



U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

John L. Mica
Chairman

Nick J. Rahall, III
Ranking Member

COMMITTEE RESOLUTION

James W. Coon II, Chief of Staff

James H. Zola, Democrat Chief of Staff

400 7th Street, SW, Washington DC
3315(a) INFORMATION REPORT

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3315(a), the Administrator of General Services is directed to provide the Committee with technical assistance by developing a housing space plan report, along with associated floor plans showing the workspace configuration, alignment of functions, and utilization, for a consolidation of all Federal Trade Commission (FTC) office space operations in Washington, D.C. into the remaining 379,000 rentable square feet of space leased by the Securities and Exchange Commission in the building referred to as Constitution Center located at 400 7th Street, SW, Washington DC and the 40,000 rentable square feet of special use space common to the building occupants.

The housing and floor plans shall incorporate and reflect two separate alternatives:

- Alternative 1) consolidation into Constitution Center of all FTC operations currently housed at 600 Pennsylvania Avenue NW, 601 New Jersey Avenue NW, and 1800 M Street NW in Washington, D.C.; and
- Alternative 2) consolidation into Constitution Center FTC operations currently housed at 600 Pennsylvania Avenue NW and 601 New Jersey Avenue NW.

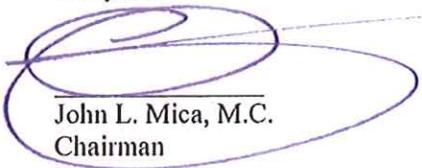
The housing and floor plans shall take into account maximum shared usage by the FTC of special use space already existing in common areas of Constitution Center, including conference facilities, cafeteria, and fitness space.

The housing plan and floor plans may account for full-time contractors, but in no case shall include interns and temporary workers and shall incorporate hoteling and maximum use of an open floor plan as necessary to fully house the functions in the current locations.

The housing and floor plans shall include detailed descriptions (including locations and sizes) of any additional special use space not accounted for in the common areas of the building.

The Administrator shall provide the requested information not later than 30 days after adoption of this resolution.

Adopted:


John L. Mica, M.C.
Chairman



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

Washington, DC 20515

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COMMITTEE RESOLUTION

James W. Coon II, Chief of Staff

James H. Zoia, Democrat Chief of Staff

**LEASE
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
WASHINGTON, DC
PDC-02-WA11**

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 158,000 rentable square feet of space, including 5 parking spaces, for the Department of the Interior National Park Service, currently located at 1201 Eye Street, NW, Washington, D.C., at a proposed total annual cost of \$7,742,000 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 a utilization rate of 121 square feet or less per person.

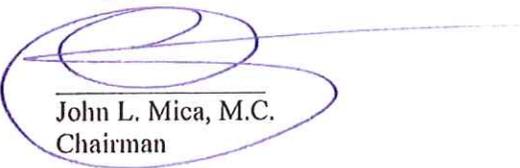
Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in a utilization rate of 121 square feet 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:


John L. Mica, M.C.
Chairman

**PROSPECTUS - LEASE
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
WASHINGTON, DC**

Prospectus Number: PDC-02-WA11

Project Summary

The General Services Administration (GSA) proposes a replacement lease of up to 231,000 rentable square feet (rsf) of space for the Department of the Interior (DOI) National Park Service (NPS), currently located at 1201 Eye Street, NW, Washington, DC.

Acquisition Strategy

In order to maximize flexibility in acquiring space to house the Department of Interior - National Park Service elements, GSA may issue a single, multiple award lease solicitation that will allow offerors to provide blocs of space able to meet the requirements in whole or in part.

Description

Occupants:	DOI-NPS
Delineated Area:	Washington, DC Central Employment Area, North of Massachusetts Avenue, and Southwest Waterfront
Lease Type:	Replacement
Justification:	Expiring Lease (7/15/2012)
Expansion Space:	None
Number of Parking Spaces:	5 official
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	231,000
Current Total Annual Cost:	\$9,621,312
Proposed Total Annual Cost: ¹	\$11,319,000
Maximum Proposed Rental Rate: ²	\$49.00 per rentable square foot

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Solicitation for Offers and other documents related to the procurement of space for which this prospectus seeks authorization. GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement.

¹ Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

² This estimate is for fiscal year 2012 and may be escalated by 1.7 percent annually to the effective date of the lease to account for inflation.

PROSPECTUS - LEASE
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
WASHINGTON, DC

Prospectus Number: PDC-02-WA11

Authorization

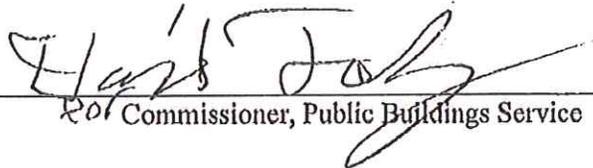
- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.
- Approval of this prospectus will constitute authority to provide interim leases, if necessary, prior to the execution of the new lease.

Certification of Need

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

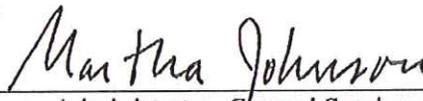
Submitted at Washington, DC, on September 10, 2010

Recommended:



For Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration

Housing Plan
 Department of the Interior
 National Park Service

Locations	Current				Proposed			
	Personnel		Usable Square Feet (USF)		Personnel		Usable Square Feet (USF)	
	Office	Total	Office	Special	Office	Total	Office	Special
1201 Eye St. NW	650	650	151,000	9,949	665	151,000	9,949	31,051
Proposed Lease	650	650	151,000	9,949	665	151,000	9,949	31,051
Total								

Utilization Rate	Current	Proposed
	131	177

Current UR excludes 33,220 USF of office support space
 Proposed UR excludes 33,220 USF of office support space

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 (e.g., auditorium, health units and snack bars). Usable square footage does not include space devoted to building operations and maintenance (e.g., craft shops, gear rooms, building supply rooms, rest rooms and lobbies).

Special Space	USF
Conf/Training	10,131
Office Equip Rm	3,014
File Rooms	11,270
Ref/Library	1,336
Copy Room	2,100
Security Office	200
Mainroom	330
Dark Room	1,060
Radio Room	310
Health Center	800
Total	31,051



U.S. House of Representatives
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COMMITTEE RESOLUTION

James W. Coon II, Chief of Staff

James H. Zoia, Democrat Chief of Staff

LEASE
DEPARTMENT OF VETERANS AFFAIRS
1722 I STREET, NW
WASHINGTON, D.C.
PDC-01-WA11

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 181,000 rentable square feet of space, including 20 parking spaces, for the Department of Veterans Affairs, currently located at 1722 I Street, NW, Washington, D.C., at a proposed total annual cost of \$8,507,000 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 a utilization rate of 111 square feet or less per person.

