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Congressional Record

PROCEEDINGS AND DEBATES OF THE 118th CONGRESS, FIRST SESSION

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WASHINGTON, FRIDAY, MARCH 3, 2023

No. 41

Senate

The Senate was not in session today. Its next meeting will be held on Monday, March 6, 2023, at 3 p.m.

House of Representatives

FRIDAY, MARCH 3, 2023

The House met at 9 a.m. and was called to order by the Speaker pro tempore (Mrs. KIGGANS of Virginia).

DESIGNATION OF THE SPEAKER PRO TEMPORE

The SPEAKER pro tempore laid before the House the following communication from the Speaker:

WASHINGTON, DC,
March 3, 2023.

I hereby appoint the Honorable JENNIFER A. KIGGANS to act as Speaker pro tempore on this day.

KEVIN MCCARTHY,
Speaker of the House of Representatives.

PRAYER

The Chaplain, the Reverend Margaret Grun Kibben, offered the following prayer:

Holy God, we pause to give thanks today for the prayer warriors across the globe who have dedicated themselves to this World Day of Prayer. For even as we pause here in this place to offer our own prayers for this body, for our communities, and for our country, how heartening it is to know that there are thousands of women around the world joining their voices with our own.

As they pray, so do we, that all would come to know You better. Enlighten the eyes of our hearts that we would all receive the hope You have granted each of us. May all who believe be strengthened by Your incomparably great power, and may we together share in the riches of the inheritance

You have bestowed on all Your people, sharing the bounty of wealth, food, medication, and clothing with those in need.

Remind us today and each day that prayer is our greatest defense against the affliction of despair and hopelessness. Would that we wield that privilege often and with compassion and wisdom.

In the sure and certain hope that in our asking You will answer, we pray in the strength of Your eternal name.

Amen.

THE JOURNAL

The SPEAKER pro tempore. The Chair has examined the Journal of the last day's proceedings and announces to the House the approval thereof.

Pursuant to clause 1 of rule I, the Journal of the last day's proceedings is approved.

PLEDGE OF ALLEGIANCE

The SPEAKER pro tempore. The Chair will lead the House in the Pledge of Allegiance.

The SPEAKER pro tempore led the Pledge of Allegiance as follows:

I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one nation under God, indivisible, with liberty and justice for all.

COMMUNICATION FROM THE CLERK OF THE HOUSE

The SPEAKER pro tempore laid before the House the following commu-

nication from the Clerk of the House of Representatives:

OFFICE OF THE CLERK,
HOUSE OF REPRESENTATIVES,
Washington, DC, March 2, 2023.

Hon. KEVIN MCCARTHY,
Speaker, House of Representatives,
Washington, DC.

DEAR MR. SPEAKER: Pursuant to the permission granted in Clause 2(h) of Rule II of the Rules of the U.S. House of Representatives, the Clerk received the following message from the Secretary of the Senate on March 2, 2023, at 1:32 p.m.

That the Senate passed S. 227.

That the Senate passed S. 619.

That the Senate passed without amendment H.J. Res. 30.

That the Senate agreed to S. Res. 57.

Relative to the death of the Honorable David F. Durenberger, former United States Senator for the State of Minnesota.

Appointments:
United States-China Economic and Security Review Commission.

Commission on the Future of the Navy.

United States Commission on Civil Rights.

With best wishes, I am,

Sincerely,

CHERYL L. JOHNSON,
Clerk.

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 referred to the Committee on Appropriations:

□ This symbol represents the time of day during the House proceedings, e.g., □ 1407 is 2:07 p.m.

Matter set in this typeface indicates words inserted or appended, rather than spoken, by a Member of the House on the floor.



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H1055

COMMITTEE ON TRANSPORTATION AND
INFRASTRUCTURE, HOUSE OF REP-
RESENTATIVES,

Washington, DC, March 1, 2023.

Hon. KEVIN MCCARTHY,
Speaker of the House of Representatives,
Washington, DC.

DEAR MR. SPEAKER: On February 28, 2023, pursuant to section §3307 of Title 40, United States Code, the Committee on Transportation and Infrastructure met in open session to consider 10 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. The 10 resolutions considered include two alteration projects and eight leases that will result in \$382 million in savings from avoided lease costs and space reductions.

I have enclosed copies of the resolutions adopted by the Committee on Transportation and Infrastructure on February 28, 2023.

Sincerely,

SAM GRAVES,
Chairman.

Enclosures.

COMMITTEE RESOLUTION

LEASE—UNITED STATES ATTORNEY'S OFFICE,
HOUSTON, TX

Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 99,000 rentable square feet of space, including 32 official parking spaces, for the Southern District of Texas United States Attorney's Office (USAO) located at 1000 Louisiana Street in Houston, Texas, at a proposed total annual cost of \$4,702,500 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 agency(ies) agree to apply an overall utilization rate of 240 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 240 square feet or higher per person.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

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

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not

be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided further, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

Provided further, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

Provided further, the Administrator of General Services shall require tenant agency(ies) to agree to reporting actual utilization data on at least an annual basis during occupancy and such reports are transmitted to the Committee.

