



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

John L. Mica
Chairman

Dick J. Rahall, III
Ranking Member

James W. Coon II, Chief of Staff

James H. Zola, Democrat Chief of Staff

COMMITTEE RESOLUTION

LEASE
1800 G STREET, NW
WASHINGTON, DC
PDC-11-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 294,000 rentable square feet for the Department of State, Executive of the President, Department of Justice, and Department of Veteran Affairs, currently located at 1800 G Street NW, Washington, DC, at a proposed total annual cost of \$14,406,000 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 Administration and tenant agencies agree to apply a utilization rate of 155 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 155 square feet or higher per person.

Provided that, to the maximum extent practicable, the Administrator of General Services shall include in the lease contract(s) a purchase option than 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: September 8, 2011

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line extending to the right.

JOHN L. MICA, M.C.
Chairman

**PROSPECTUS – LEASE
1800 G STREET, NW
WASHINGTON, DC**

Prospectus Number: PDC-11-WA11

Project Summary

The General Services Administration (GSA) proposes a replacement lease for up to 294,000 rentable square feet (rst) of space for the Department of State (DOS), Executive Office of the President (EOP), Department of Justice (DOJ), and Department of Veterans Affairs (VA), currently located at 1800 G Street NW, Washington DC. The four leases covered by this prospectus expire at various times in fiscal year 2011.

EOP occupies 50 percent of the government's space and DOS, DOJ and VA occupy the balance of the space under these leases. EOP's occupancy provides swing space for the renovation of the Eisenhower Executive Office Building (EEOB). EOP's mission requires its staff be located close to the EEOB and the White House Complex.

Description

Occupants:	EOP, DOS, DOJ, VA
Delineated Area:	Proximate to the White House Southwest: F Street West: 19 th Street, NW North: K Street, NW East: 14 th Street, NW Southeast: Pennsylvania Avenue
Lease Type:	Replacement
Justification:	Expiring Leases (2011)
Expansion Space:	None
Number of Parking Spaces ¹ :	75 Inside
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	294,000
Current Total Annual Cost:	\$9,768,468
Proposed Total Annual Cost: ²	\$14,406,000
Maximum Proposed Rental Rate ³ :	\$49.00

¹ The security requirements of the tenant agencies 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 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 2011 and may be escalated by 1.7 percent annually to the effective date of the lease to account for inflation.

**PROSPECTUS – LEASE
1800 G STREET, NW
WASHINGTON, DC**

Prospectus Number: PDC-11-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 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 May 13, 2010

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration

December 2009

**Housing Plan
1800 G Street, NW
Washington, DC 20006**

Prospectus Number
PDC-11-WA11

Tenant Agencies	Current				Proposed			
	Personnel		Usable Square Feet (USF)		Personnel		Usable Square Feet (USF)	
	Office	Total	Office	Total	Office	Total	Office	Total
Executive Office of the President	515	515	94,178	126,405	515	515	94,178	126,405
Department of Justice	221	221	54,591	65,424	221	221	54,591	65,424
Department of Veterans Administration	120	120	16,916	-	120	120	16,916	-
Department of State	203	203	45,102	45,859	203	203	45,102	45,859
Total		1,059	210,787	254,604	1,059	1,059	210,787	254,604

Utilization Rate	Current	Proposed
	155	155

Current UR excludes 46,373 USF of Office for support space
Proposed UR excludes 46,373 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).

VA has one (1) parking space with its lease request, and Office of Administration has seventy-four (74) parking spaces with its lease request.

Special Space	USF
Conference	11,117
ADP	15,613
File Rooms	2,421
Fitness Rooms	393
Toilet Showers	7,461
ADP Mainframe	582
Security	105
Copy Rooms	1,603
Mechanical	2,150
Utility Closets	446
Total	41,897



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COMMITTEE RESOLUTION

LEASE
DEPARTMENT OF STATE
WASHINGTON, DC
PDC-15-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 consolidation lease of up to 469,000 rentable square feet for the Department of State currently located at several locations in the Washington, DC, metropolitan region at a proposed total annual cost of \$23,000,000 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, except that the Administrator may not enter into any leases other than interim leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus.

Provided that, the Administration and tenant agencies agree to apply a utilization rate of 156 square feet or less per person as detailed in the Housing Plan contained in the prospectus.