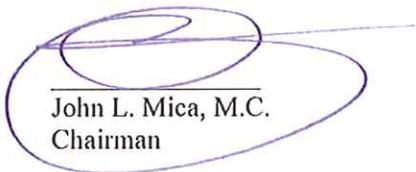
Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in a utilization rate of 111 square feet 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:


John L. Mica, M.C.
Chairman

**PROSPECTUS – LEASE
DEPARTMENT OF VETERANS AFFAIRS
1722 I STREET, NW
WASHINGTON, DC**

Prospectus Number: PDC-01-WA11

Project Summary

The General Services Administration (GSA) proposes a replacement lease of up to 192,000 rentable square feet (rsf) of space for the Department of Veterans Affairs (VA), currently located at 1722 I Street NW, Washington, DC.

Acquisition Strategy

In order to maximize flexibility in acquiring space to house the Veterans Administration elements, GSA may issue a single, multiple award lease solicitation that will allow offerors to provide blocs of space able to meet the requirements in whole or in part.

Description

Occupants:	VA
Delineated Area:	Washington, DC Central Employment Area, North of Massachusetts Avenue, and Southwest Waterfront
Lease Type:	Replacement
Justification:	Expiring Leases (June 6, 2012 and November 14, 2012)
Expansion Space:	None
Number of Parking Spaces ¹ :	20 official government vehicles
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	192,000
Current Total Annual Cost:	\$7,496,623
Proposed Total Annual Cost ² :	\$9,408,000
Maximum Proposed Rental Rate ³ :	\$49.00

¹ VA security requirements may necessitate control of the parking garage at the leased location. This may be accomplished as a lessor-furnished service, as a separate operating agreement with the lessor, or as part of the Government's leasehold interest in the building.

² Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

³ This estimate is for fiscal year 2012 and may be escalated by 1.7 percent annually to the effective date of the lease to account for inflation.

PROSPECTUS – LEASE
DEPARTMENT OF VETERANS AFFAIRS
1722 I STREET, NW
WASHINGTON, DC

Prospectus Number: PDC-01-WA11

Energy Performance

GSA will incorporate energy efficiency requirements into the Solicitation for Offers and other documents related to the procurement of space for which this prospectus seeks authorization. GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement.

Authorization

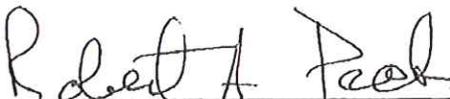
- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.
- Approval of this prospectus will constitute authority to provide an interim lease, if necessary, prior to the execution of the new lease.

Certification of Need

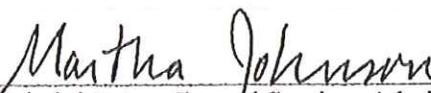
The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on September 10, 2010

Recommended:


Commissioner, Public Buildings Service

Approved:


Administrator, General Services Administration

April 2010

Housing Plan
Department of Veterans Affairs

PDC-01-WA11
Washington, DC

Locations	Personnel				Current				Proposed					
	Office		Total		Usable Square Feet (USF)		Total		Office		Storage		Usable Square Feet (USF)	
	Office	Total	Office	Total	Office	Special	Storage	Total	Office	Storage	Special	Total		
1722 I Street NW	648	648	92,076	159,394	9,150	58,168	9,150	159,394	92,076	9,150	58,168	159,394		
Total	648	648	92,076	159,394	9,150	58,168	9,150	159,394	92,076	9,150	58,168	159,394		

Utilization Rate	Current	Proposed
	111	111

Current UR excludes 20,257 USF of office support space
Proposed UR excludes 20,257 USF of office support space

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 (e.g., auditorium, health units and snack bars). Usable square footage does not include space devoted to building operations and maintenance (e.g., craft shops, gear rooms, building supply rooms, rest rooms and lobbies).

Special Space	USF
Reception	720
Conference	13,310
Copy/Supply	12,250
File Room	17,550
Server/Telephone	10,410
Mail Room	1,422
Health Unit	1,903
Kitchen/Break Room	883
Total	58,168



U.S. House of Representatives
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COMMITTEE RESOLUTION

James W. Coon II, Chief of Staff

James H. Zoia, Democrat Chief of Staff

LEASE
FEDERAL COMMUNICATIONS COMMISSION
WASHINGTON, D.C.
PDC-03-WA11

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 64,745 rentable square feet of space for the Federal Communications Commission, currently located at 1250 Maryland Avenue, SW, Washington, D.C., at a proposed total annual cost of \$3,172,505 for a lease term of up to 10 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 a utilization rate of 133 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 a utilization rate of 133 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:


John L. Mica, M.C.
Chairman

**PROSPECTUS – LEASE
FEDERAL COMMUNICATIONS COMMISSION
WASHINGTON, DC**

Prospectus Number: PDC-03-WA11

Project Summary

The General Services Administration (GSA) proposes a replacement lease of up to 79,000 rentable square feet (rsf) for the Federal Communications Commission (FCC), currently located in the Portals I building at 1250 Maryland Avenue, SW, Washington, DC.

Description

Occupants:	FCC
Delineated Area:	Washington, DC Central Employment Area, North of Massachusetts Avenue, and Southwest Waterfront
Lease Type:	Replacement
Justification:	Expiring Lease (October 31, 2012)
Expansion Space:	None
Number of Parking Spaces:	None
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	10 years
Maximum Rentable Square Feet:	79,000
Current Total Annual Cost:	\$3,349,470
Proposed Total Annual Cost: ¹	\$3,871,000
Maximum Proposed Rental Rate: ²	\$49.00

Energy Performance

GSA will incorporate energy efficiency requirements into the Solicitation for Offers and other documents related to the procurement of space for which this prospectus seeks authorization. GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement.

¹ Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

² This estimate is for fiscal year 2013 and may be escalated by 1.7 percent annually to the effective date of the lease to account for inflation.

PROSPECTUS - LEASE
FEDERAL COMMUNICATIONS COMMISSION
WASHINGTON, DC

Prospectus Number: PDC-03-WA11

Authorization

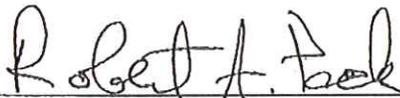
- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.
- Approval of this prospectus will constitute authority to provide an interim lease, if necessary, prior to the execution of the new lease.

Certification of Need

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

Submitted at Washington, DC, on September 10, 2010

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration



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

John L. Mica
Chairman

Washington, DC 20515
COMMITTEE RESOLUTION

Nick J. Rahall, III
Ranking Member

James W. Coon II, Chief of Staff

James H. Zoia, Democrat Chief of Staff

LEASE
DEPARTMENT OF HEALTH AND HUMAN SERVICES
CENTERS FOR DISEASE CONTROL AND PREVENTION
SUBURBAN MARYLAND
PMD-01-WA11

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 104,000 rentable square feet of space, including 16 parking spaces, for the Department of Health and Human Services, Centers for Disease Control and Prevention, currently located at 3311 Toledo Road, Hyattsville, MD, at a proposed total annual cost of \$3,536,000 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 a utilization rate of 118 square feet or less per person.