GSA**PBS**

**PROSPECTUS – LEASE
UNITED STATES ATTORNEY’S OFFICE
HOUSTON, TX**

Prospectus Number: PTX-01-HO21
Congressional District: 18

Executive Summary

The General Services Administration (GSA) proposes a lease for approximately 99,000 rentable square feet (RSF) and 32 parking spaces for the Southern District of Texas United States Attorney’s Office (USAO). Southern District of Texas USAO is currently housed at 1000 Louisiana Street, Houston, TX, under a lease that expires May 23, 2022.

The lease will provide continued housing for USAO District Office and will improve the office and overall utilization rates from 138 to 119 and from 324 to 240 usable square feet (USF) per person, respectively.

Description

Occupant:	USAO
Current RSF:	132,539 (Current RSF/USF = 1.15)
Estimated/Proposed Maximum RSF ¹ :	99,000 (Proposed RSF/USF =1.15)
Expansion/Reduction RSF:	33,539 Reduction
Current USF/Person:	324
Estimated/Proposed USF/Person:	240
Expiration Dates of Current Lease(s):	05/23/2022
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	North: Franklin Street to Congress Street; East: Main Street; South: Dallas Street; West: I-45
Number of Official Parking Spaces:	32
Scoring:	Operating
Current Total Annual Cost:	\$4,840,324 (lease effective 05/24/2012)
Estimated Rental Rate ² :	\$47.50/ RSF
Estimated Total Annual Cost ³ :	\$4,702,500

¹ The RSF/USF at the current location is approximately 1.15. To maximize competition a RSF/USF ratio of 1.15 is used for the estimated proposed maximum RSF as indicated in the housing plan.

² This estimate is for fiscal year 2022 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 the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

³ New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA**PBS**

**PROSPECTUS – LEASE
UNITED STATES ATTORNEY’S OFFICE
HOUSTON, TX**

Prospectus Number: PTX-01-HO21
Congressional District: 18

Background

The U.S. Attorneys serve as the Nation's principal litigators under the direction of the Attorney General and conduct most of the trial work in which the U.S. is a party. There are 93 U.S. Attorneys stationed throughout the U.S., Puerto Rico, the Virgin Islands, Guam, and the Northern Mariana Islands. U.S. Attorneys have three statutory responsibilities under Title 28, Section 547 of the United States Code:

- the prosecution of criminal cases brought by the Federal Government;
- the prosecution and defense of civil cases in which the United States is a party; and
- the collection of debts owed the Federal Government that are administratively uncollectible.

Although the distribution of caseload varies between districts, each district has every category of cases and handles a mixture of simple and complex litigation. Each U.S. Attorney exercises wide discretion in the use of his or her resources to further the priorities of the local jurisdictions and needs of their communities.

GSA will consider whether this District Office’s continued housing needs should be satisfied in the existing location based on an analysis of other potential locations within the delineated area. If other potential locations are identified, a cost-benefit analysis will be conducted to determine whether the Government can expect to recover the relocation and duplication costs of real and personal property needed for USAO to accomplish its mission.

Justification

USAO is currently housed at 1000 Louisiana Street in a lease that expires May 23, 2022. The agency requires continued housing to carry out its mission.

The Houston office serves as headquarters for the U.S. Attorneys Southern District of Texas and houses over 350 attorneys and support staff. The litigating function of the U.S. Attorneys requires frequent attendance at trial and other court functions within the Federal Courthouse located at 515 Rusk Avenue in Houston, necessitating close proximity. GSA has determined that sufficient competition is available in the area to support delineated area that is proximate to the Courthouse.

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.

GSAPBS

**PROSPECTUS – LEASE
UNITED STATES ATTORNEY’S OFFICE
HOUSTON, TX**

Prospectus Number: PTX-01-HO21
Congressional District: 18

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 extension. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

Certification of Need

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

Submitted at Washington, DC, on 4/21/2022

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	Total	Office	Total	Storage ⁵	Special ⁶
1000 Louisiana Street	356	356	62,905	9,333		115,252		
Estimated/Proposed Lease								
Total	356	356	62,905	9,333		115,252	3,538	27,451
							3,538	27,451
								85,450
								85,450

Office Utilization Rate (UR) ²		
Rate	Current	Proposed
	138	119

UR = average amount of office space per person
Current UR excludes 13,839 usf of office support space
Proposed UR excludes 11,981 usf of office support space

Overall UR ³		
Rate	Current	Proposed
	324	240

R/U Factor ⁴			
	Total USF	RSF/USF	Max RSF
Current	115,252	1.15	132,539
Estimated/Proposed	85,450	1.15	99,000

Special Space ⁶		USF
ADP Space		2,257
Breakroom		1,708
Conference/Training		7,930
Copy/Production		2,684
File Room		5,429
High Density File Rooms		1,220
Interview Rooms		2,196
Mail Room		915
Private Toilet		92
Secure Work Environment		2,044
Secured Storage		976
Total		27,451

NOTES:

- ¹ 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.
- ² Calculation excludes Judiciary, Congress and agencies with less than 10 people
- ³ USF/Person = housing plan total USF divided by total personnel.
- ⁴ R/U Factor (R/U) = Max RSF divided by total USF
- ⁵ Storage excludes warehouse, which is part of Special Space.
- ⁶ Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (RLP) is issued to meet specific agency requirements.