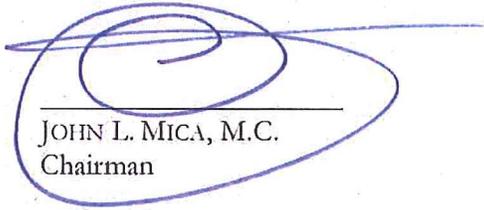
Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in a utilization rate of 156 square feet or higher per person.

Provided, that, to the maximum extent practicable, the Administrator of General Services 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: September 8, 2011



JOHN L. MICA, M.C.
Chairman

**PROSPECTUS – LEASE
DEPARTMENT OF STATE
WASHINGTON, DC**

Prospectus Number: PDC-15-WA11

Project Summary

The General Services Administration (GSA) proposes a consolidation lease of up to 500,000 rentable square feet of space for the Department of State (DoS). The additional space will allow DoS to consolidate the Bureau of Consular Affairs (CA) and Administration (A/EX) Bureaus. The proposal would bring to one location 1,159 CA staff and 202 A/EX staff, who are currently located in the Harry S. Truman Building and in State Annexes at the following addresses: 2401 E St., NW, Washington, DC; 1111 19th St., NW, Washington, DC; 2100 Pennsylvania Ave., NW, Washington, DC; 7500 Boston Blvd., Springfield, VA; 1800 Kent St., Arlington, VA; and 1000 Wilson Blvd., Arlington, VA.

DoS and GSA signed a Memorandum of Understanding (MOU) in 1987 that committed to consolidating space and personnel in the Foggy Bottom area of the District of Columbia and in Rosslyn, VA. To the extent that it is practicable, DoS requires that the consolidated space be located proximate to HST in order to facilitate telecommunications and data links as well as security and improved daily operations.

The consolidation will allow CA to effectively house its personnel to meet its obligations to the American public and will achieve the following results:

- Increased oversight of passport operations;
- Greater efficiencies of management and operations;
- Increased customer service and passport adjudication efficiency;
- Reduced operation costs;
- Improved CA staff workplace conditions; and
- Reduced overcrowding at current locations.

In addition to the efficiencies of consolidation, CA requires additional space. As a result of several policy and procedure changes over the past seven years, CA has increased staffing and production facilities to meet growing needs.

One major policy change has been the Western Hemisphere Travel Initiative (WHTI), which dramatically increased the demand for passports in Fiscal Year 2007 and Fiscal Year 2008 and changed the way that Passport Services does business. Congress mandated WHTI in the Intelligence Reform and Terrorism Prevention Act of 2004 and many of its requirements took effect on January 23, 2007. WHTI requires that all U.S. citizens traveling to other countries present a valid passport or other designated travel document to depart and reenter the United States.

**PROSPECTUS – LEASE
DEPARTMENT OF STATE
WASHINGTON, DC**

Prospectus Number: PDC-15-WA11

CA has gone from issuing 10.1 million passports in Fiscal Year 2005 to a record-setting 18.5 million in Fiscal Year 2007. In Fiscal Year 2008, CA issued 16.2 million passports (including 500,000 passport cards); the most recent Gallup projections anticipate 12.7 million issuances (including 1.6 million cards for travel to Canada, Mexico, or the Caribbean) for Fiscal Year 2009. Recognizing DoS's needs, in July 2007, Congress passed the Passport Backlog Reduction Act to enable DoS to respond to critical shortages of passport processing personnel. By collocating the Washington Passport Agency and the Special Issuance Agency with headquarters staff, DoS will be able to provide better oversight of these key offices.

Another substantial policy change has been CA's significantly increased responsibilities as the U.S. Central Authority for both the Hague Convention on the Civil Aspects of International Child Abduction and the Hague Convention on Protection of Children and Co-Operation in Respect of Intercountry Adoption. From 2005 to present, the staff of CA's Office of Children's Issues has grown from 45 to 75 and additional positions will be needed to continue to meet its obligations.

In addition to the efficiencies created by consolidating nearly all of CA's Washington, DC, staff, relocating the Washington Passport Agency and the Special Issuance Agency, currently located at 1111 19th St, NW, is an extremely high priority due to overcrowding in the current leased building.

