

fishing trip near Pensacola Florida. Their families never saw them alive again. Their pain and that of so countless others is real.

I said before, and I will say it again—we have a mission, an obligation, and a mandate to restore faith in the cornerstones of our democracy and accountability in the pursuit of truth and justice whenever possible. This bill does just that.

In developing this legislation, we took the time to research and study what happened after the original bill was signed into law. We listened to and were guided by the advocates, by law professors, by families, and by the press. We worked across the aisle and across the Dome to develop a bill that fulfills our promise to never give up on this effort—to never abandon the pursuit of truth.

Madam Speaker, at this time, I would like to thank the Civil Rights and Restorative Justice Project at Northeastern University School of Law; the Cold Case Justice Initiative at Syracuse University College of Law; the Emmett Till Justice Campaign; the Emmett Till Legacy Foundation; the Georgia Civil Rights Cold Case Project at Emory University; the Leadership Conference on Civil Rights (LCCR); the Mamie Till Mobley Memorial Foundation; the National Association for the Advancement of Colored People (NAACP); the NAACP-Legal Defense Fund (NAACP-LDF); the National Urban League; and the Southern Poverty Law Center (SPLC). The leadership and staff of these institutions fought long and hard for this legislation. They deserve recognition and appreciation.

I would also like to thank the thousands of people across the country who signed petitions, called, emailed, and urged for Congress to act. Mr. Speaker, we must thank them for their determination, their passion, and their commitment to justice.

In closing, I would like to thank the Chair, the Ranking Member, the lead sponsors, our House Leadership, the staff, and all the Members who supported this effort. I ask each and every one of my colleagues to support this important legislation and let it become law.

The SPEAKER pro tempore. The question is on the motion offered by the gentleman from Virginia (Mr. GOODLATTE) that the House suspend

the rules and pass the bill, S. 2854, as amended.

The question was taken; and (two-thirds being in the affirmative) the rules were suspended and the bill, as amended, was passed.

A motion to reconsider was laid on the table.

COMMUNICATION FROM CHAIR OF COMMITTEE ON TRANSPORTATION AND INFRASTRUCTURE

The SPEAKER pro tempore laid before the House the following communication from the chair of the Committee on Transportation and Infrastructure; which was read and, without objection, referred to the Committee on Appropriations:

HOUSE OF REPRESENTATIVES, COMMITTEE ON TRANSPORTATION AND INFRASTRUCTURE,

Washington, DC, December 7, 2016.

Hon. PAUL RYAN,
Speaker of the House, House of Representatives,
The Capitol, Washington, DC.

DEAR MR. SPEAKER: On December 7, 2016, pursuant to section 3307 of Title 40, United States Code, the Committee on Transportation and Infrastructure met in open session to consider six resolutions included in the General Services Administration's Capital Investment and Leasing Programs.

The Committee continues to work to reduce the cost of federal property and leases. Of the six resolutions considered, the two construction projects include a federal courthouse consistent with existing funding, and the four lease prospectuses include significant reductions of leased space. In total, these resolutions represent \$56 million in avoided lease costs and offsets.

I have enclosed copies of the resolutions adopted by the Committee on Transportation and Infrastructure on December 7, 2016.

Sincerely,

BILL SHUSTER,
Chairman.

Enclosures.

COMMITTEE RESOLUTION

CONSTRUCTION—FBI HEADQUARTERS
CONSOLIDATION NATIONAL CAPITAL REGION

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Rep-

resentatives, that pursuant to 40 U.S.C. §3307, \$834 million in appropriations are authorized for the site acquisition, design, management and inspection, and construction of a new federally-owned headquarters facility for the Federal Bureau of Investigation of not more than 2.1 million rentable square feet in the National Capital Region for the General Services Administration, for which a prospectus is attached to and included in this resolution.

Provided, the total funds made available through appropriations, including funds transferred to the "Federal Bureau of Investigation, Construction" account, do not exceed \$2.11 billion (excluding the value realized from the exchange of the J. Edgar Hoover building, outfitting, and decommissioning costs).

Provided further, the Administrator considers transportation impacts, including National Capital Planning Commission recommendations on parking and proximity to metro rail.

Provided further, the Administrator considers the total costs to the government for relocations, site preparation, and site acquisition.

Provided further, that such appropriations are authorized only for a project that results in a fully consolidated FBI Headquarters facility.

Provided further, that the Administrator of General Services shall transmit to the Committee on Transportation and Infrastructure of the House of Representatives and the Committee on Environment and Public Works of the Senate a report on the construction of a new headquarters for the Federal Bureau of Investigation (FBI). The report transmitted under this provision shall include a summary of the material provisions of the construction and full consolidation of the FBI in a new headquarters facility, including but not limited to, a schedule, the square footage, proposed costs to the Government, and a description of all buildings and infrastructure needed to complete the project.

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

Provided further, that the Administrator's authority to make an award of this project expires two years from the date of the adoption of this resolution.

GSA

PBS

**PROSPECTUS – CONSTRUCTION
FBI HEADQUARTERS CONSOLIDATION
NATIONAL CAPITAL REGION**

Prospectus Number: PNCR-FBI-NCR17
Congressional Districts: MD 4,5
VA 8

FY 2017 Project Summary

The General Services Administration (GSA) proposes construction of a new federally owned facility of approximately 2.1 million rentable square feet (RSF)¹ to provide a consolidated Headquarters for the Federal Bureau of Investigation (FBI) in the National Capital Region (NCR). The FBI Headquarters facility will bring together employees from the J. Edgar Hoover Building (JEH) and 13 leased locations across the NCR into a new, modern and secure facility tailored to fully support FBI’s national security, intelligence and law enforcement missions. The proposed GSA construction funding in this prospectus will partner with construction funding requested in appropriations to the FBI, FY 2016 enacted appropriations, the value of the JEH exchange and other available FBI resources to support the construction cost of the FBI Headquarters facility.

FY 2017 Committee Approval and Appropriation Requested

(Design, Construction, and Management and Inspection).....\$759,000,000

Overview of Project

As an intelligence-driven and a threat-focused national security organization with both national security and law enforcement responsibilities, the mission of the FBI is to protect and defend the United States against terrorist and foreign intelligence threats, to uphold and enforce the criminal laws of the United States, and to provide leadership and criminal justice services to federal, state, municipal, and international agencies and partners.

The proposed FBI Headquarters facility will consolidate FBI personnel from the JEH and 13 leased locations. The proposed facility will accommodate approximately 11,000 personnel, resulting in an open-plan workspace environment to include state-of-the-art IT infrastructure as required by the FBI’s national security mission. The facility will be built to meet ISC Level V security specifications on one of three previously identified sites. Initial programming provides 6,697 to 8,155 structured and unstructured parking spaces² for official vehicles, employees, and visitors.

At the time of project initiation, the FBI was housed in 21 locations throughout the NCR, including JEH, occupying an aggregate total of 3,029,709 rentable square feet. Over the

¹ This prospectus references an estimated total rentable square feet. The total rentable square footage will vary depending upon the final rentable to usable factor which will be determined by the winning bid, design and selected site.

² The actual amount of parking required will be dependent upon final site selection and the availability of alternate means of transportation.

GSA

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**PROSPECTUS – CONSTRUCTION
FBI HEADQUARTERS CONSOLIDATION
NATIONAL CAPITAL REGION**

Prospectus Number: PNCR-FBI-NCRI7
Congressional Districts: MD 4,5
VA 8

intervening years, FBI has taken a number of actions resulting in a decrease in the agency’s footprint. Today, FBI Headquarters functions in the NCR are housed in 14 locations, totaling 2,930,552 rentable square feet. Staff in each of these 14 locations will be consolidated into the new FBI Headquarters facility. The precise RSF for the new FBI Headquarters facility will vary based on the final R/U factor which is dependent upon the winning bid, design and selected site.

Location and Site Area

The project includes conveying title to JEH to the winning bidder in exchange for a newly constructed FBI Headquarters facility at one of the three previously identified potential sites in Greenbelt, MD, Landover, MD, and Springfield, VA.