COMMITTEE RESOLUTION

ALTERATION—U.S. FEDERAL BUILDING AND
COURTHOUSE, SELMA, AL

Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations for the U.S. Federal Building and Courthouse located at 908 Alabama Avenue in Selma, Alabama, to repair

the exterior masonry, replace interior flooring, and upgrade restrooms at a design cost of \$354,000, an estimated construction cost of \$3,655,000, and a management and inspection cost of \$191,000, for a total estimated project cost of \$4,200,000, a prospectus for which is attached to and included in this resolution.

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

Provided further, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

GSA**PBS**

**PROSPECTUS – ALTERATION
U.S. FEDERAL BUILDING AND COURTHOUSE
SELMA, AL**

Prospectus Number: PAL-0055-SE22
Congressional District: 7

FY 2022 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the U.S. Federal Building and Courthouse located at 908 Alabama Avenue in Selma, AL. The proposed project will repair the exterior masonry, replace interior flooring, and upgrade restrooms.

FY 2022 Committee Approval Requested

(Design, Construction, and Management & Inspection).....\$4,200,000

FY 2022 Appropriations (Public Law 117-103, March 15, 2022)

(Design, Construction, and Management & Inspection)..... \$4,200,000¹

Major Work Items

Exterior Closure and Interior Construction

Project Budget

Design	\$354,000
Estimated Construction Cost (ECC)	3,655,000
Management and Inspection (M&I).....	191,000
Estimated Total Project Cost (ETPC).....	\$4,200,000

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

Schedule

	Start	End
Design and Construction	FY 2023	FY 2027

Building

This National Historic Register-listed building was constructed in 1909, with a one-story addition added to the rear in 1928. The Renaissance Revival style building is constructed of sandstone, marble, and stucco over masonry walls. The main building is 3 stories plus a basement and comprises 26,140 gross square feet and 23 surface parking spaces.

¹ Public Law 117-103 (FY 2022) funded \$4,200,000 for design, construction, and management and inspection for the United States Federal Building and Courthouse in Selma, AL.

GSA**PBS**

**PROSPECTUS – ALTERATION
U.S. FEDERAL BUILDING AND COURTHOUSE
SELMA, AL**

Prospectus Number: PAL-0055-SE22
Congressional District: 7

Tenant Agencies

Judiciary – U.S. District Court Clerk and Probation; Department of Justice – U.S. Marshals Service and U.S. Attorneys; Congress

Proposed Project

The project proposes to address the failing structure of the building's exterior façade and modernize restrooms by replacing fixtures and tiles. Surface flooring throughout the building will be replaced as well as the subflooring of the first floor, including hazardous materials abatement, as necessary.

Major Work Items

Exterior Closure	\$2,989,000
Interior Construction	<u>666,000</u>
Total ECC	\$3,655,000

Justification

Sections of the exterior facade are falling away from the building due to spalling, aging, stress cracks, and deterioration of the metal anchoring and mortar joints. Scaffolding has been erected around the building to mitigate the safety risks of falling debris. The historical stonework also needs waterproofing and any associated cleaning to prevent further decay.

Ongoing structural issues require demolition and replacement of the first-floor subflooring. The surface flooring needs to be replaced due to excessive wear. Abatement of hazardous materials will be completed, as necessary.

Summary of Energy, Water, Sustainability, and Climate Risk Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA will focus on design and construction opportunities to increase energy and water efficiencies to minimize operating costs and greenhouse gas emissions, to incorporate sustainable design principles into projects, and identify and minimize climate risk liabilities above the minimum performance criteria in a manner that is life-cycle cost effective.

GSA

PBS

**PROSPECTUS – ALTERATION
U.S. FEDERAL BUILDING AND COURTHOUSE
SELMA, AL**

Prospectus Number: PAL-0055-SE22
Congressional District: 7

Prior Appropriations

Appropriations			
Public Law	Fiscal Year	Amount	Purpose
117-103	2022	\$4,200,000	Design, Construction, and Management and Inspection

Prior Committee Approvals

None

Prior Prospectus-Level Projects in Building (past 10 years)

None

Alternatives Considered (30-year, present value cost analysis)

There are no feasible alternatives to this project. This is a limited scope renovation, and the cost of the proposed project is far less than the cost of leasing or constructing a new building.

