File Areas	10,175
Lan Closets	6,480
Copy/Print Area	9,842
Cafeteria	7,500
SCIF/HSDN	21,458
Server Rooms	5,000
Health Unit	2,044
Fitness Center	6,920
Locker Rooms	1,840
Bldg Mail Room	2,606
Visitor Ctr/Badging	1,250
TV Studio	1,750
Credit Union	1,445
Total	140,677

United States Senate
COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

COMMITTEE RESOLUTION

**REPLACEMENT LEASE
DEPARTMENT OF HOMELAND SECURITY
TRANSPORTATION SECURITY ADMINISTRATION
NORTHERN VIRGINIA
PVA-04-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 625,000 rentable square feet of space, and 85 parking spaces, for the Department of Homeland Security, Transportation Security Administration, currently located at 601 and 701 South 12th Street in Arlington, VA, 6354 Walker Lane in Springfield, VA, 1900 Oracle Way in Reston, VA, and 45065 Riverside Parkway in Ashburn, VA, at a maximum proposed rental rate of \$39.00 per rentable square foot, at a proposed total annual cost of \$24,375,000 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.

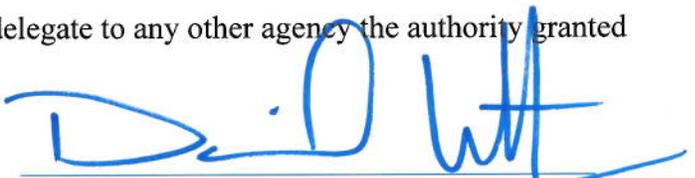
Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to execution of the new lease.

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