- Greenbelt..... 61 acres
Greenbelt – Comprised of approximately 61 acres of land owned by the State of Maryland and the Washington Metropolitan Area Transit Authority (WMATA), and controlled by GSA pursuant to a purchase option agreement. Located at the Greenbelt Metrorail Station, in Prince George’s County, Maryland.
- Landover 80 acres
Landover – Comprised of approximately 80 acres, privately owned, and controlled by GSA pursuant to a purchase option agreement between GSA and the current site owner. Located at the site of the former Landover Mall, in Prince George’s County, Maryland.
- Springfield..... 58 acres
Springfield - Comprised of approximately 58 acres of federally owned land under the custody and control of GSA. Located at the current site of the GSA Franconia Warehouse Complex in Fairfax County, Virginia.

Building Area

The proposed transaction allows the bidders to submit proposals to construct the FBI Headquarters facility on one of the three sites described above. Bidders have the opportunity to submit proposals on one, two or all three of the identified potential sites.

Building (excluding parking)..... 2,100,000 RSF

Bidders are required to accommodate parking consistent with the number of spaces required for each location: 6,697 spaces for Greenbelt; 8,155 spaces for Landover; 7,039

GSA

PBS

**PROSPECTUS – CONSTRUCTION
FBI HEADQUARTERS CONSOLIDATION
NATIONAL CAPITAL REGION**

Prospectus Number: PNCR-FBI-NCR17
Congressional Districts: MD 4,5
VA 8

spaces for Springfield, each inclusive of 425 official vehicles (including Bureau Cars and FBI police). Distribution between structured and unstructured parking will be dependent upon the site and the proposal made by the bidder.

Project Budget

The costs of the consolidated FBI Headquarters facility will be supported by: (1) FY 2016 enacted funds from the Omnibus Consolidated Appropriations Act, which included \$180 million in FBI construction funding, \$135 million in resources made available from the FBI's prior year balances, and \$75 million in GSA FBF construction funding; (2) the value realized from the exchange of the JEH; (3) the President's Fiscal Year 2017 budget proposal of \$759 million in construction funding within the GSA FBF; and (4) the President's Fiscal Year 2017 budget proposal of \$646 million in the FBI's Construction account. Combined, these funds should ensure that GSA is in a position to award the project on schedule in FY 2017, and support the design and construction of the full consolidation. It is anticipated that outfitting and transition costs will be addressed by the FBI in future years.

Schedule

	Start	End*
GSA Construction Management/Oversight Activities	FY 2016	FY 2022
Design and Construction	FY 2017	FY 2022

(*Identified end dates for both management and oversight, and design and construction are estimates. Actual schedules will be established following award with the winning bidder during design development.)

Tenant Agencies

Federal Bureau of Investigation

Justification

The FBI is in urgent need of a consolidated Headquarters facility to support information sharing, collaboration, and integration of strategic priorities. Currently, FBI Headquarters elements are dispersed over 14 locations in the greater Washington, DC area. This dispersion and fragmentation has created significant challenges to effective command and control and to facilitating organizational change. Dispersion diverts time and resources, hampers coordination, decreases flexibility, and impedes the FBI's ability to rapidly respond to ever changing, asymmetric threats. The FBI needs a consolidated Headquarters facility and operations center to support information sharing, collaboration and integration of strategic priorities. By consolidating into a single location, FBI will

GSA

PBS

**PROSPECTUS – CONSTRUCTION
FBI HEADQUARTERS CONSOLIDATION
NATIONAL CAPITAL REGION**

Prospectus Number: PNCR-FBI-NCR17
Congressional Districts: MD 4,5
VA 8

realize significant mission synergies, and greatly increase workforce and mission security compared to the varying risk scenarios existing throughout the current facilities.

The FBI has occupied JEH since 1974. The approximately 1.8 million rentable square foot (2.4 million gross square foot) JEH sits on 6.7 acres of land fronting Pennsylvania Avenue and is a prime location for office, retail, and residential uses. The building was designed at a time when FBI operated differently, and it cannot be redeveloped to provide the necessary space to consolidate the FBI Headquarters components or to meet the agency's physical security and current and projected operational requirements. Furthermore the IT infrastructure in JEH has reached capacity and cannot be expanded further. These challenges can best be addressed through consolidation and by providing a flexible infrastructure capable of supporting multiple IT systems. The JEH was not designed to support today's FBI mission that includes an increased emphasis on national security.

JEH and virtually all of the 13 offsite leased facilities do not meet the applicable Interagency Security Committee (ISC) Standards. Senate Report 110-397 – Departments of Commerce and Justice, Science, and Related Agencies Appropriations Bill, 2009, concluded that JEH does not meet the ISC physical security criteria. As the central facility for the management of intelligence and national security programs, the FBI Headquarters facility must have high reliability and survivability of utilities and infrastructure.

Due to the critical need for continuous operations of the FBI, the consolidated FBI Headquarters must be resilient to safeguard the mission it houses and remain operational and capable in the event of local or regional emergency. The facility must provide the FBI the ability to anticipate, prepare for, and adapt to changing conditions and withstand, respond to, and recover rapidly from disruptions. In order to achieve resilience, the program includes utility and building systems redundancy, back-up power generation and water storage requirements, and energy and water efficiency targets. Requirements for utility redundancy include dual feeds for communications, electric service, potable water, and natural gas. Where appropriate, delivery of building services must also be redundant to ensure continued operability in the event of a disruption internal to the facility.

Summary of Energy Compliance

The consolidated FBI Headquarters facility will be designed to attain a Gold rating in the Leadership in Energy and Environmental Design (LEED) Building Design and Construction (BD+C) rating system, as required by GSA policy for new Federal

GSA

PBS

**PROSPECTUS – CONSTRUCTION
FBI HEADQUARTERS CONSOLIDATION
NATIONAL CAPITAL REGION**

Prospectus Number: PNCR-FBI-NCR17
Congressional Districts: MD 4,5
VA 8

facilities. Furthermore, it will be LEED Operations and Maintenance (O+M) “ready” to ensure that the building systems are operated and maintained efficiently over the long term, protecting the government’s investment.

Energy and Resources – Design, construction, and ongoing operation of the facility will minimize the impact on the environment and the utilization of energy and other scarce and non-renewable resources. The project will consider operational requirements, and focus on strategies that support energy surety goals, incorporating principles of energy source diversity, onsite renewable energy, energy storage, net-zero energy readiness, and micro-grids, as appropriate, informed by mission goals and life-cycle cost analyses.

Sustainability – Design and construction of the facility will achieve a minimum of LEED Gold rating in the BD+C v4 rating system. The new facility will comply with all applicable federal sustainability requirements. It will also consider operational requirements, and incorporate principles of passive design, onsite management of storm-water and waste, resource efficiency, human health and well-being, and life cycle costing.

Reliability and Resilience – The facility will be designed to have high reliability and survivability of utilities and infrastructure. It will include efficient, state-of-the-art HVAC, lighting, power, security, and telecommunications systems and equipment that require minimal maintenance and are designed with backup capabilities to ensure minimal loss of service or downtime. Design of the site and buildings will include principles of energy and water surety, and resistance and resilience to climate change. Incremental climate change impacts, extreme weather conditions, and/or other extreme events, will result in minimal disruption to the mission of the FBI Headquarters complex and the safety of its occupants. The building enclosure systems and critical building systems will be designed to optimize performance and resilience in response to potential extreme events and conditions.

Prior Appropriations

Prior Appropriations			
Public Law	Fiscal Year	Amount	Purpose
114-113	2016	\$75,000,000	Construction Management and oversight activities and other project support costs
Appropriations to Date		\$75,000,000	

GSAPBS

**PROSPECTUS – CONSTRUCTION
FBI HEADQUARTERS CONSOLIDATION
NATIONAL CAPITAL REGION**

Prospectus Number: PNCR-FBI-NCR17
Congressional Districts: MD 4,5
VA 8

Prior Committee Approvals

None

Alternatives Considered

The proposed state-of-the-art FBI Headquarters facility is a unique asset, built to the Government's specifications in the form of a detailed Program of Requirements. The proposed facility will meet the long term needs of the FBI. GSA analyzed the modernization and redevelopment of JEH, but in addition to being cost prohibitive, the current facility as sited is not capable of meeting the square footage, security setback, or operational requirements of the FBI. A leased alternative is not cost-effective given FBI's 46 year history in the current location and the stated 50+ year requirement for the proposed facility. A leased alternative is not considered to be cost effective and the 30 year present value of such alternative was not analyzed.

