



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

**PROSPECTUS – LEASE
DEPARTMENT OF JUSTICE
EXECUTIVE OFFICE FOR IMMIGRATION REVIEW
NORTHERN VIRGINIA**

Prospectus Number: PVA-01-WA14
Congressional District: VA-8, 10, 11

Executive Summary

The General Services Administration (GSA) proposes a replacement lease of up to 176,000 rentable square feet of space for the Department of Justice, Executive Office for Immigration Review (EOIR), currently housed at 5107 and 5201 Leesburg Pike in Falls Church, Virginia.

The proposed lease will enable EOIR to provide continued housing for its operations, while improving its office and overall utilization rates from 142 to 127 and 222 to 199 USF per person, respectively, while housing its current personnel in 14,181 RSF less than the total of its current occupancies.

Description

Occupant:	DOJ-EOIR
Lease Type	Replacement
Current Rentable Square Feet (RSF)	190,181 (Current RSF/USF = 1.14)
Proposed Maximum RSF:	176,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	14,181 RSF Reduction
Current Usable Square Feet/Person:	222
Proposed Usable Square Feet/Person:	199
Proposed Maximum Lease Term:	15 years
Expiration Dates of Current Lease(s):	9/15/2015
Delineated Area:	Northern Virginia
Number of Official Parking Spaces:	None
Scoring:	Operating Lease
Maximum Proposed Rental Rate ¹ :	\$39.00 / RSF
Proposed Total Annual Cost ² :	\$6,864,000
Current Total Annual Cost:	\$5,735,485 (Leases effective 9/16/05 and 10/9/07)

¹ 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.

² 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 JUSTICE
EXECUTIVE OFFICE FOR IMMIGRATION REVIEW
NORTHERN VIRGINIA**

Prospectus Number: PVA-01-WA14
Congressional District: VA-8, 10, 11

Background

EOIR's mission is to adjudicate immigration cases under delegated authority from the Attorney General. EOIR interprets and administers federal immigration laws by conducting immigration court proceedings, appellate reviews, and administrative hearings.

Justification

The current leases at 5107 Leesburg Pike and 5201 Leesburg Pike in Falls Church, Virginia will expire on September 15, 2015, leaving DOJ-EOIR without continued housing unless a replacement lease is obtained. The total space request under this prospectus reflects a reduced total space requirement that would house all of the functions and personnel currently housed in these two locations.

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 JUSTICE
EXECUTIVE OFFICE FOR IMMIGRATION REVIEW
NORTHERN VIRGINIA**

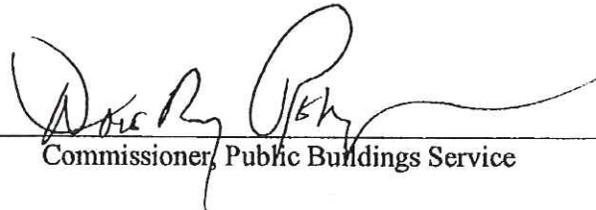
Prospectus Number: PVA-01-WA14
Congressional District: VA-8, 10, 11

Certification of Need

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

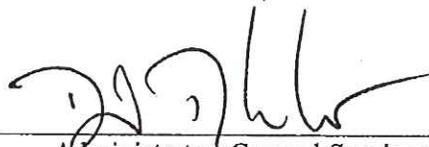
Submitted at Washington, DC, on January 8, 2014

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration

Locations	CURRENT				PROPOSED			
	Personnel		Usable Square Feet (USF)		Personnel		Usable Square Feet (USF)	
	Office	Total	Office	Special	Office	Special	Storage	Total
5107 Leesburg Pike, Falls Church, VA	727	727	132,352	23,349				
5201 Leesburg Pike, Falls Church, VA	6	6	750	4,496				
Proposed Lease, Northern VA								
Total	733	733	133,102	27,845	733	733	5,193	146,189

Office Utilization Rate (UR) ¹	
Current	142
Proposed	127

UR=average amount of office space per person
 Current UR excludes 29,117 usf of office support space
 Proposed UR excludes 26,347 usf of office support space

Overall UR ²	
Current	222
Proposed	199

R/U Factor ⁴	
Current	1.14
Proposed	1.20

Special Space		USF
Conference		6,533
ADP		2,067
Case File Room		9,788
Break Room		2,182
Courtroom		667
Total		21,237

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

United States Senate
COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

COMMITTEE RESOLUTION

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

**RESOLVED BY THE COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS OF THE
UNITED STATES SENATE**

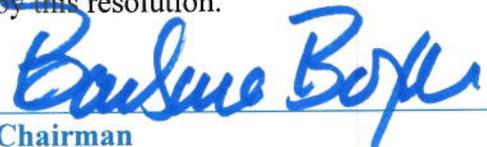
that pursuant to title 40 U.S.C. § 3307, a prospectus providing for a replacement lease of up to a maximum 176,000 rentable square feet of space, for the Department of Justice, Executive Office for Immigration Review, currently located at 5107 and 5201 Leesburg Pike in Falls Church, VA, at a maximum proposed rental rate of \$39.00 per rentable square foot, at a proposed total annual cost of \$6,864,000 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.

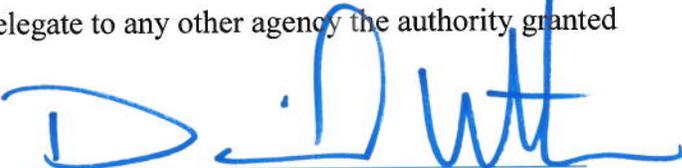
Provided, that to the maximum extent practicable, the Administrator of General Services shall require that the procurement include requirements requiring energy efficiency as would be required for the construction of a federal building.

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