Recommendation

ALTERATION

GSA

PBS


**PROSPECTUS – ALTERATION
U.S. FEDERAL BUILDING AND COURTHOUSE
SELMA, AL**


Prospectus Number: PAL-0055-SE22
Congressional District: 7

Certification of Need

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

Submitted at Washington, DC, on 9/12/2022 _____

Recommended:  _____
Commissioner, Public Buildings Service

Approved:  _____
Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—WILLIAM COLMER FEDERAL
BUILDING AND U.S. COURTHOUSE, HATTIES-
BURG, MS

Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations for the William M. Colmer Federal Building and U.S. Courthouse (Colmer CT) located at 701 North Main

Street in Hattiesburg, Mississippi, to improve physical security at the building, address the building's deteriorating envelope, and upgrade multiple building systems at a design cost of \$2,146,000, an estimated construction cost of \$23,531,000, and a management and inspection cost of \$1,323,000, for a total estimated project cost of \$27,000,000 a prospectus for which is attached to and included in this resolution.

Provided, that the General Services Administration shall not delegate to any other

agency the authority granted by this resolution.

Provided further, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

GSA

PBS

**PROSPECTUS – ALTERATION
WILLIAM COLMER FEDERAL BUILDING AND U.S. COURTHOUSE
HATTIESBURG, MS**

Prospectus Number: PMS-0072-HA22
Congressional District: 4

FY 2022 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the William M. Colmer Federal Building and U.S. Courthouse (Colmer CT) located at 701 North Main Street in Hattiesburg, MS. The proposed project will improve physical security at the building, address the building's deteriorating envelope, and upgrade multiple building systems.

FY 2022 Committee Approval Requested

(Design, Construction, Management & Inspection.....\$27,000,000

FY 2022 Appropriations (Public Law 117-103, March 15, 2022)

(Design, Construction, Management & Inspection) \$27,000,000¹

Major Work Items

Physical security improvements; exterior construction; interior construction; fire protection; electrical; heating, ventilation and air conditioning (HVAC), plumbing and conveyance upgrades; demolition and hazardous materials abatement

Project Budget²

Design	\$2,146,000
Estimated Construction Cost (ECC)	23,531,000
Management and Inspection (M&I)	<u>1,323,000</u>
Estimated Total Project Cost (ETPC)*.....	\$27,000,000

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

Schedule

	Start	End
Design and Construction	FY 2023	FY 2026

¹ Public Law 117-103 (FY 2022) funded \$27,000,000 for repair and alteration of the building.

² Project design to follow 2007 United States Courts Design Guide (as partially revised in 2016).

GSA

PBS

**PROSPECTUS – ALTERATION
WILLIAM COLMER FEDERAL BUILDING AND U.S. COURTHOUSE
HATTIESBURG, MS**

Prospectus Number: PMS-0072-HA22
Congressional District: 4

Building

The Colmer CT, named after former Congressman William Meyers Colmer (1890-1980), was constructed in 1974 and contains 64,228 gross square feet of space over three stories plus basement. The Colmer CT has been evaluated as potentially eligible for listing in the National Register of Historic Places.

Tenant Agencies

Judiciary - U.S. District Court, U.S. Bankruptcy Court, U.S. Probation Office; U.S. Department of Justice - U.S. Marshals Service (USMS), Office of the U.S. Attorney; U.S. Department of the Treasury - Internal Revenue Service; U.S. Department of the Army - Army Recruiting Command; U.S. Department of Labor - Office of Inspector General, Wage and Hour Division; GSA

Proposed Project

The proposed project will address security deficiencies identified in the Administrative Office of the U.S. Courts September 2020 Capital Security Program Study. The project will also address needed repairs to the exterior envelope and upgrades to multiple building systems, including necessary fire and life-safety system upgrades and upgrades to existing restrooms.

The project will address elements that improve the separation of circulation for the public, judges, and prisoners, such as adding doors, reconfiguring or adding corridors, reconfiguring or adding elevators and sally ports, constructing physical or visual barriers and associated demolition, improving physical security, abating hazardous materials, and undertaking systems upgrades.

Fire and life-safety improvements include the construction of a new fire egress stair to support life-safety code emergency exiting requirements for occupants of the building and upgrades to the fire alarm and sprinkler system. The project will also address various building-related concerns and deficiencies, including, without limitation, the replacement of exterior windows, repairs related to improving the overall integrity of the building’s envelope, and the replacement or repair of the public restroom fixtures.

Major Work Items

Physical Security Improvements	\$9,332,000
Exterior Construction	6,025,000
Fire Protection Upgrades	3,674,000
Interior Construction	3,107,000

GSA

PBS

**PROSPECTUS – ALTERATION
WILLIAM COLMER FEDERAL BUILDING AND U.S. COURTHOUSE
HATTIESBURG, MS**

Prospectus Number: PMS-0072-HA22
Congressional District: 4

Electrical/HVAC/Plumbing/Conveyance Upgrades	1,189,000
Demolition/Hazardous Materials Abatement	<u>204,000</u>
TOTAL	\$23,531,000

Justification

The Colmer CT serves the United States District Court for the Southern District of Mississippi and houses one senior U.S. district court judge, one U.S. magistrate judge, two visiting district court judges, and one visiting bankruptcy judge for hearings approximately once a week. The building does not have appropriate separate circulation for judges, prisoner movement, and the public. The building lacks a USMS sallyport, detention-grade elevators, secure parking, and a dedicated elevator for judges. The building also requires additional holding cells and improvements to the lobby security station.

