



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

Bill Shuster
Chairman

Washington, DC 20515

Peter A. DeFazio
Ranking Member

Mathew M. Sturges, Staff Director

Katherine W. Dedrick, Democratic Staff Director

COMMITTEE RESOLUTION

LEASE
SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, DC
PDC-11-WA17

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 1,274,000 rentable square feet of space, including 10 official parking spaces, for the Securities and Exchange Commission currently located at 100 F Street NE, 600 Second Street NE, and 700 Second Street NE in Washington, D.C. at a proposed total annual cost of \$63,700,000 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 229 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 229 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, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the

Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

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.

Adopted: April 12, 2018



Bill Shuster, M.C.
Chairman

JAMES M. INHOFF, OKLAHOMA
SHELLEY MOORE CAPITO, WEST VIRGINIA
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115th Congress
1st Session

United States Senate
COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS
WASHINGTON, DC 20510-6175

United States Senate
COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

COMMITTEE RESOLUTION

**LEASE
SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, DC
PDC-11-WA17**

**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 1,274,000 rentable square feet of space, including approximately 10 official parking spaces, for the Securities and Exchange Commission, currently located at 100 F Street NE, 600 Second Street NE, and 700 Second Street NE in Washington, DC, at a maximum proposed rental rate of \$50 per rentable square foot, at a proposed total annual cost of \$63,700,000 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 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.

John Fornace
Chairman

Tom Lange
Ranking Member

Adopted: November 29, 2017

**PROSPECTUS – LEASE
SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, DC**

Prospectus Number: PDC-11-WA17

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 1,274,000 rentable square feet (RSF) of space for the Securities and Exchange Commission (SEC), currently located at 100 F Street NE, 600 Second Street NE, and 700 Second Street NE in Washington, DC. The leases expire on April 24, 2019; January 6, 2020; and February 28, 2021.

The proposed lease will enable SEC to provide continued housing as well as more streamlined and efficient operations. It will improve space utilization, as the office and overall utilization rates will be improved from 151 to 139 usable square feet (USF) per person, and 247 to 229 USF per person, respectively.

Description

Occupant:	U.S. Securities and Exchange Commission
Current Rentable Square Feet (RSF)	1,273,090 (Current RSF/USF = 1.20)
Estimated Maximum RSF:	1,274,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	910 (Expansion)
Current Usable Square Feet/Person:	247
Estimated Usable Square Feet/Person:	229
Proposed Maximum Lease Term:	15 Years
Expiration Dates of Current Leases:	04/24/2019, 01/06/2020, 02/28/2021
Delineated Area:	Washington DC, Central Employment Area
Number of Official Parking Spaces:	10
Scoring:	Operating lease
Estimated Proposed Rental Rate ¹ :	\$50.00/RSF
Estimated Total Annual Cost ² :	\$63,700,000
Current Total Annual Cost:	\$58,756,847 (Leases effective 4/25/2005, 1/7/2006, and 11/1/2010)

¹This estimate is for fiscal year 2019 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 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.

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

**PROSPECTUS - LEASE
SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, DC**

Prospectus Number: PDC-11-WA17

Justification

The leases at 100 F Street NE, 600 Second Street NE, and 700 Second Street NE in Washington, DC, comprise the SEC headquarters, whose mission is to protect investors; maintain fair, orderly, and efficient markets; and facilitate capital formation. SEC entered into these leases using independent leasing authority granted by Congress in 1990. All the spaces are directly controlled by SEC. GSA proposes to use its leasing authority to secure headquarters space for SEC following the expiration of the current leases.

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

The Government 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
SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, DC

Prospectus Number: PDC-11-WA17

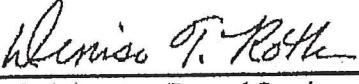
Certification of Need

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

Submitted at Washington, DC, on December 20, 2016



Recommended: _____
Commissioner, Public Buildings Service

Approved: _____

Administrator, General Services Administration

Housing Plan
U.S. Securities and Exchange Commission

PDC-11-WA17
Washington, DC

Leased Locations		CURRENT						ESTIMATED/PROPOSED					
		Personnel		Usable Square Feet (USF) ¹		Usable Square Feet (USF)		Personnel		Usable Square Feet (USF)		Usable Square Feet (USF)	
Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	* Special	Total	Office	Total
100 F Street, NE	2,126	440,204	15,118	140,820	596,142								
600 Second Street, NE	1,531	247,199	22,755	24,264	294,218								
700 Second Street, NE	634	141,739	6,667	22,152	170,548								
Estimated/Proposed Lease													
Total	4,291	829,132	44,540	187,236	1,060,908	4,634	4,634	822,493	46,594	191,893	191,893	1,061,380	1,061,380
Office Utilization Rate (UR) ²								Special Space					
Rate		Current	Proposed					USF	20,972	666	12,974	3,403	
UR - average amount of office space per person													
Current UR excludes 179,988 usf of office support space													
Proposed UR excludes 181,552 usf of office support space													
Overall UR ³													
Rate		Current	Proposed										
R/U Factor ⁴		Total USF	RSF/USF	Max RSF									
Current		1,060,908	1.20	1,273,690									
Estimated/Proposed		1,061,380	1.20	1,274,000									
NOTES:													
*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.													
Calculation excludes Judiciary, Congress and agencies with less than 10 people													
*UR/Person = housing plan total USF divided by total personnel.													
*R/U Factor = Max RSF divided by total USF													

N/A

N/A