



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

Bill Shuster
Chairman

Washington, DC 20515

Peter A. DeFazio
Ranking Member

Christopher P. Bertram, Staff Director

Katherine W. Dedrick, Democratic Staff Director

COMMITTEE RESOLUTION

LEASE
U.S. INTERNATIONAL TRADE COMMISSION
WASHINGTON, DC
PDC-03-WA16

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 lease of up to 207,000 rentable square feet of space, including 2 official parking spaces, for the U.S. International Trade Commission currently located at 500 E Street, SW in Washington, D.C. at a proposed total annual cost of \$9,315,000 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 343 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, 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 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 343 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.

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: **September 14, 2016**

A handwritten signature in blue ink, appearing to read "Bill Shuster". The signature is stylized with a large, sweeping "S" and a long horizontal stroke at the end.

Bill Shuster, M.C.
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

WASHINGTON, DC 20510-6175

RYAN JACKSON, MAJORITY STAFF DIRECTOR
BETTINA POIRIER, DEMOCRATIC STAFF DIRECTOR

114th Congress
2nd Session

United States Senate COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

COMMITTEE RESOLUTION

LEASE

U.S. INTERNATIONAL TRADE COMMISSION
WASHINGTON, DC
PDC-03-WA16

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

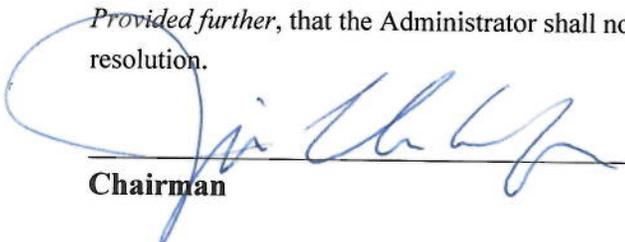
that pursuant to title 40 U.S.C. § 3307, a prospectus providing for a lease of approximately 207,000 rentable square feet of space, for the U.S. International Trade Commission, currently located at 500 E Street SW, Washington DC, at a maximum proposed rental rate of \$45 per rentable square foot, at a proposed total annual cost of \$9,315,000 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.

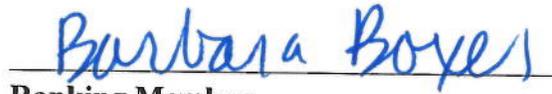
Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to execution of the new lease.

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


Ranking Member

Adopted: November 15, 2016

**PROSPECTUS - LEASE
U.S. INTERNATIONAL TRADE COMMISSION
WASHINGTON, DC**

Prospectus Number PDC-03-WA16

Executive Summary

The General Services Administration (GSA) proposes a lease for approximately 207,000 rentable square feet (rsf) for the U.S. International Trade Commission (ITC), currently located at 500 E Street, SW, Washington, DC.

The lease will provide continued housing for ITC and will maintain its existing office utilization rate of 157 usable square feet per person and an overall utilization rate of 343 square feet per person.

Description

Occupant:	U.S. International Trade Commission
Current Rentable Square Feet (RSF)	207,000 (Current RSF/USF = 1.17)
Estimated Maximum RSF:	207,000 (Proposed RSF/USF = 1.17)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	343
Estimated Usable Square Feet/Person:	343
Proposed Maximum Lease Term:	15 Years
Expiration Dates of Current Leases:	8/10/2017
Delineated Area:	Washington, DC bounded by - North: L Street, NW over to Massachusetts Avenue, NW over to North Capitol Street South: Southwest Freeway East: North and South Capitol Streets West: 15 th Street, SW/NW
Number of Official Parking Spaces:	2
Scoring:	Operating lease
Estimated Rental Rate ¹ :	\$45.00/ RSF
Estimated Total Annual Cost ² :	\$9,315,000
Current Total Annual Cost:	\$8,750,447 (Lease effective 8/09/1997)

¹ This estimate is for fiscal year 2017 and may be escalated by 1.95 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 negotiating this lease to ensure that lease award is made in the best interest of the Government.

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

**PROSPECTUS – LEASE
U.S. INTERNATIONAL TRADE COMMISSION
WASHINGTON, DC**

Prospectus Number PDC-03-WA16

Background

ITC is an independent, quasi-judicial Federal agency with broad investigative responsibilities on matters of trade. The agency investigates the effects of dumped and subsidized imports on domestic industries and conducts global safeguard investigations. The Commission also adjudicates cases involving imports that infringe on intellectual property rights. Through such proceedings, the agency facilitates a rules-based international trading system. ITC also serves as a Federal resource where trade data and other trade policy-related information is gathered and analyzed. The information and analysis is provided to the President, the Office of the United States Trade Representative (USTR) and Congress to facilitate the development of sound and informed U.S. trade policy. ITC makes most of its information and analysis available to the public to promote understanding of international trade issues.

Justification

ITC is currently housed at 500 E Street, SW, in Washington, DC. The current lease expires on August 10, 2017, and ITC requires continued housing for 517 personnel currently working in this location to carry out its mission. The current lease includes a Public Courtroom Complex including a Main Hearing Room and three courtrooms. This Complex provides the necessary space for hearing claims of unfair trade from domestic industries and adjudicating patent infringement and intellectual property claims brought by intellectual property owners.

GSA will consider whether ITC's continued housing needs should be satisfied in the existing location based on an analysis of other potential locations within the delineated area. If other potential locations are identified, a cost-benefit analysis will be conducted to determine whether the Government can expect to recover the relocation and duplication costs of the real and personal property needed for ITC to accomplish its mission. The future lease will maintain ITC's existing office and overall utilization rates.

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.

**PROSPECTUS – LEASE
U.S. INTERNATIONAL TRADE COMMISSION
WASHINGTON, DC**

Prospectus Number PDC-03-WA16

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 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 June 20, 2016

Recommended: 

Commissioner, Public Buildings Service

Approved: 

Administrator, General Services Administration

Locations	CURRENT				ESTIMATED/PROPOSED			
	Personnel		Usable Square Feet (USF) ¹		Personnel		Usable Square Feet (USF)	
	Office	Total	Office	Storage	Office	Total	Office	Storage
500 E Street, SW	517	517	104,318	2,911	517	177,544	104,318	2,911
Estimated/Proposed Lease								
Total	517	517	104,318	2,911	517	177,544	104,318	2,911

Office Utilization Rate (UR) ²	
Current	157
Proposed	157

UR = average amount of office space per person
 Current UR excludes 22,392 usf of office support space
 Proposed UR excludes 18,260 usf of office support space

Overall UR ³	
Current	343
Proposed	343

R/U Factor ⁴	
Total USF	RSF/USF
Current	1.17
Estimated/Proposed	1.17

Special Space	USF
Active Record Management	3,177
ADP/Computer Room	3,734
Training Rooms	1,008
Conference Rooms	10,929
Public Courtrooms	23,288
Food Service	1,648
Law Libraries	12,670
Locker Room	746
Mail Room	1,056
SCIF	3,931
Coat Closet	220
Lactation Room	150
Union Office	753
Print Shop/Copy Room	7,005
Total	70,315

NOTES:

¹ 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.

² Calculation excludes Judiciary, Congress and agencies with less than 10 people

³ USF/Person = Excludes 23,288 usf Courtroom Complex

⁴ R/U Factor = Max RSF divided by total USF