The fire alarm system is 21 years old and beyond its useful life. The notification strobes are not placed in accordance with the latest National Fire Protection Association 72 safety standards or the Architectural Barriers Act Accessibility Standard (ABAAS). Smoke and heat detectors also do not meet current standards.

Exterior envelope repairs will enhance the building's integrity. The existing windows, some of which leak, have low-efficiency glass single panes with no thermal break frames. New insulated glass and frames will decrease the heating and cooling load by decreasing the heat transfer through the envelope of the building, resolving water intrusion and preventing further damage. The decreased building heating and cooling load will reduce the overall HVAC system electricity consumption. The building also lacks a lightning protection system.

Restroom fixtures and finishes, including sinks, stall partitions and accessories, which date back to the building's construction, do not meet ABAAS. The partitions are being held in place at the bottom by jacks and interim repairs have resulted in a non-uniform appearance.

Summary of Energy, Water, Sustainability, and Climate Risk Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA will focus on design and construction opportunities to increase energy and water efficiencies to minimize operating costs and greenhouse gas emissions, to incorporate sustainable design principles into projects, and identify and minimize climate risk liabilities above the minimum performance criteria in a manner that is life-cycle cost effective.

GSA

PBS

**PROSPECTUS – ALTERATION
WILLIAM COLMER FEDERAL BUILDING AND U.S. COURTHOUSE
HATTIESBURG, MS**

Prospectus Number: PMS-0072-HA22
Congressional District: 4

Prior Appropriations

Appropriations			
Public Law	Fiscal Year	Amount	Purpose
117-103	2022	\$27,000,000	Design, Construction and M&I

Prior Committee Approvals

None

Prior Prospectus-Level Projects in Building (past 10 years)

None

Alternatives Considered (30-year, present value cost analysis)

This project provides funding to address security deficiencies in an existing Federal facility in a timely and less costly manner than constructing or leasing a new courthouse.

Recommendation

ALTERATION

GSA

PBS


**PROSPECTUS – ALTERATION
WILLIAM COLMER FEDERAL BUILDING AND U.S. COURTHOUSE
HATTIESBURG, MS**

Prospectus Number: PMS-0072-HA22
Congressional District: 4


Certification of Need

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

Submitted at Washington, DC, on 9/12/2022

Recommended: 

Commissioner, Public Buildings Service

Approved: 

Administrator, General Services Administration

COMMITTEE RESOLUTION

LEASE—COMMODITY FUTURES TRADING
COMMISSION, WASHINGTON, DC

Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease of up to 173,000 rentable square feet of space, including three official parking spaces, for the Commodity Futures Trading Commission (CFTC) located at 3 Lafayette Centre at 1155 21st Street NW, in Washington, District of Columbia, at a proposed total annual cost of \$8,650,000 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 agency(ies) agree to apply an overall utilization rate of 180 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 180 square feet or higher per person.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

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

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided further, not later than 30 calendar days after the date on which a request from

the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

Provided further, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

Provided further, the Administrator of General Services shall require tenant agency(ies) to agree to reporting actual utilization data on at least an annual basis during occupancy and such reports are transmitted to the Committee.

GSA

PBS

**PROSPECTUS – LEASE
COMMODITY FUTURES TRADING COMMISSION
WASHINGTON, DC**

Prospectus Number: PDC-06-WA23

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 173,000 rentable square feet (RSF) for the Commodity Futures Trading Commission (CFTC), currently located at 3 Lafayette Centre at 1155 21st Street NW, Washington, DC. CFTC has occupied space in the building since December 30, 1994, in a lease under their own authority that expires on September 30, 2025.

The new lease will provide continued housing for CFTC and will improve the office and overall space utilization rates from 161 to 92 and 302 to 180 usable square feet (USF) per person, respectively.

Description

Occupant:	CFTC
Current RSF:	288,260 (Current RSF/USF = 1.27)
Estimated/Proposed Maximum RSF: ¹	173,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	115,260 RSF Reduction
Current USF/Person:	302
Estimated/Proposed USF/Person:	180
Expiration Dates of Current Lease(s):	9/30/2025
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	Washington, DC, Central Employment Area
Number of Official Parking Spaces:	3
Scoring:	Operating
Current Total Annual Cost:	\$18,260,000 (lease effective 12/30/1994)
Estimated Rental Rate: ²	\$50.00 / RSF
Estimated Total Annual Cost: ³	\$8,650,000

¹ The RSF/USF at the current location is approximately 1.27; however, to maximize competition a RSF/USF ratio of 1.20 is used for the estimated proposed maximum RSF as indicated in the housing plan.