Recommendation

CONSTRUCTION

GSA

PBS

**PROSPECTUS – CONSTRUCTION
FBI HEADQUARTERS CONSOLIDATION
NATIONAL CAPITAL REGION**

Prospectus Number: PNCR-FBI-NCR17
Congressional Districts: MD 4,5
VA 8

Certification of Need

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

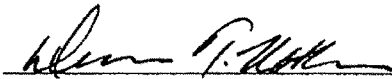
Submitted at Washington, DC, on February 8, 2016

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration

COMMITTEE RESOLUTION

NEW U.S. COURTHOUSE—ANNISTON, AL

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 the site acquisition, design and construction of a new U.S. Courthouse of approximately 63,000 gross square feet, including approximately 13 parking spaces, in Anniston, Alabama at an additional site and design cost of \$2,414,000, a

total estimated construction cost of \$32,527,000, and total management and inspection cost of \$3,234,000 for a total estimated project cost, including prior authorizations, of \$42,575,000, for which a prospectus is attached to and included in this resolution. This resolution amends prior authorizations of July 24, 2002 and July 23, 2003.

Provided, that the Administrator of General Services shall ensure that construction of the new courthouse complies, at a minimum, with courtroom sharing requirements

adopted by the Judicial Conference of the United States.

Provided further, that the Administrator of General Services shall ensure that the construction of the new courthouse contains no more than two courtrooms, including one for Senior District Judges and one for Bankruptcy Judges.

Provided further, that the design of the new courthouse shall not deviate from the U.S. Courts Design Guide.

GSA

PBS

**PROSPECTUS
NEW U.S. COURTHOUSE
ANNISTON, AL**

Prospectus Number: PAL-CTC-ANI6
Congressional District: 03

FY 2016 Project Summary

The General Services Administration (GSA) proposes the acquisition of a site, and the design and construction of a new U.S. Courthouse of approximately 63,000 gross square feet (gsf), including 13 inside parking spaces in Anniston, AL. GSA will construct the courthouse to meet the 10-year space needs of the court and court-related agencies and the site will accommodate the anticipated 30-year needs of the court. The Judiciary's Courthouse Project Priorities list (approved by the Judicial Conference of the United States on September 17, 2015) includes a courthouse project in Anniston, AL.

FY 2016 House and Senate Committee Approval Requested

(Additional Site and Design, Construction, Management & Inspection).....\$38,175,000

FY 2016 Funding Requested (as outlined in the FY 2016 Spend Plan)

(Additional Site and Design, Construction, Management & Inspection).....\$38,175,000

Overview of Project

The courts and related agencies are currently located in the Federal Building-Courthouse (FB-CT) as well as one leased location in Anniston. The FB-CT, built in 1906, is listed in the National Register of Historic Places. The new courthouse will provide two courtrooms and three chambers consistent with the application of courtroom sharing policies and limitation on the provision of space for projected judgeships. The site for the new courthouse will be in the central business area of Anniston.

Site Information

To Be Acquired..... Approximately 3 acres

Building Area¹

Gross square feet (excluding inside parking).....57,000

Gross square feet (including inside parking)63,000

Inside parking spaces 13

¹ Square footages and number of parking spaces are approximate. The actual project may contain a variance in gross square footage from that listed in this prospectus.

GSA

PBS

**PROSPECTUS
NEW U.S. COURTHOUSE
ANNISTON, AL**

Prospectus Number: PAL-CTC-AN16
Congressional District: 03

Estimated Project Budget

Site Cost (FY 2004).....	\$2,500,000
Estimated Additional Site.....	\$554,000
Design (FY 2004).....	\$1,900,000
Estimated Additional Design.....	\$1,860,000
Estimated Construction Cost (ECC) (\$516/gsf, including inside parking).....	\$32,527,000
Estimated Management and Inspection (M&I).....	\$3,234,000
Estimated Total Project Cost (ETPC)*.....	\$42,575,000²

*Tenant agencies may fund an additional amount for alterations above the standard normally provided by GSA.

<u>Schedule</u>	Start	End
Design & Construction	FY 2016	FY 2021

Tenant Agencies

U.S. District Court, U.S. Bankruptcy Court, U.S. Probation Office, U. S. Department of Justice - Marshals Service, trial preparation space for the U.S. Department of Justice - Office of the U.S. Attorney, and GSA.

Justification

The existing FB-CT, constructed in 1906 and expanded in 1935, does not meet the U.S. Courts Design Guide standards, does not provide for future expansion, and lacks adequate security. There is no separate circulation for judicial officers and prisoners, and no secure elevators in the building. Further, there are no courtroom holding cells, central cellblock, prisoner sallyport, and no secured parking available to the courts. The new courthouse will provide separate circulation for the public, judges, and prisoners, thereby improving security, as well as the efficiency of court operations. Relocation of agencies from leased space to the new courthouse will result in savings of approximately \$195,000 in future annual lease payments to the private sector.

Due to changes in program since previous project approval, courtroom sharing, and exclusion of projected new judgeships, the proposed project has decreased in size and scope (from the previously approved 65,482 gsf).

² GSA requests approval for a total project cost. As noted in the estimated project budget above, GSA identified sub-totals comprising the estimated project budget are intended to provide a breakdown in support of the ETPC. The actual total cost to perform the entire project may differ from what is represented in this prospectus by the various subcomponents.

GSA

PBS

**PROSPECTUS
NEW U.S. COURTHOUSE
ANNISTON, AL**

Prospectus Number: PAL-CTC-AN16
Congressional District: 03

Space Requirements of the U.S. Courts

	Current		Proposed	
	Courtrooms	Judges	Courtrooms	Judges
District				
- Active	1	1	0	0
- Senior	0	0	1	1
- Visiting	0	0		1
Bankruptcy	1	1	1	1
Total:	2	2	2	3

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Future of Existing Federal Building³

The Federal tenancy in Anniston does not support the need for two courthouses; therefore, GSA will explore alternatives associated with the disposal of the existing courthouse. Some of these alternatives include donation or exchange.

³ This section is included to address recommendations in the following GAO Report: Federal Courthouses: Better Planning Needed Regarding Reuse of Old Courthouses (GAO-14-48).

GSAPBS

**PROSPECTUS
NEW U.S. COURTHOUSE
ANNISTON, AL**

Prospectus Number: PAL-CTC-AN16
Congressional District: 03

Prior Appropriations

Prior Appropriations			
Public Law	Fiscal Year	Amount	Proposed Project
108-199	2004	\$4,400,000	Site and Design
114-113*	2016	\$38,175,000	Additional Site & Design, ECC & M&I
Appropriations to Date		\$42,575,000	

*Public Law 114-113 funded \$947,760,000 for new construction projects of the Federal Judiciary as prioritized in the Federal Judiciary Courthouse Project Priorities list, of which Anniston is included. GSA's Spend Plan describes each project to be undertaken with this funding. The FY 2016 need for Anniston is \$38,175,000.