Description

Occupants:	Department of State
Delineated Area:	Foggy Bottom
Lease Type:	Consolidation/Expansion
Justification:	Improve operational efficiency and reduce overcrowding
Expansion Space:	211,000 rsf
Number of Parking Spaces ¹ :	25 inside
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	500,000
Current Total Annual Cost:	\$9,681,475

¹ DoS security requirements may necessitate control of parking at the location leased. 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). Any parking included in the Government's leasehold interest may result in a total proposed annual cost in excess of the amounts indicated above.

**PROSPECTUS – LEASE
DEPARTMENT OF STATE
WASHINGTON, DC**

Prospectus Number: PDC-15-WA11

Proposed Total Annual Cost ² :	\$24,500,000
Maximum Proposed Rental Rate ³ :	\$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.

Authorization

- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environmental and Public Works will constitute authority to lease space in one or more facilities 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(s).

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 STATE
WASHINGTON, DC**

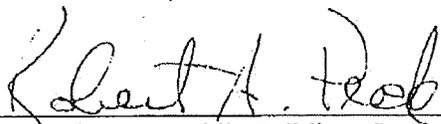
Prospectus Number: PDC-15-WA11

Certification of Need

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

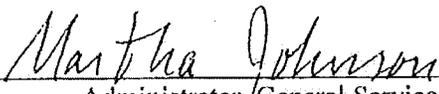
Submitted at Washington, DC, on May 13, 2010

Recommended



Commissioner, Public Buildings Service

Approved



Administrator, General Services Administration

Locations	Current						Proposed				
	Personnel		Usable Square Feet (USF)			Total	Personnel		Usable Square Feet (USF)		Total
	Office	Total	Office	Storage	Special		Office	Total	Storage	Special	
Existing CA Locations											
HST - 2201 C St., NW Wash. DC	55	55	10,262			10,262					
SA-01 - 2401 E St., NW Wash. DC	480	480	53,127	3,500	2,500	59,127					
SA-13 - 7002 Newington Rd., Lorton VA	-	-	-	4,757	-	4,757					
SA-15 - 1800 Kent St., Arlington VA	51	51	8,891	-	-	8,891					
SA-17 - 1111 19th St., NW Wash. DC	225	225	39,452	1,500	16,600	57,552					
SA-21 - 7500 Boston Blvd., Springfield VA	4	4	120	2,636	-	2,756					
SA-29 - 2100 Penn. Ave NW Wash. DC	344	344	45,728	1,500	3,000	50,228					
Existing A/EX Locations											
SA-27 - 1000 Wilson Blvd., Arlington VA	202	202	46,248	1,272	3,393	50,913					
Subtotal	1,361	1,361	203,829	15,165	25,493	244,487					
Proposed Lease(s)											
Consolidated Facility - CA							1,444	288,800	42,000	36,812	367,612
Consolidated Facility - A/EX							252	50,400	1,960	3,393	55,753
Total							1,696	339,200	43,960	40,205	423,365

Utilization Rate	Current	Proposed
	117	156

Current UR excludes 44,842 USF of Office for support space
Proposed UR excludes 74,624 USF of office for support space

Special Space	USF
Conference/Classroom	11,596
ADP	6,609
SCIF	800
Library	1,200
PPT Public Counter	20,000
Total	40,205

(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., staff shops, gear rooms, building supply rooms, rest rooms and lobbies).



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COMMITTEE RESOLUTION

LEASE
DEPARTMENT OF HOMELAND SECURITY
NEW YORK, NY
PNY-01-NY12

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 147,000 rentable square feet of space for the Department of Homeland Security Customs and Border Protection and Immigration and Customs Enforcement Office, currently located at One Penn Plaza, New York, NY, at a proposed total annual cost of \$8,820,000 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 Administration and tenant agencies agree to apply a utilization rate of 138 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 138 square feet or higher per person.

Provided that, to the maximum extent practicable, the Administrator of General Services 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: September 8, 2011

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line, positioned above a printed name and title.

JOHN L. MICA, M.C.
Chairman

**PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
NEW YORK, NY**

Prospectus Number: PNY-01-NY12
Congressional District: 08

Project Summary

The General Services Administration (GSA) proposes a replacement lease of up to 147,000 rentable square feet (rsf) for the Department of Homeland Security (DHS) Customs and Border Protection (CBP) and Immigration and Customs Enforcement Office (ICE), located at One Penn Plaza in New York City, NY.