² This estimate is for fiscal year FY 2025 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 the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

³ New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

PBS

**PROSPECTUS – LEASE
COMMODITY FUTURES TRADING COMMISSION
WASHINGTON, DC**

Prospectus Number: PDC-06-WA23

Background

The mission of the CFTC is to promote the integrity, resilience, and vibrancy of the U.S. derivatives markets through sound regulation. CFTC regulates the trading of commodity futures in the United States. The CFTC space affected by this prospectus is the CFTC's Headquarters in Washington, DC. All CFTC national policies, programs and directives impacting its four national locations are promulgated from the headquarters space for which this prospectus is being submitted.

Justification

The CFTC is currently housed at 3 Lafayette Centre located at 1155 21st Street NW, Washington, DC, in a lease under their own authority that expires September 30, 2025.

CFTC requires continued housing for its headquarters location to carry out its mission upon expiration of the current lease. CFTC seeks an opportunity to reduce its footprint and lease costs, and to improve the agency utilization rate with this lease action.

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

CFTC 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

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**PROSPECTUS – LEASE
COMMODITY FUTURES TRADING COMMISSION
WASHINGTON, DC**

Prospectus Number: PDC-06-WA23


OMB Memorandum M-21-25 Implementations and Long-Term Space Requirements

The requirements within this prospectus reflect the known space needs prior to its submission to Congress. Agencies continue to develop their return to physical workplaces strategies consistent with OMB Memorandum M-21-25, incorporate lessons learned while working both in-person and under maximum telework during the COVID-19 pandemic, and determine each agency's long-term space posture. Accordingly, the requirements outlined in this prospectus may change prior to award of a lease. In the event that a change results in a revised requirement that makes a material change and does not fit within the acceptable parameters of the Congressional resolutions, GSA will submit an amended prospectus for consideration by the House Committee on Transportation and Infrastructure and Senate Committee on Environment and Public Works.


Certification of Need

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

Submitted at Washington, DC, on 10/13/2022

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	Total	
1155 21st St. NW	755	755	52,345			
			19,605			
			Special ⁶			Special ⁶
Estimated/Proposed Lease						
Total	755	755	52,345	800	800	44,787
			19,605			44,787
						143,992
						143,992

Office Utilization Rate (UR) ²		
Rate	Current	Proposed
	161	92

UR = average amount of office space per person
Current UR excludes 34,290 USF of office support space.
Proposed UR excludes 20,667 USF of office support space.

Overall UR ³		
Rate	Current	Proposed
	302	180

R/U Factor ⁴			
Current	Total USF	RSF/USF	Max RSF
	227,814	1.27	288,260
	143,992	1.2	173,000

NOTES:

¹ 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.
² Calculation excludes the judiciary, Congress and agencies with fewer than 10 people.

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

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

⁵ Storage excludes warehouse, which is part of special space.

⁶ Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposals (RLP) is issued to meet specific agency requirements.

Special Space ⁶		USF
ADP Space		1,863
Conference/Training		15,038
Copy Center		2,025
Food Service		5,333
Health Units		405
Mail Rooms		405
A/V Studio & Room		770
Controlled Access Area		1,350
Deposition Room		2,052
Evidence Storage		675
Forensics Lab		540
Hearing Room		8,141
Library & Public Reading Room		810
Market Watch & Bloomberg Room		1,404
Reception and Intake Area		2,174
Security		1,802
Total		44,787

COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF JUSTICE, WASHINGTON,
DC

Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, that pursuant to 40 U.S.C. 3307, appropriations are authorized for a lease of up to 465,000 rentable square feet of space, including 30 official parking spaces, for the Department of Justice (DOJ) located at 2 Constitution Square, 145 N Street NE, in Washington, District of Columbia, at a proposed total annual cost of \$23,250,000 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 agency(ies) agree to apply an overall utilization rate of 220 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 220 square feet or higher per person.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

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

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided further, not later than 30 calendar days after the date on which a request from

the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

Provided further, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

Provided further, the Administrator of General Services shall require tenant agency(ies) to agree to reporting actual utilization data on at least an annual basis during occupancy and such reports are transmitted to the Committee.

GSA

PBS

PROSPECTUS – LEASE
DEPARTMENT OF JUSTICE
WASHINGTON, DC

Prospectus Number: PDC-05-WA23

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 465,000 rentable square feet (RSF) for the Department of Justice (DOJ), currently located at 2 Constitution Square, 145 N Street NE in Washington, DC. DOJ has occupied space in the building since 2010 under two leases that expire on June 22, 2025, and August 22, 2025.

The lease will provide continued housing for DOJ and will improve the office and overall space utilization rates from 187 to 149 and 293 to 220 usable square feet (USF) per person, respectively.

