



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  
ENVIRONMENTAL PROTECTION AGENCY  
DALLAS, TX  
PTX-01-DA15

*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 229,000 rentable square feet of space, including 40 official parking spaces, for the U.S. Environmental Protection Agency currently located at 1445 Ross Street in Dallas, Texas, at a proposed total annual cost of \$6,412,000 for a lease term of up to 20 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 188 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 188 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  
ENVIRONMENTAL PROTECTION AGENCY  
DALLAS, TX**

Prospectus Number: PTX-01-DA15  
Congressional District: 30

**Executive Summary**

The U.S. General Services Administration (GSA) proposes a replacement lease of up to 229,000 rentable square feet (RSF) for the U.S. Environmental Protection Agency (EPA) currently located at 1445 Ross Street, Dallas, Texas.

The replacement lease will provide continued housing for EPA and will improve EPA's office and overall utilization rates from 153 to 102 usable square feet (USF) per person and 226 to 188 USF per person, respectively. As a result of the improved utilization, the replacement lease will reduce the rentable square footage of the requirement by 12 percent, a 30,432 RSF reduction from EPA's current occupancy.

**Description**

Occupant:	EPA
Lease Type	Replacement
Current Rentable Square Feet (RSF)	259,432 (Current RSF/USF = 1.08)
Proposed Maximum RSF:	229,000 (Proposed RSF/USF = 1.15)
Expansion/Reduction RSF:	30,432 RSF reduction
Current Usable Square Feet/Person:	226
Proposed Usable Square Feet/Person:	188
Proposed Maximum Lease Term:	20 Years
Expiration Dates of Current Leases:	2/8/2017
Delineated Area:	The Central Business District bounded by: North - Woodall Rogers Freeway South - R.L. Thornton Freeway East - Central Expressway West - Stemmons Freeway
Number of Official Parking Spaces:	40
Scoring:	Operating lease
Maximum Proposed Rental Rate <sup>1</sup> :	\$28.00 per RSF
Proposed Total Annual Cost <sup>2</sup> :	\$6,412,000
Current Total Annual Cost <sup>3</sup> :	\$4,819,272(lease effective 2/09/1997)

<sup>1</sup> This estimate is for fiscal year 2015 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.

<sup>2</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

<sup>3</sup> The current lease includes 13,215 rentable square feet of space that was vacated by EPA in 2010. The current total annual cost includes the rent associated with the vacancy. The entire lease is 272,647 rentable square feet.

**PROSPECTUS – LEASE  
ENVIRONMENTAL PROTECTION AGENCY  
DALLAS, TX**

Prospectus Number: PTX-01-DA15  
Congressional District: 30

---

**Acquisition Strategy**

In order to maximize the flexibility in acquiring space to house EPA, GSA may issue a single, multiple award solicitation that will 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.

**Justification**

EPA has developed a program of requirements for replacement space to house its Region 6 Headquarters in Dallas, Texas. The proposed requirements utilize new space standards developed to improve space efficiency and employee productivity and will reduce EPA's footprint by 30,432 RSF. In the absence of this reduction, the status quo cost of continued occupancy at the proposed market rental rate would be \$7,264,096 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.

**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  
ENVIRONMENTAL PROTECTION AGENCY  
DALLAS, TX**

Prospectus Number: PTX-01-DA15  
Congressional District: 30

---

**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

April 2014

Housing Plan  
Environmental Protection Agency

PTX-01-DA15  
Dallas, TX

Locations	CURRENT				PROPOSED			
	Personnel		Usable Square Feet (USF) <sup>1</sup>		Personnel		Usable Square Feet (USF)	
	Office	Total	Office	Special	Office	Total	Office	Special
1445 Ross Avenue, Dallas, TX	1,058	1,058	207,726	31,404	1,058	239,130	137,785	59,144
Proposed Lease	1,058	1,058	207,726	31,404	1,058	239,130	137,785	59,144
<b>Total</b>								

Office Utilization Rate (UR) <sup>2</sup>		
Current	153	Proposed
Rate	153	102

UR=average amount of office space per person  
Current UR excludes 48,380 usf of office support space  
Proposed UR excludes 30,312 usf of office support space

Overall UR <sup>3</sup>		
Current	226	Proposed
Rate	226	188

R/U Factor <sup>4</sup>			
Current	Total USF	RSF/USF	Max RSF
Proposed	239,130	1.08	259,432
	198,739	1.15	229,000

Special Space		USF
Secured records		26,722
Conference		8,626
ADP		5,670
Mail/copy		5,429
Fitness		4,222
Food Service		3,258
Secured office		3,106
Library		1,086
Health unit		724
Secured storage		301
<b>Total</b>		<b>59,144</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

JAMES M. INHOFE, OKLAHOMA, CHAIRMAN

DAVID VITTER, LOUISIANA  
JOHN BARRASSO, WYOMING  
SHELLEY MOORE CAPITO, WEST VIRGINIA  
MIKE CRAPO, IDAHO  
JOHN BOOZMAN, ARKANSAS  
JEFF SESSIONS, ALABAMA  
ROGER WICKER, MISSISSIPPI  
DEB FISCHER, NEBRASKA  
MIKE ROUNDS, SOUTH DAKOTA  
DAN SULLIVAN, ALASKA

BARBARA BOXER, CALIFORNIA  
THOMAS R. CARPER, DELAWARE  
BENJAMIN L. CARDIN, MARYLAND  
BERNARD SANDERS, VERMONT  
SHELDON WHITEHOUSE, RHODE ISLAND  
JEFF MERKLEY, OREGON  
KIRSTEN GILLIBRAND, NEW YORK  
CORY A. BOOKER, NEW JERSEY  
EDWARD J. MARKEY, MASSACHUSETTS

# 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 ENVIRONMENTAL PROTECTION AGENCY DALLAS, TX PTX-01-DA15

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

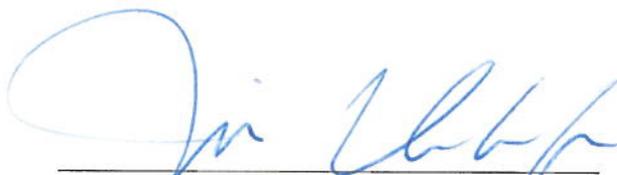
that pursuant to title 40 U.S.C. § 3307, a prospectus providing for a replacement lease of up to 229,000 rentable square feet of space, including 40 official parking spaces, for the U.S. Environmental Protection Agency currently located at 1445 Ross Street in Dallas, Texas, at a maximum proposed rental rate of \$28 per rentable square foot, at a proposed total annual cost of \$6,412,000 for a lease term of up to 20 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