The U.S. Customs Service was formerly housed at 6 World Trade Center, which was destroyed during the terrorist attacks of September 11, 2001. The current lease at One Penn Plaza was the result of an emergency relocation executed under a blanket authorization issued immediately after September 11, 2001. The current lease is due to expire September 30, 2011 and since there are no renewal options available, the proposed project will ensure continued housing for DHS-CBP and ICE.

Description

Occupants:	DHS-CBP, ICE
Delineated Area:	Midtown, Midtown South and Downtown Manhattan, NYC
Lease Type:	Replacement
Justification:	Expiring lease (09/30/2011)
Expansion Space:	None
Number of Parking Spaces:	None
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	10 years w/cancellation rights after the 5 th year
Maximum Rentable Square Feet:	147,000 rsf
Current Total Annual Cost:	\$10,097,356
Proposed Total Annual Cost: ¹	\$8,820,000
Maximum Proposed Rental Rate: ²	\$60.00 per rsf

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 is 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 HOMELAND SECURITY
NEW YORK, NY**

Prospectus Number: PNY-01-NY12
Congressional District: 08

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 area.
- Approval of this prospectus will constitute authority to provide for an extension of the current lease or interim leases at alternate locations, if necessary, prior to the execution of the new lease.

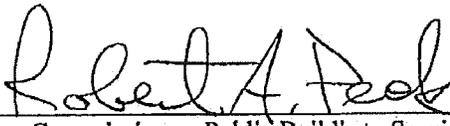
PROSPECTUS - LEASE
DEPARTMENT OF HOMELAND SECURITY
NEW YORK, NY

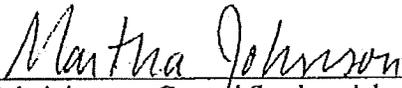
Prospectus Number: PNY-01-NY12
Congressional District: 08

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
ONE PENN PLAZA												
DHS - Customs and Border protection	400	400	79,786	3,285	4,040	87,111	400	400	79,786	3,285	4,040	87,111
DHS - Immigration and Customs	110	110	11,110	750	355	12,215	110	110	11,110	750	355	12,215
Total:	510	510	90,896	4,035	4,395	99,326	510	510	90,896	4,035	4,395	99,326

Current	Proposed
Utilization	
Rate	138

Special Space	
Break Rooms	800
Mail Rooms	470
Conference Rooms	2,025
Training Rooms	650
Restrooms	450
Total:	4,395

Current UR excludes 19,997 USF of office support space
Proposed UR excludes 19,997 USF of office support space

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
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James H. Zoia, Democrat Chief of Staff

COMMITTEE RESOLUTION

LEASE
DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
FRESNO, CA
PCA-09-FR11

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 to exercise renewal options of up to 531,976 rentable square feet for the Department of the Treasury, Internal Revenue Service and the Treasury Inspector General for Tax Administration, currently located at 5045 East Butler Avenue in Fresno, CA at a proposed total annual cost of \$15,959,280 for a lease term of up to 10 years, a prospectus for which is attached to and included in this resolution.

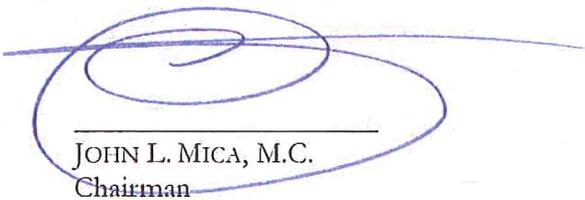
Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided that, the Administration and tenant agencies agree to apply a utilization rate of 52 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 52 square feet or higher per person.

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

Adopted: September 8, 2011



JOHN L. MICA, M.C.
Chairman

**PROSPECTUS – LEASE
DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
FRESNO, CA**

Prospectus Number: PCA-09-FR11
Congressional District: 20

Project Summary

The General Services Administration (GSA) is seeking authority to exercise renewal options of up to ten years for the Department of the Treasury, Internal Revenue Service (IRS) and the Treasury Inspector General for Tax Administration (TIGTA), currently located in 531,976 rentable square feet of space at 5045 East Butler Avenue in Fresno, CA.