Description

	DOJ
Occupant:	
Current RSF:	575,790 (Current RSF/USF = 1.12)
Estimated/Proposed Maximum RSF ¹ :	465,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	110,790 RSF Reduction
Current USF/Person:	293
Estimated/Proposed USF/Person:	220
Expiration Dates of Current Lease(s):	06/22/2025, 08/22/2025
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	Washington, DC, Central Employment Area
Number of Official Parking Spaces:	30
Scoring:	Operating
Current Total Annual Cost:	\$29,587,602 (leases effective 06/23/2010 and 08/23/2010)
Estimated Rental Rate ² :	\$50.00 / RSF
Estimated Total Annual Cost ³ :	\$23,250,000

¹ The RSF/USF at the current location is approximately 1.12; however, to maximize competition an RSF/USF ratio of 1.20 is used for the estimated proposed maximum RSF as indicated in the housing plan.

² This estimate is for fiscal year 2025 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 the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

³ 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 JUSTICE
WASHINGTON, DC**

Prospectus Number: PDC-05-WA23

Acquisition Strategy

In order to maximize the flexibility and competition in acquiring space for the DOJ, 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.

Background

The DOJ mission is to enforce the law and defend the interests of the United States according to the law; to ensure public safety against threats foreign and domestic; to provide Federal leadership in preventing and controlling crime; to seek just punishment for those guilty of unlawful behavior; and to ensure fair and impartial administration of justice for all Americans.

This requirement primarily houses the DOJ Management Division (JMD)—which consists of several components, including CIO, Finance, Human Resources, and Facilities and Administrative Services—and the International Criminal Police Organization (Interpol). JMD provides consistent and effective administration services to DOJ. The mission of Interpol Washington is to facilitate international law enforcement cooperation as the United States representative to Interpol on behalf of the Attorney General.

Justification

JMD and Interpol are currently housed at 145 N Street NE, Washington, DC, in two leases that expire June 22, 2025, and August 22, 2025. These DOJ components require continued housing to carry out their missions. The proposed project will result in space reduction and improved efficiency while maintaining mission readiness.

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.

GSA

PBS

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

Prospectus Number: PDC-05-WA23

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.

OMB Memorandum M-21-25 Implementations and Long-Term Space Requirements

The requirements within this prospectus reflect the known space needs prior to its submission to Congress. Agencies continue to develop their return to physical workplaces strategies consistent with OMB Memorandum M-21-25, incorporate lessons learned while working both in-person and under maximum telework during the COVID-19 pandemic, and determine each agency's long-term space posture. Accordingly, the requirements outlined in this prospectus may change prior to award of a lease. In the event that a change results in a revised requirement that makes a material change and does not fit within the acceptable parameters of the Congressional resolutions, GSA will submit an amended prospectus for consideration by the House Committee on Transportation and Infrastructure and Senate Committee on Environment and Public Works.

GSA

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

Prospectus Number: PDC-05-WA23


Certification of Need

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

Submitted at Washington, DC, on 10/13/2022

Recommended: 

Commissioner, Public Buildings Service

Approved: 

Administrator, General Services Administration

December 2021

Housing Plan
Department of Justice

PDC-05-WA23
Washington, DC

Leased Locations	CURRENT			ESTIMATED/PROPOSED		
	Personnel		Total	Usable Square Feet (USF) ¹		Total
	Office	Total		Storage	Special ²	
2 Constitution Square	1,758	1,758	515,523	19,250	75,180	
Estimated/Proposed Lease						
Total	1,758	1,758	515,523	19,250	75,180	
Office Utilization Rate (UR) ³						
UR = average amount of office space per person						
Current UR excludes 92,640 USF of office support space.						
Proposed UR excludes 73,957 USF of office support space.						
Overall UR ⁴						
Rate						
	Current	Proposed				
	293	220				
R/U Factor ⁵						
Total USF						
Current	515,523	1.12	575,790			
Estimated/Proposed	386,760	1.2	465,000			
Special Space ⁶						
ADP Space						
Conference/Training						
Copy Center						
Food Service						
Health Units						
High Density File Rooms						
Security Command Center						
SCIF						
Secure Interview Room						
Total						

NOTES:
1 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.
2 Calculation excludes the judiciary, Congress and agencies with fewer than 10 people.
3 USF/Person = housing plan total USF divided by total personnel
4 R/U Factor (R/U) = Max RSF divided by total USF
5 Storage excludes warehouse, which is part of special space.
6 Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposals (R/LP) is issued to meet specific agency requirements.

COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF THE TREASURY,
WASHINGTON, DC

Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease of up to 103,000 rentable square feet of space for the Department of the Treasury (Treasury) located at 1750 Pennsylvania Avenue, in Washington, District of Columbia, under three leases and at 1722 I Street NW, in Washington, District of Columbia, at a proposed total annual cost of \$5,150,000 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 agency(ies) agree to apply an overall utilization rate of 179 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 179 square feet or higher per person.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

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

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided further, not later than 30 calendar days after the date on which a request

from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

Provided further, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

Provided further, the Administrator of General Services shall require tenant agency(ies) to agree to reporting actual utilization data on at least an annual basis during occupancy and such reports are transmitted to the Committee.