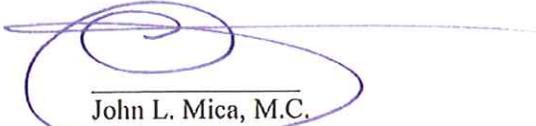
Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in a utilization rate of 118 square feet 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:


John L. Mica, M.C.
Chairman

**PROSPECTUS – LEASE
DEPARTMENT OF HEALTH AND HUMAN SERVICES
CENTERS FOR DISEASE CONTROL AND PREVENTION
SUBURBAN MARYLAND**

Prospectus Number: PMD-01-WA11
Congressional District: 4, 5, 6, 8

Project Summary

The General Services Administration (GSA) proposes a replacement lease of up to 148,000 rentable square feet (rsf) for the Department of Health and Human Services (HHS), Centers for Disease Control and Prevention (CDC), the National Center for Health Statistics. The CDC is currently located in the Metro IV Building, at 3311 Toledo Road, Hyattsville, MD.

Description

Occupants:	HHS-CDC
Delineated Area:	Suburban MD
Lease Type:	Replacement
Justification:	Expiring lease 12/31/2012
Expansion Space:	58,135 rsf (space reduction)
Number of Parking Spaces: ¹	16 official vehicles
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	148,000
Current Total Annual Cost:	\$5,069,076
Proposed Total Annual Cost: ²	\$5,032,000
Maximum Proposed Rental Rate: ³	\$34.00 per rentable square foot

Energy Performance

GSA will incorporate energy efficiency requirements into the Solicitation for Offers and other documents related to the procurement of space for which this prospectus seeks authorization. GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement.

¹ CDC security requirements may necessitate control of the parking garage at the leased location. This may be accomplished as a lessor-furnished service, as a separate operating agreement with the lessor, or as part of the Government's leasehold interest in the building.

² Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

³ This estimate is for fiscal year 2013 and may be escalated by 1.7 percent annually to the effective date of the lease to account for inflation.

**PROSPECTUS – LEASE
DEPARTMENT OF HEALTH AND HUMAN SERVICES
CENTERS FOR DISEASE CONTROL AND PREVENTION
SUBURBAN MARYLAND**

Prospectus Number: PMD-01-WA11
Congressional District: 4, 5, 6, 8

Authorization

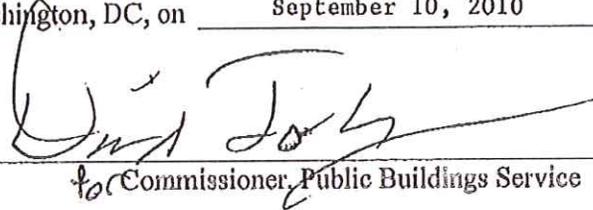
- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.
- Approval of this prospectus will constitute authority to provide interim leases, if necessary, prior to the execution of the new lease.

Certification of Need

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

Submitted at Washington, DC, on September 10, 2010

Recommended:


for Commissioner, Public Buildings Service

Approved:


Administrator, General Services Administration



U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

John L. Mica
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Nick J. Rahall, III
Ranking Member

COMMITTEE RESOLUTION

James W. Coon II, Chief of Staff

James H. Zoia, Democrat Chief of Staff

LEASE
FOOD AND DRUG ADMINISTRATION
SUBURBAN MARYLAND
PMD-07-WA11

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 an extension lease of up to 101,000 rentable square feet of space for the Food and Drug Administration, currently located at 1401 Rockville Pike, Rockville, MD, at a proposed total annual cost of \$3,434,000 for a lease term of up to 3 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 a utilization rate of 134 square feet or less per person as detailed in the Housing Plan contained in the prospectus.

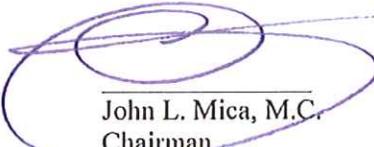
Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in a utilization rate of 134 square feet 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:


John L. Mica, M.C.
Chairman

**PROSPECTUS – LEASE
FOOD AND DRUG ADMINISTRATION
SUBURBAN MARYLAND**

Prospectus Number: PMD-07-WA11
Congressional District: 8

Project Summary

The General Services Administration (GSA) proposes a lease extension for 101,000 rentable square feet (RSF) of space for the Food and Drug Administration (FDA) at 1401 Rockville Pike, Rockville, Maryland. The FDA is planning to move to its White Oak Maryland headquarters facility that is currently in construction. GSA will attempt to structure the lease term for the extension to be consistent with the construction schedule.

Description

Occupants:	FDA
Delineated Area:	Suburban Maryland
Lease Type:	Extension
Justification:	Expiring Lease (9/30/2012)
Expansion Space:	None
Number of Parking Spaces:	None
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	3 years
Maximum Rentable Square Feet:	101,000
Current Total Annual Cost:	\$3,065,578
Proposed Total Annual Cost: ¹	\$3,434,000
Maximum Proposed Rental Rate: ²	\$34 per rentable square foot

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Solicitation for Offers and other documents related to the procurement of space for which this prospectus seeks authorization. GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement.

¹Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

²This estimate is for fiscal year 2013 and may be escalated by 1.7 percent annually to the effective date of the lease to account for inflation.

PROSPECTUS - LEASE
FOOD AND DRUG ADMINISTRATION
SUBURBAN MARYLAND

Prospectus Number: PMD-07-WA11
Congressional District: 8

Authorization

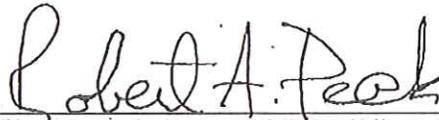
- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.
- Approval of this prospectus will constitute authority to provide interim leases, if necessary, prior to the execution of the new lease.

Certification of Need

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

Submitted at Washington, DC, on September 10, 2010

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration

November 2009

Housing Plan
Food and Drug Administration

PMD-07-WA11
Rockville, MD

Locations	Current						Proposed						
	Personnel		Usable Square Feet (USF)			Total	Personnel		Usable Square Feet (USF)			Total	
	Office	Total	Office	Storage	Special		Office	Storage	Special				
1401 Rockville Pike	421	421	72,571	-	14,848	87,419							
New Lease	421	421	72,571	-	14,848	87,419	421						
Total	421	421	72,571	-	14,848	87,419	421	421	72,571	72,571	-	14,848	87,419

Utilization Rate	Current	Proposed
	134	134

Current UR excludes 15,966 USF of office support space
Proposed UR excludes 15,966 USF of office support space

Special Space	USF
ADP	430
Auditorium	5,205
Conference	3,931
Document Room	5,282
Total	14,848

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 (e.g., auditorium, health units and snack bars). Usable square footage does not include space devoted to building operations and maintenance (e.g., craft shops, gear rooms, building supply rooms, rest rooms and lobbies).