Prior Committee Approvals

Prior Committee Approvals			
Committee	Date	Amount	Proposed Project
House T&I	7/24/2002	\$3,090,000	Site and Design for 65,482 gsf; 20 inside parking spaces
Senate EPW	9/26/2002	\$3,090,000	Site and Design for 65,482 gsf; 20 inside parking spaces
House T&I	7/23/2003	\$1,291,000	Additional Site and Design for 65,482 gsf; 20 inside parking spaces
Senate EPW	6/23/2004	\$1,291,000	Additional Site and Design for 65,482 gsf; 20 inside parking spaces
House Approvals to Date		\$4,381,000	
Senate Approvals to Date		\$4,381,000	

GSA

PBS

**PROSPECTUS
NEW U.S. COURTHOUSE
ANNISTON, AL**

Prospectus Number: PAL-CTC-AN16
Congressional District: 03

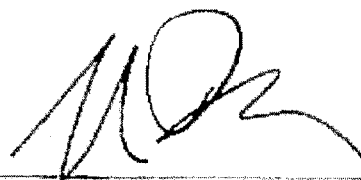
Certification of Need

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

Submitted at Washington, DC, on

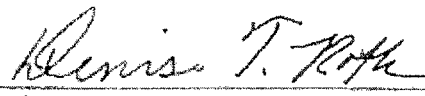
JUN 16 2016

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration

Housing Plan
New U.S. Courthouse

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
New Courthouse												
U.S. Bankruptcy Court (courtrooms/chambers)	-	-	-	-	-	-	3	3	2,663	-	2,590	5,253
U.S. Bankruptcy Court - Clerk	-	-	-	-	-	-	15	15	6,288	-	750	7,038
U.S. Bankruptcy Administrator	-	-	-	-	-	-	4	4	1,965	-	1,800	3,765
U.S. District Court (courtrooms/chambers)	-	-	-	-	-	-	5	5	4,534	-	4,290	8,824
U.S. District Court - Clerk	-	-	-	-	-	-	1	1	2,594	-	-	2,594
U.S. Probation Office	-	-	-	-	-	-	1	1	1,005	-	200	1,205
DOJ - U.S. Marshals Service	-	-	-	-	-	-	14	14	4,741	-	2,880	7,621
DOJ - Office Of U.S. Attorneys	-	-	-	-	-	-	-	-	500	-	-	500
GSA - Public Buildings Service	-	-	-	-	-	-	1	1	300	300	-	600
Joint Use	-	-	-	-	-	-	-	-	-	-	880	880
Subtotal	-	-	-	-	-	-	44	44	24,590	300	13,390	38,280
Anniston FB-CT, 1129 Noble Street												
U.S. Bankruptcy Court (courtrooms/chambers)	3	3	72	-	3,287	3,359	-	-	-	-	-	-
U.S. District Court (courtrooms/chambers)	4	4	-	-	5,680	5,680	-	-	-	-	-	-
DOJ - U.S. Marshals Service	7	7	270	-	40	310	-	-	-	-	-	-
Congress - House of Representatives	2	2	1,145	-	59	1,204	-	-	-	-	-	-
Vacant Unassigned Space	-	-	2,862	-	1,455	4,317	-	-	-	-	-	-
Subtotal	16	16	4,349	-	10,521	14,870	-	-	-	-	-	-
Bankruptcy Building (Lease)												
U.S. Bankruptcy Clerk	15	15	7,707	-	-	7,707	-	-	-	-	-	-
U.S. Bankruptcy Administrator	4	4	1,521	-	-	1,521	-	-	-	-	-	-
Subtotal	19	19	9,228	-	-	9,228	-	-	-	-	-	-
Total	35	35	13,577	-	10,521	24,098	44	44	24,590	300	13,390	38,280

Special Space	
Holding Cell	920
Restroom	590
Conference	2,830
ADP	150
Courtroom	4,200
Judicial Chambers	1,800
Food Service	400
Physical Fitness	800
Mailroom	880
Sallyport	820
Total:	13,390

The project may contain a variance in gross square footage from that listed in this project upon measurement and review of the completed project.

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.

COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF HOMELAND SECURITY, CUSTOMS AND BORDER PROTECTION, OFFICE OF INFORMATION TECHNOLOGY, NORTHERN VA

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 562,000 rentable square feet of space, including 4 official parking spaces, for the Department of Homeland Security, Customs and Border Protection, Office of Information Technology currently located in 11 separate buildings dispersed across six locations including six buildings in the VA-95 complex located at Boston Boulevard and Fullerton Road in Springfield, Virginia and other locations at 1801 N. Beauregard Street in Alexandria, 6350 Walker Lane in Springfield, 7799 Leesburg Pike in Falls Church, 13990 Park East Circle in Chantilly, and 5971 Kingstowne Village Parkway in Alexandria, Virginia at a proposed total annual cost of

\$21,918,000 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.

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

Provided that, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 124 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

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

an overall utilization rate of 124 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.

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.

GSA

PBS

**PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
CUSTOMS AND BORDER PROTECTION
OFFICE OF INFORMATION TECHNOLOGY
NORTHERN, VA**

Prospectus Number: PVA-01-WA17
Congressional Districts: 8, 10, 11

Executive Summary

The General Services Administration (GSA) proposes a lease for approximately 562,000 rentable square feet (RSF) of space for the Department of Homeland Security (DHS), Customs and Border Protection (CBP), Office of Information Technology (OIT), currently located in leased space in 11 separate buildings dispersed across six locations including six buildings in the VA-95 complex located at Boston Boulevard and Fullerton Road in Springfield, VA. Other locations are 1801 N. Beauregard St., Alexandria, VA; 6350 Walker Lane, Springfield, VA; 7799 Leesburg Pike, Falls Church, VA; 13990 Park East Circle, Chantilly, VA; and 5971 Kingstowne Village Parkway, Alexandria, VA.

The lease will enable DHS/CBP/OIT to provide continued housing as well as more modern, streamlined, and efficient operations. It will significantly improve space utilization, as the office utilization rate will be improved from 113 to 64 usable square feet (USF) per person, and the overall utilization rate from 184 to 124 USF per person, reducing the DHS/CBP/OIT footprint for this occupancy by approximately 67,680 RSF.

Description

Occupant:	Customs and Border Protection
Current Rentable Square Feet (RSF)	629,680 (Current RSF/USF = 1.08)
Proposed Maximum RSF ¹ :	562,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	67,680 (Reduction)
Current Usable Square Feet/Person:	184
Proposed Usable Square Feet/Person:	124
Proposed Maximum Leasing Authority:	15 years
Expiration Dates of Current Lease(s):	09/30/19, 08/01/20, 12/07/20, 12/31/20, 5/31/21, 08/10/21
Delineated Area:	Northern Virginia
Number of Official Parking Spaces ² :	4
Scoring:	Operating Lease
Maximum Proposed Rental Rate ³ :	\$39.00/RSF

¹ The RSF/USF at the current location is approximately 1.08; however, to maximize competition a RSF/USF ratio of 1.20 is used for the proposed maximum RSF as indicated in the housing plan.

² OIT 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.

GSA

PBS

**PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
CUSTOMS AND BORDER PROTECTION
OFFICE OF INFORMATION TECHNOLOGY
NORTHERN, VA**

Prospectus Number: PVA-01-WA17
Congressional Districts: 8, 10, 11

Proposed Total Annual Cost ⁴ :	\$21,918,000
Current Total Annual Cost:	\$17,079,000 (Leases effective: 10/01/94, 12/08/00, 01/17/02, 07/15/02, 08/02/05, 11/14/07, 11/21/08, 02/02/09, 06/01/11, and 08/11/11)

Background

OIT is responsible for implementation and support of information technology, research and development functions, and automation and technological strategies for meeting mission-related needs. OIT is responsible for automated information systems, management of the research and development functions, and all forensic and laboratory support of CBP. OIT personnel manage all computer and related resources and establish requirements for computer interfaces between CBP and various trade groups and Government agencies. OIT is responsible for managing all aspects of tactical communications, including the 24/7 operations of the National Law Enforcement Communications Center and Continuity of Operations Planning.

Justification

OIT’s mission is to be responsible for all aspects of technology support across all mission areas within CBP. This CBP component designs, develops, programs, tests, implements, trains, and maintains the agency’s automated systems. OIT is responsible for managing CBP computer facilities, including all the hardware, software, data, video and voice communications, and related financial resources. OIT develops and maintains the Enterprise Information System Architecture and administers the operational aspects of the CBP Computer Security Program. OIT also represents CBP on matters related to automated import, export, and interagency processing and systems development.

