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# United States Senate

COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

WASHINGTON, DC 20510-6175

RICHARD M. RUSSELL, MAJORITY STAFF DIRECTOR  
MARY FRANCES REPKO, MINORITY STAFF DIRECTOR

## COMMITTEE RESOLUTION

### LEASE BUREAU OF ENGRAVING AND PRINTING SUBURBAN, MD PMD-01-WA20

### 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 up to 265,000 rentable square feet of space, including 8 official parking spaces for the Department of the Treasury, Bureau of Engraving and Printing, currently located in federally leased space at 3201 Pennsy Drive, Landover, MD at a proposed annual cost of \$4,505,000, 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 provide to the Chairman or Ranking Member of the Committee on Environment and Public Works of the Senate, in a timely manner, requested documents and information regarding this prospectus and resulting contractual materials, without redaction other than redactions to exclude business confidential, proprietary, and/or procurement sensitive information.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the

lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided further*, that the Administrator shall not delegate to any other agency the authority granted by this resolution.

  
Chairman

  
Ranking Member

**Adopted:** December 17, 2019

**PROSPECTUS – LEASE  
BUREAU OF ENGRAVING AND PRINTING  
SUBURBAN, MD**

Prospectus Number: PMD-01-WA20  
Congressional District: 4,5,6,8

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 265,000 rentable square feet (RSF) of space for the Department of the Treasury, Bureau of Engraving and Printing (BEP), currently located in federally leased space at 3201 Pennsy Drive, Landover, MD, under a lease that expires on 3/17/2022.

The lease will provide continued housing for BEP and will maintain the office space utilization rate at 58 usable square feet (USF) per person. The requirement is for warehouse space; the overall space utilization rate is not applicable.

**Description**

Occupant:	Bureau of Engraving and Printing
Current RSF:	265,000 (Current RSF/USF = 1.00)
Estimated/Proposed Maximum RSF:	265,000 (Proposed RSF/USF = 1.00)
Expansion/Reduction RSF:	None
Current USF/Person:	N/A
Proposed USF/Person:	N/A
Proposed Maximum Lease Term:	10 Years
Expiration Dates of Current Leases:	3/17/2022
Delineated Area:	Suburban MD, including Montgomery and Prince George's Counties
Number of Official Parking Spaces:	8
Scoring:	Operating lease
Current Total Annual Cost:	\$2,871,092 (Leases effective 01/18/2002)
Estimated Rental Rate <sup>1</sup> :	\$17.00 / RSF
Estimated Total Annual Cost <sup>2</sup> :	\$4,505,000

<sup>1</sup> This estimate is for fiscal year 2022 and may be escalated by 2 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 the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

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

**PROSPECTUS -- LEASE  
BUREAU OF ENGRAVING AND PRINTING  
SUBURBAN, MD**

Prospectus Number: PMD-01-WA20  
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**Background**

BEP's mission is to develop and produce United States currency notes, trusted worldwide. The Bureau began printing currency in 1862. The Bureau operates on the basis of authority conferred upon the Secretary of the Treasury to engrave and print currency and other security documents.

**Justification**

BEP, with the Department of the Treasury, operates and maintains this warehouse for systems, equipment, and inventory that are critical to the Nation's financial infrastructure. The current lease at 3201 Pennsy Drive, Landover, MD, expires on 3/17/2022. The functions housed at this facility will be relocated in the future to the new BEP currency facility in the National Capital Region.

**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.

PROSPECTUS – LEASE  
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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 lease is the best solution to meet a validated Government need.

Submitted at Washington, DC, on October 7, 2019.

Recommended:

  
\_\_\_\_\_  
Commissioner, Public Buildings Service

Approved:

  
\_\_\_\_\_  
Administrator, General Services Administration

December 2018

Housing Plan  
Bureau of Engraving and Printing

PMD-01-WA20  
Suburban, MD

Leased Locations	CURRENT				ESTIMATED/PROPOSED			
	Personnel		Usable Square Feet (USF) <sup>1</sup>		Personnel		Usable Square Feet (USF)	
	Office	Total	Office	Special	Office	Total	Office	Special
3201 Penny Drive	9	9	672	264,328	9	9	672	264,328
Estimated/Proposed Lease	9	9	672	264,328	9	9	672	264,328
<b>Total</b>								

Office Utilization Rate (UR) <sup>2</sup>			
Rate	Current	Proposed	
	58	58	

UR = average amount of office space per person  
Current UR excludes 148 usf of office support space  
Proposed UR excludes 148 usf of office support space

Overall UR <sup>3</sup>			
Rate	Current	Proposed	
	N/A	N/A	

CAF <sup>4</sup>			
	Total USF	RSF/USF	Max RSF
Current	265,000	1.00	265,000
Estimated/Proposed	265,000	1.00	265,000

Special Space <sup>5</sup>		USF
Warehouse		263,048
Security		48
Breakroom		448
Lockers/Showers		784
<b>Total</b>		<b>264,328</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 (R/U) = Max RSF divided by total USF
- <sup>5</sup> Storage excludes warehouse, which is part of Special Space.
- <sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (R/LP) is issued to meet specific agency requirements.