U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

John L. Mica
Chairman

Nick J. Rahall, III
Ranking Member

COMMITTEE RESOLUTION

James W. Coon II, Chief of Staff

James H. Zola, Democrat Chief of Staff

LEASE
NATIONAL INSTITUTES OF HEALTH
6701 AND 6707 DEMOCRACY BLVD.
SUBURBAN MARYLAND
PMD-02-WA11

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 consolidation of up to 352,717 rentable square feet of space, including 5 parking spaces, for the National Institutes of Health, currently located at 6701 and 6707 Democracy Blvd., Bethesda, MD, at a proposed total annual cost of \$11,992,378 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 a utilization rate of 134 square feet or less per person.

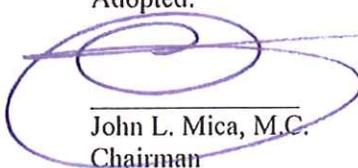
Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in a utilization rate of 134 square feet 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:


John L. Mica, M.C.
Chairman

**PROSPECTUS – LEASE
NATIONAL INSTITUTES OF HEALTH
6701 AND 6707 DEMOCRACY BLVD.
SUBURBAN MARYLAND**

Prospectus Number: PMD-02-WA11
Congressional District: 8

Project Summary

The General Services Administration (GSA) proposes a lease consolidation of up to 403,000 rentable square feet (rsf) for the National Institutes of Health (NIH) currently located at 6701 and 6707 Democracy Blvd, Bethesda, MD.

The current leased locations consist of 352,717 rsf under 10 leases that will expire from October 31, 2010 through November 30, 2012 with one lease expiring in November 2017. These leases were obtained directly by NIH through a delegation of leasing authority, and they provide housing for a diverse grouping of 15 NIH organizations. The purpose of this prospectus is to obtain authority to enter into a long term lease of up to 20 years for NIH beginning in 2012.

NIH's new consolidated location needs to be proximate to the NIH campus in Montgomery County Maryland, NIH off-campus clusters, I-270, NW Beltway Spur, and the Metro along the Red Line as employees rely on the NIH shuttle service and public transit to make frequent trips to the campus. Additionally, NIH frequently hosts conferences/training sessions attended by representatives from other government agencies, health organizations/companies, and foreign dignitaries. Locating outside of the specified delineated area, in a location inaccessible by public transit, I-270, the Northwest Beltway Spur and away from other federal agencies, could negatively impact these functions.

Acquisition Strategy

In order to maximize flexibility in acquiring space to house the National Institutes of Health elements, GSA may issue a single, multiple award lease solicitation that will allow offerors to provide blocs of space able to meet the requirements in whole or in part.

Description

Occupants:

NIH

Delineated Area:

North – Halpine Road to Twinbrook Pkwy

East – Viers Mill Road to Connecticut Ave;

West – E. Jefferson Street, Rollins Avenue, Evelyn Dr., Montrose Road, Tadenwood Drive, Old Stage Road, Tilden Park, Tuckerman Lane I-270, Democracy Boulevard, Old Georgetown Road, Wisconsin Avenue,

South – Bradley Lane

**PROSPECTUS – LEASE
NATIONAL INSTITUTES OF HEALTH
6701 AND 6707 DEMOCRACY BLVD.
SUBURBAN MARYLAND**

Prospectus Number: PMD-02-WA11
Congressional District: 8

Lease Type:	Consolidation
Justification:	10 NIH Leases expiring between 10/31/2010 and 11/30/2012, and one lease expiring in 2017
Expansion Space:	50,283 rsf
Number of Parking Spaces:	5 official government vehicles
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	20 years
Maximum Rentable Square Feet:	403,000
Current Total Annual Cost:	\$16,674,160
Proposed Total Annual Cost: ¹	\$13,702,000
Maximum Proposed Rental Rate: ²	\$34.00

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Solicitation for Offers and other documents related to the procurement of space for which this prospectus seeks authorization. GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement.

Authorization

- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.
- Approval of this prospectus will constitute authority to provide interim leases, if necessary, prior to the execution of the new lease.

¹ Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

² This estimate is for fiscal year 2012 and may be escalated by 1.7 percent annually to the effective date of the lease to account for inflation.

PROSPECTUS - LEASE
NATIONAL INSTITUTES OF HEALTH
6701 AND 6707 DEMOCRACY BLVD.
SUBURBAN MARYLAND

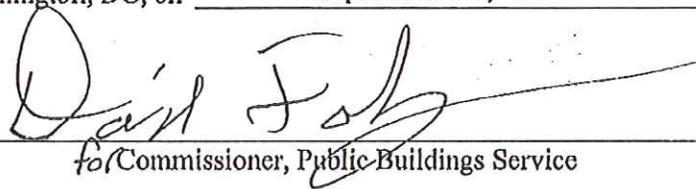
Prospectus Number: PMD-02-WA11
Congressional District: 8

Certification of Need

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

Submitted at Washington, DC, on September 10, 2010

Recommended:


for Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration

April 2010

Housing Plan
National Institutes of Health
6701 and 6707 Democracy Blvd.

PMD-02-WA11
Suburban, MD

Locations	Personnel				Current				Proposed			
	Office		Total		Office		Total		Office		Total	
	1,592	1,592	1,592	1,592	287,530	287,530	293,930	293,930	311,105	311,105	311,105	311,105
6701 and 6707 Democracy Blvd.					6,400	6,400	293,930	293,930				
Replacement Lease												
Total	1,592	1,592	1,592	1,592	6,400	6,400	293,930	293,930	311,105	311,105	311,105	311,105

Utilization Rate	Current	Proposed
	141	152

Current UR excludes 63,257 USF of office support space
Proposed UR excludes 68,443 USF of office support space

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 (e.g., auditorium, health units and snack bars). Usable square footage does not include space devoted to building operations and maintenance (e.g., craft shops, gear rooms, building supply rooms, rest rooms and lobbies).

Special Space	USF
Conference Room	7,650
Food Service	5,200
Fitness Center	4,900
Data Centers	1,900
Vending Machine	600
ATM	120
Lactation Room	300
Break Rooms	3,500
Total	24,150



U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

John L. Mica
Chairman

Nick J. Rahall, III
Ranking Member

COMMITTEE RESOLUTION

James W. Coon II, Chief of Staff

James H. Zoia, Democrat Chief of Staff

LEASE
DEPARTMENT OF LABOR
NORTHERN VIRGINIA
PVA-02-WA11

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 100,000 rentable square feet of space, including ten parking spaces, for the Department of Labor, currently located at 1100 Wilson Boulevard, Arlington VA, at a proposed total annual cost of \$3,800,000 for a lease term of up to 3 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 a utilization rate of 173 square feet or less per person.