³ These estimates are for fiscal year 2017 and may be escalated by 1.95 percent annually to the effective date of the lease to account for inflation. The proposed rental rates are fully serviced including all operating expenses whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

⁴ New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

PBS

**PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
CUSTOMS AND BORDER PROTECTION
OFFICE OF INFORMATION TECHNOLOGY
NORTHERN, VA**

Prospectus Number: PVA-01-WA17
Congressional Districts: 8, 10, 11

The current leases are for space in 11 separate buildings in Northern Virginia and expire between September 30, 2019 and August 10, 2021. OIT requires continued housing to carry out its operational mission and functions. The total space requested will reduce the OIT footprint by 67,680 RSF or more than 10 percent of the 629,680 RSF currently occupied. In the absence of this reduction, the status quo cost of continued occupancy at the proposed market rental rate would be at least \$24.6 million per year.

Acquisition Strategy

In order to maximize the flexibility and competition in acquiring space to house the DHS/CBP/OIT elements, GSA may issue a single, multiple award solicitation that will allow offerors to provide blocks of space able to meet requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus.

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

Interim Leasing

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

GSA

PBS


PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
CUSTOMS AND BORDER PROTECTION
OFFICE OF INFORMATION TECHNOLOGY
NORTHERN, VA

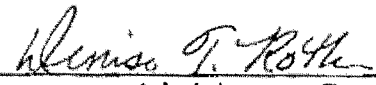
Prospectus Number: PVA-01-WA17
 Congressional Districts: 8, 10, 11

Certification of Need

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

Submitted at Washington, DC, on September 15, 2016

Recommended:  _____
 Commissioner, Public Buildings Service

Approved:  _____
 Administrator, General Services Administration

Housing Plan
 Department of Homeland Security
 Customs and Border Protection
 Office of Information Technology

Leased Locations	CURRENT						PROPOSED					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
1801 N. Beauregard St., Alexandria VA	541	541	75,427	870	9,102	85,399						
6350 Walker Lane, Springfield, VA	472	472	65,647	98	8,681	74,426						
7799 Leesburg Pike, Falls Church, VA	315	315	73,104	160	12,638	85,902						
7375 Boston Blvd, Springfield, VA	112	112	13,270	167	2,562	15,999						
7451 Boston Blvd, Springfield, VA	78	78	12,397	61	3,293	15,751						
7435 Boston Blvd, Springfield, VA	86	86	14,771	-	2,705	17,476						
7501 Boston Blvd, Springfield, VA	411	411	59,272	215	16,269	75,756						
7400 Fullerton Road, Springfield, VA	126	126	18,029	522	4,635	23,186						
13990 Parkeast Circle, Chantilly, VA	144	144	38,984	284	3,740	43,008						
5971 Kingstowne Village Pkwy, Alexandria, VA	427	427	41,125	433	3,128	44,686						
7681 Boston Blvd, Springfield, VA	527	527	57,061	-	42,094	99,155						
Proposed							3,783	3,783	310,327	17,576	140,388	468,291
Total	3,239	3,239	469,087	2,810	108,847	580,744	3,783	3,783	310,327	17,576	140,388	468,291

Office Utilization Rate (UR) ²		
	Current	Proposed
Rate	113	64

UR=average amount of office space per person
 Current UR excludes 103,199 usf of office support space
 Proposed UR excludes 68,272 usf of office support space

Overall UR ³		
	Current	Proposed
Rate	184	124

R/U Factor ⁴			
	Total USF	RSF/USF	Max RSF
Current	580,744	1.08	629,680
Proposed	468,291	1.20	562,000

NOTES:

¹USF 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.

²Calculation excludes Judiciary, Congress and agencies with less than 10 people

³USF/Person = housing plan total USF divided by total personnel.

⁴R/U Factor = Max RSF divided by total USF

Special Space	USF
Conference	21,382
Training	8,516
LAN / Telco	13,741
File Room	5,980
Break / Food	8,057
Shower / Locker	906
Supply / Copy / Print Rooms	8,516
Lab	13,335
Reception	1,812
Lactation Room	544
HSDN/SCIF	2,748
Data Center	37,124
Security	2,899
TOC / Sit Rooms	6,054
Mail Room	2,174
EOC	6,600
Total	140,388

COMMITTEE RESOLUTION

LEASE—FOOD & DRUG ADMINISTRATION,
ATLANTA, GA

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. 3307, appropriations are authorized for a lease of up to 162,000 rentable square feet of space, including 27 official parking spaces, for the Food and Drug Administration currently located at the FDA Atlanta complex consisting of three leased buildings; Crawford Building, Annex I and Annex II, and an additional lease location in College Park, Georgia at a proposed total annual cost of \$5,994,000 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 an overall utilization rate of 322 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 322 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.

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.

GSAPBS

**PROSPECTUS – LEASE
FOOD & DRUG ADMINISTRATION
ATLANTA, GA**

Prospectus Number: PGA-01-AT17
Congressional District: 5

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 162,000 rentable square feet (RSF) of space for the Food and Drug Administration (FDA), currently housed at the FDA Atlanta complex consisting of three leased buildings; The Crawford Building, Annex I and Annex II, and an additional lease location in College Park, Georgia, at the Gateway Center Building One.

The proposed lease will provide continued housing for FDA and will improve the office utilization rate from 176 to 103 usable square feet (USF) per person.

Description

Occupant:	Food and Drug Administration
Current Rentable Square Feet (RSF)	134,491 (Current RSF/USF = 1.15)
Estimated Maximum RSF:	162,000 (Proposed RSF/USF = 1.15)
Expansion/Reduction RSF:	27,509 (expansion)
Current Usable Square Feet/Person:	292
Estimated Usable Square Feet/Person:	322
Proposed Maximum Lease Term:	20 Years
Expiration Dates of Current Leases:	11/24/2017, 12/30/2017, and 7/31/2022
Delineated Area:	Atlanta Midtown Business District
Number of Official Parking Spaces:	27 secured
Scoring:	Operating lease
Estimated Rental Rate ¹ :	37.00/RSF
Estimated Total Annual Cost ² :	\$5,994,000
Current Total Annual Cost:	\$5,863,625 (Leases effective 11/25/2005, 12/31/1997, 8/1/2012)

¹This estimate is for Fiscal Year 2019 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as a basis for negotiating with offerors to ensure that lease award is made in the best interest of the government.

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

GSA**PBS**

**PROSPECTUS – LEASE
FOOD & DRUG ADMINISTRATION
ATLANTA, GA**

Prospectus Number: PGA-01-AT17
Congressional District: 5

Justification

The current leases are unable to provide the FDA Southeast Regional Office, Atlanta District Office, and Southeast Regional Laboratories (SRL) with the necessary office and special space to efficiently carry out its mission. The new lease will provide a more modern and streamlined office layout and improve office utilization from 176 square feet per person to 103 square feet per person.

SRL testing includes foods, ceramics, meats, cosmetics, drugs, and other products falling under the purview of the FDA. In addition, the SRL has specialized capabilities and is home to the Atlanta Center for Nutrient Analysis, which is the servicing laboratory to all FDA districts for nutrient analysis on domestic and imported foods that bear nutrition labeling. The size of the existing SRL causes the FDA to constantly retro-fit the aging space, leading to higher maintenance costs. A modern laboratory is needed to properly carry out its mission.

Acquisition Strategy

In order to maximize the flexibility in acquiring space to house the FDA elements, GSA may issue a single, multiple award solicitation that will allow offerors to provide blocks of space able to meet requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus.

