

## **COMMITTEE RESOLUTION**

### **FEDERAL TRADE COMMISSION/ NATIONAL GALLERY OF ART CONSOLIDATION**

Whereas, the General Services Administration proposed in Lease Prospectus PDC-14-WA11 to the U.S. House Committee on Transportation and Infrastructure a request to lease up to 427,000 square feet for the Federal Trade Commission in addition to the 306,000 square feet of space in the Apex building currently housing part of the Federal Trade Commission operations;

Whereas, a proposed alternate plan to consolidate space currently leased or occupied by the Federal Trade Commission and National Gallery of Art can save taxpayers nearly 1/3 billion dollars and meet both agencies' current and future space requirements;

Whereas, the National Gallery of Art currently leases 60,000 square feet of space and will require an additional 150,000 square feet of space for future use;

Whereas, the Federal Trade Commission currently uses only 160,000 square feet of the 306,000 gross square foot building located at 600 Pennsylvania Avenue, NW, to house approximately 450 federal employees, resulting in an inefficient use of the building, creating waste and costing the taxpayer;

Whereas, only 3% of the space in the building located at 600 Pennsylvania Avenue, NW is designated as actual hearing space for Federal Trade Commission operations;

Whereas, the Federal Trade Commission also leases two additional locations in the District of Columbia totaling 220,000 square feet and 56,000 square feet, respectively;

Whereas, on May 13, 2010, the General Services Administration submitted a prospectus number PDC-14-WA11 to the Committee on Transportation and Infrastructure for an additional 150,000 square feet of leased space for the Federal Trade Commission;

Whereas, President Franklin D. Roosevelt, in laying the cornerstone for the building at 600 Pennsylvania Avenue, NW, did so to consolidate government operations out of scattered space into consolidated space "to save the taxpayers' money";

Whereas, President Barack Obama's Presidential Memorandum of June 10, 2010, in accordance with Executive Order 13327 issued by President George W. Bush, requires federal agencies to maximize the utilization and efficiency of space;

Whereas, the management of federal real property was placed on the Government Accountability Office's "High Risk" list in 2003 where it remains today;

Whereas, the Government Accountability Office concluded, regarding the use of aging buildings that "[m]any of these assets and organizational structures are no longer needed; others are not effectively aligned with, or responsive to, agencies' changing missions. At the same time, technological advances have changed workplace needs, and many of the older buildings are not configured to accommodate new technologies";

Whereas, it is in the national interest to maximize use of federal space and save taxpayer dollars through the more efficient use of space consistent with federal policies;

Whereas, the National Gallery of Art was created in 1937 for the people of the United States by Congress as an independent "bureau" of the Smithsonian Institution as codified in 20 United States Code §72;

Whereas, the National Gallery of Art is a federal government-owned organization;

Whereas, Congress provides funds to maintain the National Gallery of Art to ensure it remains open to the general public free of charge as codified in 20 United States Code §74;

Whereas, the National Gallery of Art receives 80% of its funding through Federal appropriations;

Whereas, 75% of National Gallery of Art employees are federal employees;

Whereas, the 30-year net present value of the savings to the taxpayer realized from consolidating the National Gallery of Art's leased space into government owned space is \$145 million;

Whereas, the building located at 600 Pennsylvania Avenue, NW would require more than \$137 million in taxpayer funded renovations for continued use by the Federal Trade Commission as office space;

Whereas, the National Gallery of Art has authority to and shall raise and use private funds to renovate the building at 600 Pennsylvania Avenue, NW for the benefit of the American people;

Whereas, renovating the building at 600 Pennsylvania Avenue, NW will preserve a historic building and maximize its use by the American people;

Whereas, the space in the building located at 600 Pennsylvania Avenue, NW would be optimally located and adjacent to the National Gallery of Art West and East wings providing additional space consistent with the mission of the National Gallery of Art as codified in law;

Whereas, such use of the 600 Pennsylvania Avenue, NW building would complete the cultural triangle in the District of Columbia;

Whereas, relocating the Federal Trade Commission into lower maintenance and more energy efficient space will further save taxpayer dollars;

Whereas, there are significant savings in consolidations of operations – employee shuttle, child care, communications and operational efficiencies.

*Therefore, be it resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that, pursuant to title 40 U.S.C. § 3307(a), the Administrator of General Services shall transfer administrative jurisdiction and custody and control of the building located at 600 Pennsylvania Avenue, NW, Washington, D.C. to the National Gallery of Art and relocate the Federal Trade Commission, currently located at 600 Pennsylvania Avenue, NW, Washington, D.C. to (1) up to 200,000 usable square feet of space located in Federal Office Building Number 8, Southwest, District of Columbia; (2) 1800 F Street, NW, District of Columbia; or (3) such other building in the District of Columbia owned by the Government that the Administrator of General Services considers appropriate.

*It is further resolved*, that the Administrator of General Services is authorized to consolidate Federal Trade Commission operations in the District of Columbia into efficient, modern government-owned space.

*Provided*, that no appropriated funds shall be used for the initial renovation, remodeling, or reconstruction of the building at 600 Pennsylvania Avenue, NW, Washington, D.C.

*Provided further*, that terms and conditions, including rental rate, applied to the Federal Trade Commission by the Administrator of General Services for use of the building located at 600 Pennsylvania Avenue, NW, Washington, D.C. shall apply to replacement space provided by the Administrator of General Services pursuant to this resolution for no more than ten (10) years after the relocation of the Federal Trade Commission.

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

**Adopted:**