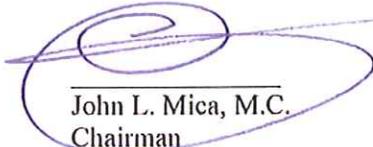
Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in a utilization rate of 173 square feet 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:


John L. Mica, M.C.
Chairman

**PROSPECTUS -- LEASE
DEPARTMENT OF LABOR
NORTHERN VIRGINIA**

Prospectus Number: PVA-02-WA11
Congressional District: 8

Project Summary

The General Services Administration (GSA) proposes a replacement lease of up to 100,000 rentable square feet (rsf) for the Department of Labor's Office of the Solicitor (SOL), and Mine Safety and Health Administration (MSHA). They are currently located at 1100 Wilson Boulevard in Arlington, VA.

Description

Occupants:	SOL, MSHA
Delineated Area:	Northern Virginia
Lease Type:	Replacement
Justification:	Expiring Leases (04/27/2012)
Expansion Space:	2,500 RSF
Number of Parking Spaces:	10 for official government vehicles
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	100,000 RSF
Current Total Annual Cost:	\$3,589,679
Proposed Total Annual Cost: ¹	\$3,800,000
Maximum Proposed Rental Rate: ²	\$38.00 per rentable square feet

Energy Performance

GSA will incorporate energy efficiency requirements into the Solicitation for Offers and other documents related to the procurement of space for which this prospectus seeks authorization. GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement.

¹ Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

² This estimate is for fiscal year 2012 and may be escalated by 1.7 percent annually to the effective date of the lease to account for inflation.

PROSPECTUS – LEASE
DEPARTMENT OF LABOR
NORTHERN VIRGINIA

Prospectus Number: PVA-02-WA11
Congressional District: 8

Authorization

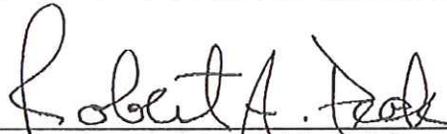
- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.
- Approval of this prospectus will constitute authority to provide an interim lease, if necessary, prior to the execution of the new lease.

Certification of Need

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

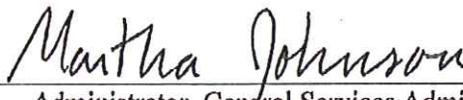
Submitted at Washington, DC, on September 10, 2010

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration



U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

John L. Mica
Chairman

Nick J. Rahall, III
Ranking Member

COMMITTEE RESOLUTION

James W. Coon II, Chief of Staff

James H. Zoia, Democrat Chief of Staff

LEASE
DEPARTMENT OF STATE
U.S. AGENCY FOR INTERNATIONAL DEVELOPMENT
PDC-12-WA11

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 392,302 rentable square feet of space, including 21 parking spaces, for the Department of State, U.S. Agency for International Development, currently located at 400 C Street, SW, Washington, D.C., at a proposed total annual cost of \$19,222,798 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 a utilization rate of 100 square feet or less per person.

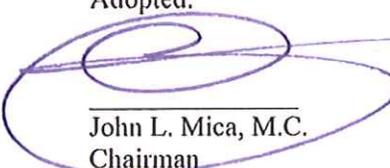
Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in a utilization rate of 100 square feet 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:



John L. Mica, M.C.
Chairman

**PROSPECTUS – LEASE
DEPARTMENT OF STATE
U.S. AGENCY FOR INTERNATIONAL DEVELOPMENT
WASHINGTON, DC**

Prospectus Number: PDC-12-WA11

Project Summary

The General Services Administration (GSA) proposes a lease of up to 499,000 rentable square feet (rsf) with 77,000 rsf of expansion for the Department of State and U.S. Agency for International Development (USAID) currently located at Federal Center Plaza II, 400 C St. SW, in Washington, D.C. The current lease at this location expires on January 2, 2013.

The additional 77,000 rsf is needed to accommodate USAID's growth in personnel, linked to current and anticipated funding of various programs; including PEPFAR (Presidential Emergency Preparedness Fund for Aids Relief), DLI (Development Leadership Initiative), and the Civilian Stabilization Initiative. Senate Report 110-425 (page 32) to the Department of State, Foreign Operations, and Related Programs Appropriations Bill, 2009 " . . . supports the administration's proposal to double the number of Foreign Service Officers over the next several years . . .".

This location was originally occupied solely by the Department of State, which moved some component groups to Foggy Bottom locations in late 2009 and early 2010, vacating a total of 4 floors encompassing 169,356 USF which were backfilled by USAID.

**PROSPECTUS – LEASE
DEPARTMENT OF STATE
U.S. AGENCY FOR INTERNATIONAL DEVELOPMENT
WASHINGTON, DC**

Prospectus Number: PDC-12-WA11

Description

Occupants:	Department of State & USAID
Delineated Area:	Washington, DC Central Employment Area (CEA, NOMA and Waterfront)
Lease Type:	Replacement with Expansion
Justification:	Expiring Lease (January 2, 2013)
Expansion Space:	77,000 RSF
Number of Parking Spaces ¹ :	21 for official government vehicles
Scoring:	Operating
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	499,000
Current Total Annual Cost: ²	\$15,836,765
Proposed Total Annual Cost: ³	\$24,451,000
Maximum Proposed Rental Rate ⁴ :	\$49.00

Energy Performance

GSA will incorporate energy efficiency requirements into the Solicitation for Offers and other documents related to the procurement of space for which this prospectus seeks authorization. GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement.

¹ Security requirements may necessitate control of the parking at the leased location. This may be accomplished as a lessor-furnished service, under an operating agreement with the lessor, or as part of the Government's leasehold interest in the building(s).

² "Current Total Annual Cost" includes \$1,520,671 estimated FY10 utility charges as current lease is net utilities.

³ Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

⁴ This estimate is for fiscal year 2013 and may be escalated by 1.7 percent annually to the effective date of the lease to account for inflation.

PROSPECTUS – LEASE
DEPARTMENT OF STATE
U.S. AGENCY FOR INTERNATIONAL DEVELOPMENT
WASHINGTON, DC

Prospectus Number: PDC-12-WA11

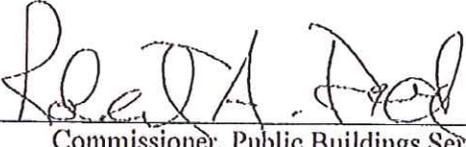
Authorization

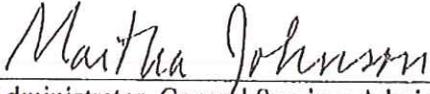
- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.
- Approval of this prospectus will constitute authority to provide an interim lease, if necessary, prior to the execution of the new lease.