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

GSA

PBS

**PROSPECTUS – LEASE
FOOD & DRUG ADMINISTRATION
ATLANTA, GA**

Prospectus Number: PGA-01-AT17
Congressional District: 5

Interim Leasing

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

Certification of Need

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

Submitted at Washington, DC, on SEP 13 2016

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration

Housing Plan
Food and Drug Administration

Leased Locations	CURRENT						ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
Crawford and Annex I	104	177	28,224	5,927	28,649	62,800	-	-	-	-	-	-
Annex II	-	159	-	-	44,470	44,470	-	-	-	-	-	-
Gateway Center Building One	65	65	9,821	-	-	9,821	-	-	-	-	-	-
Estimated/Proposed Lease							437	437	57,477	-	83,365	140,842
Total	169	401	38,045	5,927	73,119	117,091	437	437	57,477	-	83,365	140,842

Office Utilization Rate (UR) ²		
	Current	Proposed
Rate	176	103

UR=average amount of office space per person
Current UR excludes 73,119 usf of office support space
Proposed UR excludes 65,039 usf of office support space

Overall UR ³		
	Current	Proposed
Rate	292	322

R/U Factor ⁴			
	Total USF	RSF/USF	Max RSF
Current	117,091	1.15	134,491
Estimated/Proposed	140,842	1.15	162,000

Special Space	USF
Laboratory	73,345
Conference/Training	6,850
Food Service/Break Areas	2,220
Health Unit	100
Fitness Center	400
Lockerroom	450
Total	83,365

NOTES:

- ¹USF 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.
- ²Calculation excludes Judiciary, Congress and agencies with less than 10 people
- ³USF/Person = housing plan total USF divided by total personnel.
- ⁴R/U Factor = Max RSF divided by total USF

AMENDED COMMITTEE RESOLUTION
LEASE—NATIONAL ARCHIVES AND RECORDS ADMINISTRATION, JACKSON AND CLAY COUNTIES, MISSOURI, AND JOHNSON COUNTY, KANSAS

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, That pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 806,794 rentable square feet of space, including 142 official parking spaces, for the National Archives and Records Administration, Federal Records Center currently located at 200 NW Space Center in Lee's Summit, Missouri at a proposed total annual cost of \$5,647,558 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution. This resolution amends the resolution adopted by the Committee on Transportation and Infrastructure on September 14, 2016.

Approval of this prospectus constitutes authority to execute an interim lease for all

tenants, if necessary, prior to the execution of the new lease.

Provided that, the Administrator of General Services and tenant agencies agree to apply an office utilization rate of 129 square feet or less per person, except that, if the Administrator determines that the office utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an office utilization rate of 129 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.

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.

GSA

PBS

**PROSPECTUS – LEASE
 NATIONAL ARCHIVES AND RECORDS ADMINISTRATION
 JACKSON AND CLAY COUNTIES, MISSOURI, AND JOHNSON
 COUNTY, KANSAS**

Prospectus Number: PMO-01-LS17
 Congressional District: MO 05, 06, KS 03

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 806,794 rentable square feet (RSF) for the National Archives and Records Administration – Federal Records Center (NARA-FRC), currently located at 200 NW Space Center, Lee’s Summit, MO.

The lease will provide continued housing for NARA-FRC, will maintain its current office utilization rate of 129 usable square feet (USF) per person, and allow for continued temporary and permanent record storage capabilities for Federal agencies.

Description

Occupant:	National Archives and Records Administration
Current Rentable Square Feet (RSF)	806,794 (Current RSF/USF = 1.00)
Estimated Maximum RSF:	806,794 (Proposed RSF/USF = 1.00)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	129
Estimated Usable Square Feet/Person:	129
Proposed Maximum Lease Term:	20 Years
Expiration Dates of Current Leases:	8/14/2017
Delineated Area:	Jackson and Clay Counties, Missouri, and Johnson County, Kansas
Number of Official Parking Spaces:	142
Scoring:	Operating lease
Estimated Rental Rate ¹ :	\$7.00 / RSF

¹This estimate is for fiscal year 2017 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as a basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

GSA

PBS

PROSPECTUS – LEASE
NATIONAL ARCHIVES AND RECORDS ADMINISTRATION
JACKSON AND CLAY COUNTIES, MISSOURI, AND JOHNSON
COUNTY, KANSAS

Prospectus Number: PMO-01-LS17
Congressional District: MO 05, 06, KS 03

Estimated Total Annual Cost ² :	\$5,647,558
Current Total Annual Cost:	\$3,211,969 (Lease effective 8/15/1997)

Acquisition Strategy

The NARA-FRC is currently located in subterranean space. In order to maximize competition, GSA will consider aboveground and subterranean space for this procurement and will relocate the agency if economically advantageous to the Federal Government.

Justification

NARA-FRC is one of 18 Federal Records Centers across the nation used by Federal agencies for records-related services. The FRCs work together to provide temporary and permanent record storage services. The facility storage services are full at this location and any new incoming client boxes are accommodated by moving existing records to other Federal Records Centers or by the disposal of eligible records. The current location provides storage conditions that meet permanent or archival requirements, which accounts for 57 percent of permanent record storage.

NARA-FRC requires space to accommodate the movement, processing, and retrieving of large quantities of client record boxes into its computer systems, along with the ability to store client records in an environment that meets regulations for Federal Records Storage (36 CFR 1234). The movement of client record boxes is accommodated using eight-foot carts, which require ample circulation space for maneuvering. Although Federal agencies are attempting to convert to electronic storage, the demand for paper record storage still remains and since 2000 has grown by 2.38 percent per year.

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

GSA

PBS

**PROSPECTUS – LEASE
NATIONAL ARCHIVES AND RECORDS ADMINISTRATION
JACKSON AND CLAY COUNTIES, MISSOURI, AND JOHNSON
COUNTY, KANSAS**

Prospectus Number: PMO-01-LS17
Congressional District: MO 05, 06, KS 03

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

Interim Leasing

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

GSA

PBS


**PROSPECTUS – LEASE
NATIONAL ARCHIVES AND RECORDS ADMINISTRATION
JACKSON AND CLAY COUNTIES, MISSOURI, AND JOHNSON
COUNTY, KANSAS**

Prospectus Number: PMO-01-LS17
Congressional District: MO 05, 06, KS 03

Certification of Need

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

Submitted at Washington, DC, on August 9, 2016

Recommended: 

Commissioner, Public Buildings Service

Approved: 

Administrator, General Services Administration

Housing Plan
National Archives And Records Administration

Leased Locations	CURRENT						ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
200 NW Space Center	58	65	9,586	2,600	794,608	806,794						
Estimated/Proposed Lease							58	65	9,586	2,600	794,608	806,794
Total	58	65	9,586	2,600	794,608	806,794	58	65	9,586	2,600	794,608	806,794

Office Utilization Rate (UR) ²		
	Current	Proposed
Rate	129	129

UR=average amount of office space per person
Current UR excludes 2,109 usf of office support space
Proposed UR excludes 2,109 usf of office support space

Overall UR ³		
	Current	Proposed
Rate	N/A	N/A

R/U Factor ⁴	Total USF	RSF/USF	Max RSF
Current	806,794	1.00	806,794
Estimated/Proposed	806,794	1.00	806,794

Special Space	USF
Warehouse	787,705
Automatic Data Processing	512
Conference/Training	1,252
Food Service	2,109
Janitorial Closet	186
Laboratory	301
Restrooms	1,315
Mail Receiving	702
Workroom	209
File & Copy	317
Total	794,608

NOTES:

- ¹USF 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.
- ²Calculation excludes Judiciary, Congress and agencies with less than 10 people. Circulation requirement of 40% for movement/processing of client storage above the normal 22%, moved extra circulation to storage.
- ³USF/Person = housing plan total USF divided by total personnel.
- ⁴R/U Factor = Max RSF divided by total USF

COMMITTEE RESOLUTION

LEASE—NATIONAL INSTITUTES OF HEALTH,
MONTGOMERY AND PRINCE GEORGE'S COUNTIES,
MD

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 238,000 rentable square feet of space, including 5 official parking spaces, for the Department of Health and Human Services, National Institutes of Health currently located at 6001 and 6101 Executive Boulevard in Rockville, Maryland at a proposed total annual cost of \$8,330,000 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all

tenants, if necessary, prior to the execution of the new lease.

Provided that, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 183 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 183 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.

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.

GSA

PBS

**PROSPECTUS – LEASE
NATIONAL INSTITUTES OF HEALTH
MONTGOMERY AND PRINCE GEORGE’S COUNTIES, MD**

Prospectus Number: PMD-01-WA17
Congressional District: 8

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 238,000 rentable square feet (RSF) of space for the Department of Health and Human Services - National Institutes of Health (NIH), currently located at 6001 and 6101 Executive Boulevard in Rockville, MD, under five NIH direct leases. The four leases at 6001 Executive Boulevard expire on January 31, 2019, and the one lease at 6101 Executive Boulevard expires on August 31, 2019.

