



**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

**LEASE  
NATIONAL LABOR RELATIONS BOARD  
WASHINGTON, DC  
PDC-05-WA13**

James H. Zoia, Democrat Staff Director

*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 155,000 rentable square feet of space, including 11 parking spaces, for the National Labor Relations Board, currently located at 1099 14<sup>th</sup> Street, NW, Washington, DC, at a proposed total annual cost of \$7,750,000 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 200 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 200 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 28, 2013**

Bill Shuster, M.C.  
Chairman

**PROSPECTUS – LEASE  
NATIONAL LABOR RELATIONS BOARD  
WASHINGTON, DC**

Prospectus Number: PDC-05-WA13

**Executive Summary**

The General Services Administration (GSA) proposes a replacement lease of up to 155,000 rentable square feet of space for the National Labor Relations Board (NLRB) in Washington, DC. NLRB is currently located in the Franklin Court Building at 1099 14<sup>th</sup> St., NW, Washington, DC.

NLRB will significantly improve its utilization of space, resulting in the improvement of its office utilization rate from 179 USF to 130 USF per person and its overall utilization rate from 307 USF to 200 USF per person. The end product of improved space utilization is the prospectus proposal to house NLRB personnel in approximately 92,000 RSF less space than the current occupancy.

The maximum proposed rental rate in this prospectus is a projected rate for lease transactions with a future effective (rent start) date consistent with the expiration of the current lease in June 2013. 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.

**Description**

Occupant:	NLRB
Lease Type	Replacement
Current Rentable Square Feet (RSF)	247,219 (Current RSF/USF =1.25)
Proposed Maximum RSF:	155,000 (Proposed RSF/USF=1.2)
Expansion Space RSF:	Reduction of 92,219 RSF
Current Usable Square Feet/Person:	307
Proposed Usable Square Feet/Person:	200
Proposed Maximum Leasing Authority:	15 years
Expiration Dates of Current Lease(s):	June 24, 2013
Delineated Area:	Washington, DC, Central Employment Area
Number of Official Parking Spaces:	11
Scoring:	Operating Lease

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NATIONAL LABOR RELATIONS BOARD  
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Maximum Proposed Rental Rate <sup>1</sup> :	\$50.00
Proposed Total Annual Cost <sup>2</sup> :	\$7,750,000
Current Total Annual Cost:	\$11,264,352 (lease effective 6/25/08)

**Background**

The National Labor Relations Board is an independent federal agency vested with the power to safeguard employees' rights to organize and to determine whether to have unions as their bargaining representative. The agency also acts to prevent and remedy unfair labor practices committed by private sector employers and unions.

**Justification**

The current lease at 1099 14<sup>th</sup> Street, NW, Washington, DC expires on June 24, 2013. NLRB has been housed at this location since 1993. NLRB requires continued housing to carry out their mission and plans to do so in a more efficient real estate footprint. NLRB will be transitioning from a traditional workplace environment to one which is more flexible and conducive to a mobile work environment. Innovative approaches to space management and alternative workplace arrangements such as telework are under consideration. These strategies will increase NLRB's space efficiencies, reduce their footprint, and generate increased real estate cost savings long term.

**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 work with energy service providers 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.

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<sup>1</sup> This estimate is for fiscal year 2013 and may be escalated by 1.75 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>2</sup> Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

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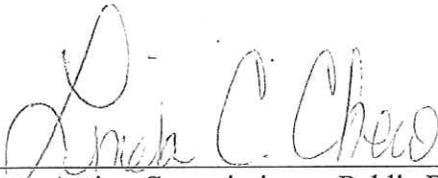
Interim Leasing

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 JUL 5 2012

Recommended:   
Acting Commissioner, Public Buildings Service

Approved:   
Acting Administrator, General Services Administration

October 2011

Housing Plan  
NLRB

PDC-05-WA13  
Washington, DC

Locations	Current						Proposed					
	Personnel		Usable Square Feet (USF)				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
1099 14th Street NW, Washington, DC	645	645	147,950	8,854	40,966	197,770	645	645	107,500	2,817	18,683	129,000
Proposed Lease	-	-	-	-	-	-	645	645	107,500	2,817	18,683	129,000
<b>Total</b>	<b>645</b>	<b>645</b>	<b>147,950</b>	<b>8,854</b>	<b>40,966</b>	<b>197,770</b>	<b>645</b>	<b>645</b>	<b>107,500</b>	<b>2,817</b>	<b>18,683</b>	<b>129,000</b>

Office Utilization Rate (UR) *		
Utilization Rate	Current	Proposed
	179	130

\* UR = average amount of office space per person  
Current UR excludes 32,549 USF of office support space  
Proposed UR excludes 23,650 USF of office support space

USF/Person **		
Rate	Current	Proposed
	307	200

\*\* USF/Person = housing plan total USF divided by total personnel

	Total USF	RSF/USF	Maximum RSF
Current	197,770	1.25	247,219
Proposed	129,000	1.2	155,000

Special Space	USF
Computer Room	1,476
Conference Room	3,612
Copy Room	838
Health Unit	680
Kitchen/Break Rooms	2,142
Libraries	2,738
Mail Room	880
Court Rooms	2,059
Credit Union	836
Training Rooms	1,218
Cases File Room	2,208
<b>Total</b>	<b>18,683</b>

Usable square footage means the portion of the building available for use by tenants' personnel and furnishings, and space available jointly to the occupants of the building  
Usable square footage does not include space devoted to building operations and maintenance