Certification of Need

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

Submitted at Washington, DC, on December 21, 2010

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration

Housing Plan
Department of State and U.S. Agency for International Development

Locations	Personnel				Current (Usable Square Feet (USF))				Proposed (Usable Square Feet (USF))			
	Office		Total		Office	Storage	Special	Total	Office	Storage	Special	Total
	Office	Total	Office	Total	Office	Storage	Special	Total	Office	Storage	Special	Total
400 C Street, SW	897	897	146,999	182,155		3,092	32,064					
USAID	664	664	107,391	169,356		2,881	59,084					
New Lease									1,928	315,247		
Total:	1,561	1,561	254,390	351,511	1,928	5,973	91,148	315,247	6,123	94,388	415,758	415,758

Utilization Rate	Current	Proposed
	127	128

Current UR excludes 55,966 USF of office for support space
Proposed UR excludes 69,354 USF of office for support space

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 (e.g. auditorium, health units and snack bars). Usable square footage does not include space devoted to building operations and maintenance (e.g., craft shops, building supply rooms, rest rooms and lobbies).

Special Space	
Conference	13,577
Training Center	19,893
Copy Center	755
Library	526
Galley	4,264
CER Room	3,451
LAN	9,100
Computer Room	19,163
Security	426
File Room	1,800
Break Room	530
Utility Room	149
Loading Deck	4,958
Lamination Room	364
Video Lab	564
Mail Room	910
Swim/Spa	14,578
Total	94,388



U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

John L. Mica
Chairman

Dick J. Rahall, III
Ranking Member

COMMITTEE RESOLUTION

James W. Coon II, Chief of Staff

James H. Zola, Democrat Chief of Staff

LEASE
NATIONAL SCIENCE FOUNDATION
NORTHERN VIRGINIA
PVA-01-WA11

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 667,759 rentable square feet of space, including six parking spaces, for the National Science Foundation, currently located at 4201 and 4121 Wilson Boulevard, Arlington, VA, at a proposed total annual cost of \$24,200,000 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 achieve a utilization rate of 128 square feet or less per person with respect to any space that is newly constructed or fully renovated.

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 a utilization rate of 128 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:


John L. Mica, M.C.
Chairman

**PROSPECTUS – LEASE
NATIONAL SCIENCE FOUNDATION
NORTHERN VIRGINIA**

Prospectus Number: PVA-01-WA11
Congressional District: 8, 10, 11

Project Summary

The General Services Administration (GSA) proposes a lease of up to 690,000 rentable square feet (rsf) for the National Science Foundation (NSF) currently located at 4201 and 4121 Wilson Boulevard, Arlington, VA. The agency requires that they be housed in space that preserves their contiguous configuration and sustains the efficiencies needed for NSF's single business process, awarding grants in science and engineering.

NSF's fundamental line of business rests in the hundreds of thousands of proposals it processes and reviews each year. In 2009, NSF completed approximately 248,000 proposal reviews yielding an enormous average workload of 170 science and engineering competitive merit review panels each month. To conduct these reviews, NSF hosts the nation's and the world's science, engineering and academic elite as they travel to NSF to perform the government's business. In 2009, NSF had a total of about 62,000 visitors. NSF operations support the meetings and business requirements of these participants during their work time at the agency which ranges from as few as 10 to as many as 500 participants over multiple days for a single proposal initiative. To accommodate this work, this prospectus includes an increased amount of special space while realizing a reduction in the amount of office space allocated per person.

NSF presently houses a workforce of more than 1,500 fulltime staff, 225 rotational appointees hired under the Intergovernmental Personnel Act, and 512 contract personnel. NSF's programs span a broad portfolio that includes biological sciences, computer and information science and engineering, cyber-infrastructure, science education, engineering, geosciences, mathematics and physical sciences, social, behavioral, and economic sciences, integrative activities, international science and engineering and polar programs.

Acquisition Strategy

In order to maximize the flexibility in acquiring space to house the National Science Foundation in its entirety, GSA may issue a single, multiple award solicitation that will allow offerors to provide blocs of space in adjacent buildings which preserves NSF's contiguous configuration.

**PROSPECTUS – LEASE
NATIONAL SCIENCE FOUNDATION
NORTHERN VIRGINIA**

Prospectus Number: PVA-01-WA11
Congressional District: 8, 10, 11

Description

Occupants:	National Science Foundation
Delineated Area:	Northern Virginia
Lease Type:	Replacement with Expansion
Justification:	Expiring Leases (April 30 and December 31, 2013)
Expansion Space:	22,241 rsf
Number of Parking Spaces:	6
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	690,000
Current Total Annual Cost:	\$19,169,198
Proposed Total Annual Cost: ¹	\$26,220,000
Maximum Proposed Rental Rate: ²	\$38.00

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Solicitation for Offers and other documents related to the procurement of space for which this prospectus seeks authorization. GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement.

Authorization

- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.
- Approval of this prospectus will constitute authority to provide an interim lease, if necessary, prior to the execution of the new lease.

¹ Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

² This estimate is for fiscal year 2014 and may be escalated by 1.7 percent annually to the effective date of the lease to account for inflation.

PROSPECTUS - LEASE
NATIONAL SCIENCE FOUNDATION
NORTHERN VIRGINIA

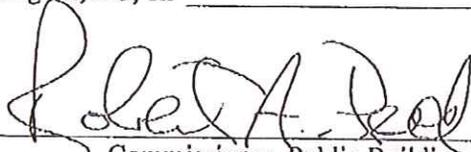
Prospectus Number: PVA-01-WA11
Congressional District: 8, 10, 11

Certification of Need

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

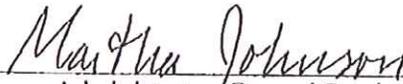
Submitted at Washington, DC, on December 21, 2010

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration

Locations	Personnel				Current				Proposed			
	Office		Total		Office		Total		Office		Total	
	Rate	Utilization	Rate	Utilization	Rate	Utilization	Rate	Utilization	Rate	Utilization	Rate	Utilization
Starford I 4201 Wilson Blvd.	1,950	149	370,915	5,200	99,891	2,241	2,241	367,062	201,953	6,090	201,953	575,105
Starford II 4121 Wilson Blvd.	312	128	61,688	18,772	80,460	2,241	2,241	367,062	201,953	6,090	201,953	575,105
New Lease												
Total:	2,262	128	432,603	5,200	118,663	2,241	2,241	367,062	201,953	6,090	201,953	575,105

Rate	Utilization	Proposed
149		128

Current UR excludes 95,175 USF of Office for support space
Proposed UR excludes 80,754 USF of office for support space