The proposed lease will enable NIH to provide continued housing. The lease will significantly improve space utilization, as the office utilization rate will be reduced from 172 to 133 usable square feet (USF) per person, and the overall utilization rate from 221 to 183 USF per person, resulting in NIH being housed in approximately 31,632 RSF less space than it has at the current locations.

Description

Occupant:	National Institutes of Health
Current Rentable Square Feet (RSF):	269,632 (Current RSF/USF = 1.22)
Estimated Maximum RSF:	238,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	31,632 (Reduction)
Current Usable Square Feet/Person:	221
Estimated Usable Square Feet/Person:	183
Proposed Maximum Lease Term:	15 Years
Expiration Dates of Current Leases:	1/31/2019, 8/31/2019
Delineated Area:	Portions of Montgomery and Prince George’s Counties proximate to the NIH campus in Bethesda, MD
Number of Official Parking Spaces:	5
Scoring:	Operating lease
Estimated Proposed Rental Rate ¹ :	\$35.00 / RSF
Estimated Total Annual Cost ² :	\$8,330,000

¹This estimate is for fiscal year 2018 and may be escalated by 1.95 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as a basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

GSAPBS

**PROSPECTUS – LEASE
NATIONAL INSTITUTES OF HEALTH
MONTGOMERY AND PRINCE GEORGE’S COUNTIES, MD**

Prospectus Number: PMD-01-WA17
Congressional District: 8

Current Total Annual Cost: \$8,314,990

Justification

The multiple NIH Institutes and Centers (ICs) located at 6001 and 6101 Executive Boulevard include the National Institute of Drug Abuse, National Institute of Mental Health, National Institute of Neurological Disorders and Stroke, National Institute on Deafness and other Communication Disorders, Office of Director-Office of Strategic Coordination, and the Office of Research Services, and are integral components of NIH’s mission. The current leases expire on January 31, 2019, and August 31, 2019. NIH ICs have a continuing need for space and efficient transportation access to the NIH campus in Montgomery County. The lease will streamline operations and improve NIH’s footprint by 31,632 rsf. In the absence of this reduction, the status quo cost of continued occupancy at the existing footprint would be \$9,437,120.

Acquisition Strategy

In order to maximize the flexibility in acquiring space to house the NIH elements, GSA may issue a single, multiple award solicitation in up to two proximate buildings that will allow offerors to provide blocks of space able to meet requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus.

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

GSAPBS

**PROSPECTUS – LEASE
NATIONAL INSTITUTES OF HEALTH
MONTGOMERY AND PRINCE GEORGE’S COUNTIES, MD**

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Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

Interim Leasing

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

GSA

PBS

**PROSPECTUS – LEASE
NATIONAL INSTITUTES OF HEALTH
MONTGOMERY AND PRINCE GEORGE’S COUNTIES, MD**

Prospectus Number: PMD-01-WA17
Congressional District: 8

Certification of Need

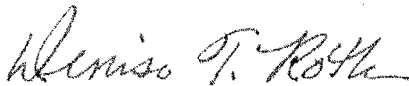
The proposed lease is the best solution to meet a validated Government need.

Submitted at Washington, DC, on August 19, 2016



Recommended: _____

Commissioner, Public Buildings Service



Approved: _____

Administrator, General Services Administration

Leased Locations	CURRENT						ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
6001 Executive Boulevard	905	905	203,000	-	-	203,000						
6101 Executive Boulevard	93	93	16,843		1,205	18,048						
Estimated/Proposed Lease							1,084	1,084	184,280		14,000	198,280
Total	998	998	219,843	-	1,205	221,048	1,084	1,084	184,280	-	14,000	198,280

Office Utilization Rate (UR) ²		
	Current	Proposed
Rate	172	133

UR=average amount of office space per person
Current UR excludes 48,365 usf of office support space
Proposed UR excludes 40,542 usf of office support space

Special Space	USF
Data Center and Support Center	4,000
Conference Center	10,000
Total	14,000

Overall UR ³		
	Current	Proposed
Rate	221	183

R/U Factor ⁴	Total USF	RSF/USF	Max RSF
Current	221,048	1.22	269,632
Estimated/Proposed	198,280	1.20	238,000

NOTES:

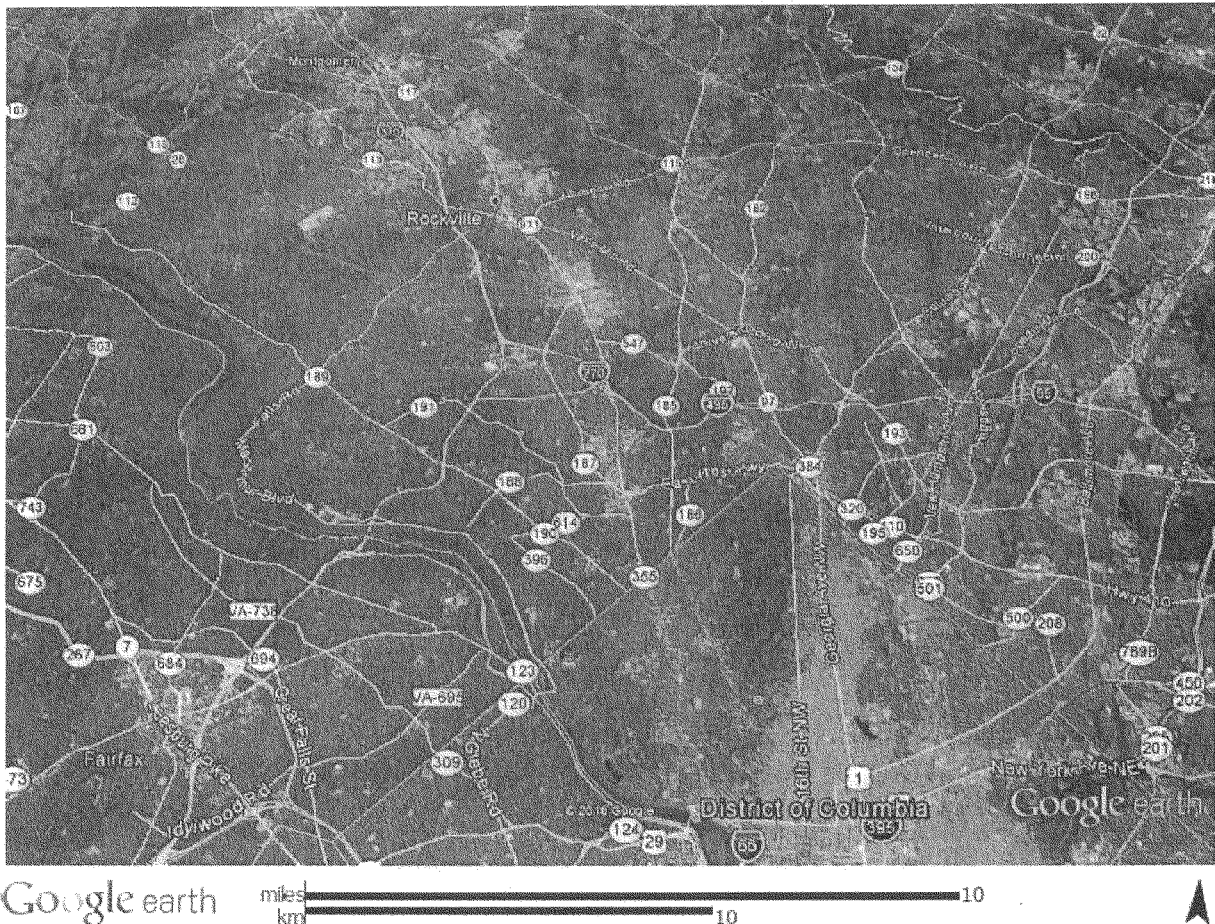
¹USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.

²Calculation excludes Judiciary, Congress and agencies with less than 10 people

³USF/Person = housing plan total USF divided by total personnel.