The existing building was originally constructed specifically for IRS, which has occupied the premises continuously since 1971. Currently, IRS is developing a national long-term strategy regarding the functions and space requirements of its national super-centers. One of these super-centers is planned to be located in Fresno, CA, with an approximate proposed occupancy of 2021 or earlier.

GSA is in discussions with the current lessor regarding IRS's continued tenancy at the existing Fresno location. GSA intends to negotiate more favorable terms for the Government's benefit.

Justification

It is in the Government's best interest to exercise the first five-year renewal option and potentially the second five year renewal option or modify and exercise the renewal option(s) to extend IRS/TIGA's occupancy at the existing location, until long-term plans and requirements can be finalized and a future housing strategy proposed. In addition, timely authority is required, since notice to exercise the first five-year option and funding confirmation is due 365 days prior to lease expiration or November 30, 2010.

**PROSPECTUS – LEASE
DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
FRESNO, CA**

Prospectus Number: PCA-09-FR11
Congressional District: 20

Description

Occupants:	IRS, TIGTA
Current Location:	5045 East Butler Avenue
Justification:	Expiring lease (November 30, 2011) Notice to exercise first option on or before November 30, 2010.
Number of Parking Spaces:	2,641
Expansion Space:	None
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	10 years
Maximum Rentable Square Feet:	531,976
Current Total Annual Cost:	\$14,862,928
Proposed Total Annual Cost ¹ :	\$15,959,280
Maximum Proposed Rental Rate ² :	\$30.00 per rentable square feet

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.
- Approval of this prospectus will constitute authority to negotiate lease modification for the renewal option(s).

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
DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
FRESNO, CA**

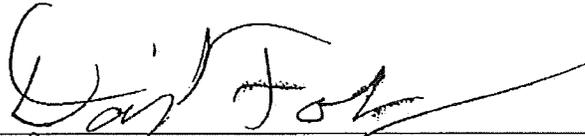
Prospectus Number: PCA-09-FR11
Congressional District: 20

Certification of Need

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

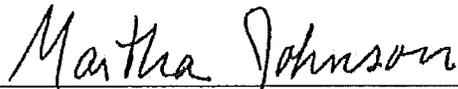
Submitted at Washington, DC, on September 10, 2010

Recommended:



Don Johnson, Commissioner, Public Buildings Service

Approved:



Martha Johnson, Administrator, General Services Administration

Locations	Current						Proposed					
	Personnel			Usable Square Feet (USF)			Usable Square Feet (USF)					
	Office	Total	Office	Storage	Special	Total	Office	Storage	Special	Total		
5045 E. BUTLER												
Internal Revenue Service	5,161	5,161	340,883	26,624	84,983	452,490	5,161	5,161	340,883	26,624	84,983	452,490
TIGTA	7	7	3,597	0	0	3,597	7	7	3,597	0	0	3,597
Total	5,168	5,168	344,480	26,624	84,983	456,087	5,168	5,168	344,480	26,624	84,983	456,087

Current	Proposed
Utilization	
Rate	52

Current UR excludes 75,785 USF of office support space
Proposed UR excludes 75,785 USF of office support space

Special Space	
Conference/Training	8,491
ADP	13,907
Cafeteria	20,394
Locker/Shower Room	254
Credit Union	925
Library	1,151
Health Unit	1,589
Security	6,937
Mechanical	13,638
Auditorium	3,207
Loading Dock	2,713
Printer/Copier	4,451
Telecommunications Rm	897
Mail Room	2,274
Break Room	4,155
Total:	84,983

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

Nick J. Rahall, III
Ranking Member

James W. Coon II, Chief of Staff

James H. Zoia, Democrat Chief of Staff

COMMITTEE RESOLUTION

LEASE
DRUG ENFORCEMENT ADMINISTRATION
NEW YORK, NY
PNY-02-NY11

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 224,000 rentable square feet of space and 428 inside parking space to accommodate government-owned and a small number of seized vehicles for the Drug Enforcement Administration's New York Field Division and Northeastern Regional Laboratory at a proposed total annual cost of \$19,090,000 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 Administration and tenant agencies agree to apply a utilization rate of 77 square feet or less per person as detailed in the Housing Plan contained in the prospectus.