Special Space	Utilization
Conference/Training	118,798
Cafeteria	9,000
Credit Union	2,000
Health Center	3,000
Library	2,475
Computer Room	3,000
Secure Space	450
Command Center	2,625
Print/Mail	5,600
Shipping/Receivance	1,000
Communications	
Equip Rms	5,400
Break Room	14,170
Copy Rooms	17,645
ADP	7,135
OLPA Production	
Studio	3,605
File Room	6,600
Total:	201,953

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



U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

John L. Mica
Chairman

Dick J. Rahall, III
Ranking Member

COMMITTEE RESOLUTION

James W. Coon II, Chief of Staff

James H. Zola, Democrat Chief of Staff

LEASE
U.S. COAST GUARD SECTOR HEADQUARTERS
CORPUS CHRISTI, TX
PTX-07-CC12

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 new lease of up to 180,000 rentable square feet of space, including 221 parking spaces, for the U.S. Coast Guard Sector Headquarters at a proposed total annual cost of \$3,530,200 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 a utilization rate of 75 square feet or less per person as detailed in the Housing Plan contained in the prospectus.

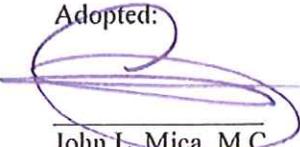
Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in a utilization rate of 75 square feet or 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:


John L. Mica, M.C.
Chairman

**PROSPECTUS - LEASE
U.S. COAST GUARD SECTOR HEADQUARTERS
CORPUS CHRISTI, TX**

Prospectus Number: PTX-07-CC12
Congressional District: 27

Project Summary

The General Services Administration (GSA) proposes a new lease for 180,000 rentable square feet (rsf) of space and 221 parking spaces, for the Department of Homeland Security (DHS) - United States Coast Guard (USCG), and DHS Customs and Border Protection - Office of Field Operations (CBP-OFO), at the Corpus Christi International Airport (CCIA), Corpus Christi, TX. The new USCG Sector Headquarters facility will be comprised of three structures: a three-story command and control building of approximately 58,000 rsf; a two-story hangar building of approximately 114,000 rsf; and a one-story ground support building of approximately 8,000 rsf.

USCG currently occupies space at Naval Air Station (NAS) Corpus Christi, and space at Tower II, 555 N. Carancahua, Corpus Christi, TX, under a lease, which expires November 30, 2015. CBP-OFO also currently occupies space at NAS Corpus Christi, and has submitted a request and justification to occupy space in the new USCG Sector Headquarters because of the need to collaborate and share information with USCG. GSA is currently negotiating an assignable ground lease for a site of approximately 23 acres at CCIA.

Justification

Meeting operational mission requirements of Sector and Air Station Units is a high priority for USCG. The current hangar location is not optimal, increasing transit times between duty berthing of the personnel who operate and support the aircraft and the hangar, and between the hangar and the runway. Response times are slowed by the need to stop traffic, open a gate, and cross a road in order to move aircraft from the hangar to the runway. The proximity of the current 60-year old facility to the seawall subjects aircraft and the facility itself to excessive corrosion, resulting in significantly higher life-cycle maintenance costs than the rest of the fleet located away from scawalls. The hangar deck space is insufficient for new aircraft, but three new fixed wing aircraft are expected to be delivered in May 2012. Without a new hangar, these aircraft would have to alternate staying outside on the ramp next to the seawall. The new HC-144 is a more avionic/sensor intense aircraft than the current H-25, and has wiring bundles and connectors much more susceptible to corrosion. The mission readiness requirements of the new aircraft can not be met under these conditions. In contrast, CCIA is located approximately 11 miles inland and would remove aircraft from the excessively corrosive environment at NAS, significantly reducing aircraft maintenance costs. Because available sites at CCIA are much closer to active runways than the current location at NAS and ready crew berthing would be located in the proposed hangar, response time would significantly improve.

**PROSPECTUS - LEASE
U.S. COAST GUARD SECTOR HEADQUARTERS
CORPUS CHRISTI, TX**

Prospectus Number: PTX-07-CC12
Congressional District: 27

Energy Performance

GSA will incorporate energy efficiency requirements into the Solicitation for Offers and other documents related to the procurement of space for which this prospectus seeks authorization. GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement.

Description

Occupants:	DHS – USCG; DHS – CBP-OFO
Delimited Area:	Corpus Christi International Airport
Lease Type:	New
Justification:	Current facility is well past its service life and is functionally deficient.
Number of Parking Spaces:	221 (1 inside/220 outside)
Expansion Space:	39,148 rsf
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	20 years
Maximum Rentable Square Feet:	180,000
Current Total Annual Cost:	\$707,150 (Operating expenses paid to Naval Air Station + lease)
Proposed Total Rental Cost:	\$3,319,000
Proposed Total Annual Parking Cost:	\$211,200
Proposed Total Annual Cost ¹ :	\$3,530,200
Maximum Proposed Rental Rate ² :	
Command Building + Hangar Building Administrative Space (94,000 rsf)	\$22.50 per rentable square foot
Hangar Building Decks & Shops + Ground Support Building (86,000 rsf)	\$14.00 per rentable square foot

¹Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

²This estimate is for fiscal year 2012 and may be escalated by 1.7 percent annually to the effective date of the lease to account for inflation.

**PROSPECTUS - LEASE
U.S. COAST GUARD SECTOR HEADQUARTERS
CORPUS CHRISTI, TX**

Prospectus Number: PTX-07-CC12
Congressional District: 27

Authorizations

Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required area.

Approval of this prospectus will constitute authority to provide an interim lease, if necessary, prior to the execution of the new lease.

**PROSPECTUS - LEASE
U.S. COAST GUARD SECTOR HEADQUARTERS
CORPUS CHRISTI, TX**

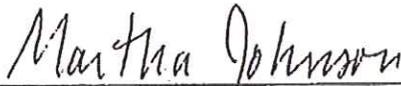
Prospectus Number: PTX-07-CC12
Congressional District: 27

Certification of Need

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

Submitted at Washington, DC, on March 9, 2011

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration

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	
TOWER II													
DHS - Coast Guard	100	100	11,251	0	0	11,251	0	0	0	0	0	0	0
Corpus Christi Naval Air Station													
DHS - Coast Guard	28	246	2,566	0	106,255	108,821	0	0	0	0	0	0	0
DHS - Customs and Border Protection	15	15	4,808	0	0	4,808	0	0	0	0	0	0	0
Sub Total:	43	261	7,374	0	106,255	113,629	0	0	0	0	0	0	0
Coast Guard Sector Headquarters													
DHS - Coast Guard	0	0	0	0	0	0	400	400	32,625	2,050	116,966	151,641	
DHS - Customs and Border Protection	0	0	0	0	0	0	15	15	7,167	420	360	7,947	
Total:	143	361	18,625	0	106,255	124,880	415	415	39,792	2,470	117,326	159,588	

Current		Proposed	
Rate	Utilization	Rate	Utilization
105	75		

Special Space	
Restroom	1,838
Clinic	1,125
Physical Fitness	1,200
Conference	4,460
Library	1,370
ADP	580
Food Service	6,531
Hangar	70,218
Break Rooms	2,363
Bunk Rooms	5,638
Secured Storage	561
Industrial Storage	15,384
Lockers	6,058
Total:	117,326

Current UR excludes 4,098 USF of office support space
Proposed UR excludes 8,754 USF of office support space

USF represents 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.