⁴R/U Factor = Max RSF divided by total USF

Prospectus PMD-01-WA17 Map and Narrative



Within Montgomery and Prince George's counties as further delineated as follows:
 Beginning at the intersection of the Potomac River and the W city boundary of Washington, DC (POB); NW along the Potomac River to Riley's Lock Road; North on Riley's Lock Road to River Road; East along River Road and continuing along Seneca Road (aka Rte 112); NE along Seneca Road to Darnestown Road (aka Rte 28); NE then SE along Darnestown Road to Muddy Branch Road; North along Muddy Branch Road to Great Seneca Highway (aka Rte 119); SE along Great Seneca Highway to Sam Eig Highway (aka I-370); NE along Sam Eig Highway and continuing E along the Intercounty Connector to Baltimore Avenue (aka Rte 1); SW along Baltimore Avenue to Powder Mill Road (Rte 212); East along Powder Mill Road to Edmonston Road (Rte 201); S along Edmonston Road, becoming Kenilworth Avenue (Rte 201) to Annapolis Road (Rte 450); W along Annapolis Road to Bladensburg Road (Alt Rte 1); W on Bladensburg Road to the E city boundary of Washington, DC; NW along the E city boundary of Washington, DC becoming Eastern Avenue NE to Western Avenue NW and the W city boundary of Washington, DC; SW along Western Avenue NW to with POB.

There was no objection.

HONORING CONGRESSMAN JOSEPH
R. PITTS

The SPEAKER pro tempore. Under the Speaker's announced policy of January 6, 2015, the gentleman from New Jersey (Mr. SMITH) is recognized for 60 minutes as the designee of the majority leader.

Mr. SMITH of New Jersey. Madam Speaker, I yield to the gentleman from Georgia (Mr. JODY B. HICE).

Mr. JODY B. HICE of Georgia. Madam Speaker, what an honor it is to join my colleagues this evening in taking a moment to honor my good friend and fellow alum from Asbury College, Pennsylvania Congressman JOE PITTS.

My friend, JOE PITTS, has spent his life literally engaged in serving those around him. In fact, early in his career, JOE and his wife worked as teachers to educate the next generation until he joined the Air Force in 1963. He answered the call of duty, serving three tours in Vietnam, where he completed 116 combat missions and earned the Air Medal with five oakleaf clusters.

Just a few years after returning home from the war effort, JOE continued his service in his State and our Nation as a member of the Pennsylvania House of Representatives, spending some 24 years assisting his fellow Pennsylvanians.

In 1997, JOE brought his leadership skills and his servant's heart right here to the Halls of Congress, where he has now served for 20 years.

□ 1915

In this role and through his service as chairman of the Values Action Team, JOE has been a guiding force for bringing our Judeo-Christian ethics and moral values to Washington, D.C., and he has literally been a champion for the cause of life.

In Mark, chapter 10, the Lord tells us that those who aspire to leadership must be great servants. Further, in Matthew, chapter 7, we find that we are recognized by our fruits.

In other words, you can tell who someone is not merely by what one says, but by what one does.

JOE, I would just say to you, sir, thank you. You have been tested, and you have shown yourself approved.

We are all going to sincerely and deeply—genuinely—miss JOE PITTS.

I hope, JOE, that as you continue in your next chapter that, in your absence here, we may each have a portion of your servant's heart, and how blessed this body will be if we do so.

I just thank the gentleman so much for the opportunity to take a moment to say "thank you" to this giant of a leader here in Congress and how we will deeply miss him.

Mr. SMITH of New Jersey. I thank my good friend for his very eloquent remarks about our great friend and colleague, the distinguished JOE PITTS.

Madam Speaker, I yield to the gentleman from Alabama, ROBERT ADERHOLT.

Mr. ADERHOLT. I appreciate the time to come to honor JOE PITTS. Congressman SMITH, I appreciate your organizing this evening so we could thank JOE PITTS for his many years of service to not only this Chamber, but also to the public in general.

Madam Speaker, of course, JOE is retiring after 20 years of service to this institution and to the American people. He served, as has been said, 24 years in the Pennsylvania Legislature. The gentleman from Pennsylvania, JOE PITTS, is a hero for conservatives. He fights daily for families, for unborn children, and for persecuted Christians around the world.

I know firsthand about his work for persecuted Christians because one of the first overseas trip opportunities that I had as a Member of Congress was to travel with JOE PITTS to the country of Egypt to advocate on behalf of persecuted Christians. I had the chance to sit there with JOE as we both talked about the plight of the Coptic Christians in the country of Egypt. We sat across the table from Hosni Mubarak, who, at the time, was the President of Egypt, and we let him know of the concerns that we had and that the American people had for Christians who were treated unfairly for no other reason than because of their beliefs and their faith.

JOE PITTS has been a friend and a colleague since we were first elected. He and I were first elected back in 1996. We started here in January of 1997. He has worked tirelessly as chairman of the Values Action Team since the late 1990s. That was when Newt Gingrich had asked him to work on pro-life, pro-family issues. He has been an active, leading member of the Pro-Life Caucus, along with Congressman SMITH, since that time.

I also had the opportunity to work with JOE on OSCE issues, the Organization for Security and Co-operation of Europe. We would meet in the parliamentary assembly once a year with other parliamentarians to try to work on issues. I can tell you the pro-life issue and trying to protect the unborn and the family has been at the forefront of those issues with him as well with the OSCE.

I want to take a minute to thank his staff. Over the years, they have worked hand in glove with Congressman PITTS. They have been champions for the conservative causes over the last 20 years alone here in the House of Representatives, and we will certainly miss working with them as they go on to the next chapters of their lives.

Again, I wish JOE PITTS all the best as he moves on to the next phase of his life. I certainly pray that he and his wife, Ginny, will have, maybe, a slightly slower pace as they go back to Pennsylvania. I know that JOE, in whatever next chapter of life he is involved, will be involved in protecting families; he will be protecting the unborn—the most vulnerable—and he will be making sure that he does what he feels is in

the best interest of this country. I wish JOE PITTS and his family all the best in the many years to come.

Mr. SMITH of New Jersey. I thank the gentleman.

Madam Speaker, I yield to the distinguished gentlewoman from Tennessee, DIANE BLACK.

Mrs. BLACK. I thank the gentleman for yielding, my good friend, who is also very involved in protecting life and families, and I appreciate his work in this area as well.

Madam Speaker, I rise to honor my friend and colleague, Congressman JOE PITTS, on his upcoming retirement from the House of Representatives.

As a former teacher, Congressman PITTS spent years investing in the next generation of leaders, and as an Air Force captain, with three tours of duty in Vietnam, he was on the front lines of protecting the freedoms that we talk about in this Chamber every day.

His service in Congress, now spanning nearly 20 years, will be marked by a quiet strength and a steady leadership that always sought solutions over attention, and that ran towards answers instead of running to the cameras. Congressman PITTS was never the loudest person in the room, but oftentimes he may very well have been the wisest.

As the founder of the Values Action Team, Congressman PITTS created a platform to build stronger relationships between value-oriented Members of Congress and grassroots organizations that shared those same principles. Through his appointment as the chairman of the Energy and Commerce Health Subcommittee, Congressman PITTS worked to advance real-world healthcare solutions that empowered patients, not bureaucrats.

I will always be most grateful to Congressman PITTS for his fearless, unflinching defense of our Nation's unborn. From his own legislation, like Protect Life Act, to his invaluable leadership in the fight to pass the Pain-Capable Unborn Child Protection Act, to his work on the Select Investigative Panel on Infant Lives, Congressman PITTS has been a champion for the voiceless and vulnerable at every turn.

I thank Congressman PITTS for his service, for his friendship, for his guidance. I wish him and his wife, Ginny, and his beautiful family all the best in the next chapter of their lives.

Mr. SMITH of New Jersey. I thank the gentlewoman very much for those very, very eloquent remarks.

Madam Speaker, I yield to the gentleman from Illinois, RANDY HULTGREN.

Mr. HULTGREN. I thank my very good friend, CHRIS SMITH, for doing this.

Madam Speaker, it is such a privilege to serve in this amazing place. Some of us have the opportunity—really, the blessing—to be able to meet our heroes. Some of us have the greater blessing of being able to actually not only get to meet them, but to work with our heroes; and those very special few get to