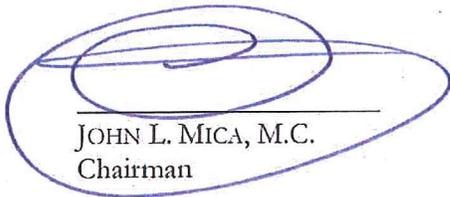
Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in a utilization rate of 77 square feet or higher per person.

Provided that, to the maximum extent practicable, the Administrator of General Services 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: September 8, 2011



JOHN L. MICA, M.C.
Chairman

**PROSPECTUS – LEASE
DRUG ENFORCEMENT ADMINISTRATION
NEW YORK, NY**

Prospectus Number: PNY-02-NY11
Congressional District: 08

Project Summary

The General Services Administration (GSA) proposes a replacement lease of 224,000 rentable square feet (rsf) of space and 428 inside parking spaces to accommodate government-owned and a small number of seized vehicles for the Drug Enforcement Administration's (DEA) New York Field Division (NYFD) and Northeastern Regional Laboratory (NERL).

The NYFD and NERL are separate divisions but work closely together. Direct interaction and consultation between NYFD special agents and the NERL chemist occur almost daily. In addition, DEA stores its highest value drug evidence at the laboratories. Collocating NERL with NYFD provides an increased level of security for the storage of the drug evidence and for the laboratory personnel.

As a result of the September 11, 2001 terrorist attacks, the DEA mission has evolved and NERL now supports and works closely with other law enforcement agencies in the fight against terrorist organizations, which are funded in large part by illegal drug activities. These law enforcement agencies include FBI's Joint Terrorism Task Force, New York/New Jersey High Intensity Drug Trafficking Area (HIDTA) task force, and Organized Crime Drug Enforcement Task Force (OCDETF). The interaction of DEA with its fellow law enforcement agencies, with which it shares agents and intelligence, is critical to the successful performance of its mission and for this reason; the delineated area for the proposed replacement lease is Midtown South to Downtown, New York City, New York.

Description

Occupants:	DEA
Delineated Area:	Midtown South to Downtown, NYC
Lease Type:	Replacement
Justification:	Expiring lease (6/2/2011)
Number of Parking Spaces:	428 inside parking spaces for government and seized vehicles
Expansion Space:	None
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	15 years
Maximum Office Rentable Square Feet:	224,000 rsf
Proposed Annual Rental Cost:	\$13,440,000
Proposed Annual Parking Cost:	\$5,650,000 (\$1,100/space/month)
Proposed Total Annual Cost:	\$19,090,000
Maximum Proposed Rental Rate:	\$60.00 per rsf

**PROSPECTUS – LEASE
DRUG ENFORCEMENT ADMINISTRATION
NEW YORK, NY**

Prospectus Number: PNY-02-NY11
Congressional District: 08

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.

Authorizations

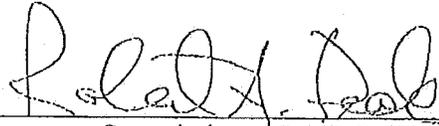
- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.
- Approval of this prospectus will constitute authority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

Certification of Need

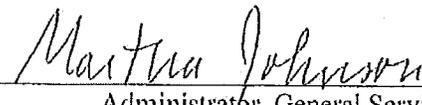
The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on December 21, 2010

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration

Housing Plan
Drug Enforcement Administration

Locations	*Current				Proposed							
	Personnel		Usable Square Feet (USF)		Personnel		Usable Square Feet (USF)					
	Office	Total	Office	Special	Office	Total	Office	Special				
99 10TH AVENUE NY NY	966	966	122,636	14,337	72,255	209,228	966	966	122,636	11,337	75,255	209,228
DEA												
Total:	966	966	122,636	14,337	72,255	209,228	966	966	122,636	11,337	75,255	209,228

	Current	Proposed
Rate	77	77

Current UR excludes 48,470 USF of office support space
Proposed UR excludes 48,470 USF of office support space

Special Space	
Laboratory**	30,190
Laboratory vault	3,000
Conference/meeting	5,950
Interview rooms	475
Physical fitness/restrooms	600
Physical fitness	2,700
Training room	10,890
Holding cells	1,100
Evidence vault	9,320
Tech Ops Command	5,430
Fleet Vehicle Maintenance	3,330
Tactical Training	2,270
Total:	75,255

*Current and Proposed reflect a recent re-measurement of DEA's space which will ultimately become the square footage used upon execution of the proposed succeeding lease. Prior to the re-measurement, office space totaled 269,961 rsf.