U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

John L. Mica
Chairman

Nick J. Rahall, III
Ranking Member

COMMITTEE RESOLUTION

James W. Coon II, Chief of Staff

James H. Zoia, Democrat Chief of Staff

LEASE
OFFICE OF THE DIRECTOR OF NATIONAL INTELLIGENCE
NORTHERN VIRGINIA
PVA-09-WA12

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 new lease of up to 183,000 rentable square feet of space, including six parking spaces, for the Office of the Director of National Intelligence at a proposed total annual cost of \$7,137,000 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 a utilization rate of 102 square feet or less per person as detailed in the Housing Plan contained in the prospectus.

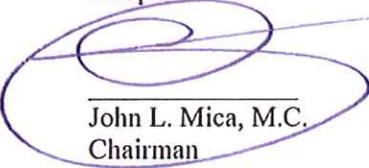
Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in a utilization rate of 102 square feet 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:


John L. Mica, M.C.
Chairman

**PROSPECTUS – LEASE
OFFICE OF THE DIRECTOR
OF NATIONAL INTELLIGENCE
NORTHERN VIRGINIA**

Prospectus Number: PVA-09-WA12
Congressional District: 8,10,11

Executive Summary

The General Services Administration (GSA) proposes a new lease of up to 183,000 rentable square feet for the Office of the Director of National Intelligence (ODNI), which is currently located in multiple contractor-provided and Government-provided classified locations throughout Northern Virginia. The contractor agreements in these locations expire in July and August of 2011, and June of 2012. GSA is seeking to provide ODNI with a long-term consolidated housing solution that separates the acquisition of space from the provision of mission-critical contract services in order to better control costs and increase organizational effectiveness.

Description

Occupants:	ODNI
Lease Type:	Consolidation with Expansion
Current Rentable Square Feet (RSF):	113,000 (Current RSF/USF=1.2)
Proposed Maximum RSF:	183,000 (Proposed RSF/USF=1.2)
Expansion Space:	70,000 RSF
Current Usable Square Feet/Person:	167
Proposed Usable Square Feet/Person:	222
Delineated Area:	Northern Virginia
Number of Official Parking Spaces: ¹	6
Justification:	Expiring Contractor Agreements: 2011, 2012
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	20 years
Maximum Proposed Rental Rate: ²	\$39.00
Proposed Total Annual Cost: ³	\$7,137,000
Current Total Annual Cost: ⁴	\$11,000,000

¹ ODNI's security requirements may necessitate control of the parking at the leased location. This may be accomplished as a lessor-furnished service, as a separate operating agreement with the lessor, or as part of the Government's leasehold interest in the building.

² This estimate is for fiscal year 2012 and may be escalated by 1.8 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.

³ Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

⁴ Includes non-real estate costs.

**PROSPECTUS – LEASE
OFFICE OF THE DIRECTOR
OF NATIONAL INTELLIGENCE
NORTHERN VIRGINIA**

Prospectus Number: PVA-09-WA12
Congressional District: 8,10,11

Background

The Director of National Intelligence serves as the head of the Intelligence Community, overseeing and directing the implementation of the National Intelligence Program and acting as the principal advisor to the President, the National Security Council, and the Homeland Security Council for intelligence matters related to the national security. ODNI's goal is to effectively integrate foreign, military and domestic intelligence in defense of the homeland and of United States interests abroad.

Justification

In order to reduce disruption to mission, and separate the acquisition of mission critical services from the provision of space, ODNI is moving to consolidate certain infrastructure support capabilities into a long-term government leased facility. The co-location of these support capabilities is critical in meeting the dynamic needs of the agency's mission.

There are multiple benefits to this approach. First, co-location optimizes ODNI's ability to provide integrated solutions. Second, co-location preserves ODNI's leverage over its support contractor(s) and facilitates the introduction of new and innovative partners. Third, over a long-term lease, ODNI will significantly reduce facility costs by divorcing space procurements from the cyclical nature of government acquisitions.

Due to the sensitive nature of the agency's mission, the consolidated leased location will be almost entirely comprised of SCIF space.

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Solicitation for Offers and other documents related to the procurement of space for which this prospectus seeks authorization. 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.

PROSPECTUS – LEASE
OFFICE OF THE DIRECTOR
OF NATIONAL INTELLIGENCE
NORTHERN VIRGINIA

Prospectus Number: PVA-09-WA12
Congressional District: 8,10,11

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

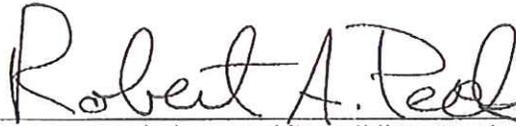
GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency until the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

Certification of Need

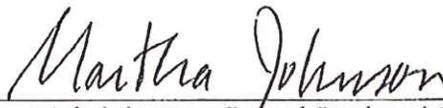
The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on December 6, 2011

Recommended:


Commissioner, Public Buildings Service

Approved:


Administrator, General Services Administration

Hous. Plan
Office of the Director of
National Intelligence

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
Location L	77	77	7,825		12,269	20,094						
Location O	67	67	1,500			1,500						
Location G	27	27	2,733			2,733						
Location M	16	16	1,700		300	2,000						
Location B	360	360	52,612	1,558	9,850	64,000						
Location N	17	17	3,840			3,840						
Proposed Lease												
Total	564	564	70,210	1,558	22,419	94,167	687	687	89,510	6,515	56,539	152,564

Office Utilization Rate (UR)*		
Rate	Current	Proposed
	97	102

* UR = average amount of office space per person
Current UR excludes 15,446 USF of Office for support space
Proposed UR excludes 19,692 USF of office for support space

USF/Person **		
Rate	Current	Proposed
	167	222

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

	Total USF	RSF/USF	Maximum RSF
Current	94,167	1.2	113,000
Proposed	152,564	1.2	183,000

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 (e.g., auditorium, health units and snack bars). Usable square footage does not include space devoted to building operations and maintenance (e.g., craft shops, gear rooms, building supply rooms, rest rooms and lobbies).

Special Space	USF
ADP	28,039
Conference/ Classroom	17,580
Food Service	4,776
Reception	1,021
Break Rooms	5,123
Total	56,539