**Current Lab space totals 27,190 sq ft. Lab is to be expanded by 3,000 sq ft. Note: these totals do not include 3,000 sq ft lab vault.



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

John L. Mica
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Ranking Member

James W. Coon II, Chief of Staff

James H. Zola, Democrat Chief of Staff

COMMITTEE RESOLUTION

LEASE
FEDERAL BUREAU OF INVESTIGATION
CLEVELAND, OH
POH-05-CL11

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 122,000 rentable square feet of space with 175 secured inside parking spaces for the Federal Bureau of Investigation at a proposed total annual cost of \$3,759,615 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 Administration and tenant agencies agree to apply a utilization rate of 157 square feet or less per person as detailed in the Housing Plan contained in the prospectus.

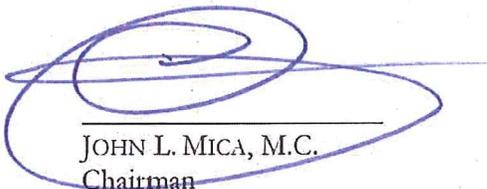
Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in a utilization rate of 157 square feet or higher per person.

Provided that, to the maximum extent practicable, the Administrator of General Services 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: September 8, 2011

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line extending to the right.

JOHN L. MICA, M.C.
Chairman

**PROSPECTUS - LEASE
FEDERAL BUREAU OF INVESTIGATION
CLEVELAND, OH**

Prospectus Number: POH-05-CL11
Congressional District: 11

Project Summary

The General Services Administration (GSA) proposes a replacement lease of up to 122,000 rentable square feet (rsf) with 175 secured inside parking spaces for the Federal Bureau of Investigation (FBI). FBI currently occupies space at 1501 Lakeside Avenue, Cleveland, OH, under a lease that expires January 31, 2012.

Description

Occupants:	FBI
Delineated Area:	Cleveland, OH, Central Business District
Lease Type:	Replacement
Justification:	Expiring lease, 1/31/2012
Number of Parking Spaces:	175 secured inside
Expansion Space:	None
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	20 years
Maximum Rentable Square Feet:	122,000
Current Total Annual Cost:	\$5,149,283
Proposed Total Annual Rental Cost ¹ :	\$3,172,000
Proposed Total Annual Parking Cost ² :	\$587,615
Proposed Total Annual Cost:	\$3,759,615
Maximum Proposed Rental Rate ³ :	\$26.00 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.

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

²FBI'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.

³This 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
FEDERAL BUREAU OF INVESTIGATION
CLEVELAND, OH

Prospectus Number: POH-05-CL11
Congressional District: 11

Authorizations

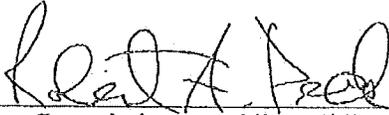
- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required area.
- Approval of this prospectus will constitute authority to provide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

Certification of Need

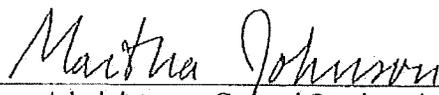
The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on December 21, 2010

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration

Locations	Current						Proposed			
	Personnel		Usable Square Feet (USF)			Usable Square Feet (USF)				
	Office	Total	Office	Storage	Special	Total	Office	Storage	Special	Total
LAKESIDE AVENUE BLDG										
1513 - Federal Bureau Of Investigation	300	300	60,858	26,900	21,092	108,850	0	0	0	0
Replacement Lease	0	0	0	0	0	0	302	302	60,858	26,900
Total:	300	300	60,858	26,900	21,092	108,850	302	302	60,858	26,900

	Current	Proposed
Utilization	158	157

Special Space	
Restroom	920
Physical Fitness	2,500
Conference	4,619
ADP	7,963
Clinic/Health Unit	790
Mechanical rooms	500
Secured Storage	500
Break rooms	1,300
Processing Area	250
Mail Rooms	850
Vaults	400
Secured Room	500
Total:	21,092

Current UR excludes 13,389 USF of office support space
Proposed UR excludes 13,389 USF of office support space