GSA

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PROSPECTUS – LEASE
DEPARTMENT OF THE TREASURY
WASHINGTON, DC

Prospectus Number: PDC-01-WA23

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 103,000 rentable square feet (RSF) for the Department of the Treasury (Treasury), currently located at 1750 Pennsylvania Ave. under three leases and at 1722 I St. in Washington, DC. Treasury has occupied space at 1750 Pennsylvania Avenue since 2012 under leases that expire 8/19/2025 and at 1722 I Street since 2015 under a lease that expires 8/19/2025.

The proposed lease will provide continued housing for the Treasury and will change the office and overall space utilization rates from 108 to 97 and 187 to 179 and (USF) per person, respectively.

Description

Occupant:	Department of the Treasury
Current RSF:	195,383 (Current RSF/USF = 1.21)
Estimated/Proposed Maximum RSF: ¹	103,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	92,383 RSF Reduction
Current USF/Person:	187
Estimated/Proposed USF/Person:	179
Expiration Dates of Current Lease(s):	both expire 8/19/2025
Proposed Maximum Lease Term:	20 years
Delineated Area:	Washington, DC, Central Employment Area
Number of Official Parking Spaces:	0
Scoring:	Operating
Current Total Annual Cost:	\$8,808,751
Estimated Rental Rate: ²	\$50.00 / RSF
Estimated Total Annual Cost: ³	\$5,150,000

Background

Treasury's mission is to maintain a strong economy and create economic and job opportunities by promoting the conditions that enable economic growth and stability at home and abroad, strengthen national security by combating threats and protecting the

¹ The RSF/USF at the current locations are averaged at approximately 1.21; however, to maximize competition, a RSF/USF ratio of 1.20 is used for the estimated proposed maximum RSF as indicated in the housing plan.
² This estimate is for fiscal year 2026 and may be escalated by 2 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 the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.
³ New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

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**PROSPECTUS – LEASE
DEPARTMENT OF THE TREASURY
WASHINGTON, DC**

Prospectus Number: PDC-01-WA23

integrity of the financial system, and manage the U.S. Government's finances and resources effectively.

The Office of Management, located within Treasury's headquarters, is responsible for management policy and for budget, operations, human resources, information and technology management, financial management and accounting, procurement, privacy, and records. The Office of Management provides direct onsite support to the Treasury Secretary, the Deputy Secretary, and the departmental offices' policy office at Main Treasury located on the White House Complex. Treasury's Office of Technical Assistance (OTA) supports the development of strong financial sectors and sound public financial management in countries where assistance is needed and where there is a strong commitment to reform. These offices are currently housed under the three leases.

Treasury's reduction in real property is the product of a multi-faceted shift in housing strategy for Treasury departmental offices. During the many months of mandatory telework, the Office of Management and the Office of Technical Assistance (OTA) evaluated their offices' missions, COVID-19's impact on operations, and the resulting new business processes, staff interaction needs, customer requirements, available technology, and real property utilization. The conclusion is that business process improvements, creative scheduling, and increased availability of IT tools can provide the required flexibility needed to allow Treasury to reduce its real estate footprint in the Washington, DC, downtown district.

Justification

Treasury is currently housed in three leases at 1750 Pennsylvania Ave. and one lease at 1722 I Street NW that all expire concurrently on August 19, 2025. Treasury requires continued housing to carry out its mission.

This prospectus consolidation will facilitate a modernized workforce with a more robust telework program. Approximately half of the currently housed personnel are moving to increased telework and will not be accommodated under the replacement transaction. A small percentage will go into other existing Treasury spaces. By consolidating the currently separate locations, the proposed lease will increase efficiency, streamline operations, and eliminate redundant space while maintaining mission readiness.

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.

GSA

PBS

**PROSPECTUS – LEASE
DEPARTMENT OF THE TREASURY
WASHINGTON, DC**

Prospectus Number: PDC-01-WA23

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.

OMB Memorandum M-21-25 Implementations and Long-Term Space Requirements

The requirements within this prospectus reflect the known space needs prior to its submission to Congress. Agencies continue to develop their return to physical workplaces strategies consistent with OMB Memorandum M-21-25, incorporate lessons learned while working both in person and under maximum telework during the COVID-19 pandemic, and determine each agency's long-term space posture. Accordingly, the requirements outlined in this prospectus may change prior to award of a lease. In the event that a change results in a revised requirement that makes a material change and does not fit within the acceptable parameters of the congressional resolutions, GSA will submit an amended prospectus for consideration by the House Committee on Transportation and Infrastructure and Senate Committee on Environment and Public Works.

GSA

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**PROSPECTUS – LEASE
DEPARTMENT OF THE TREASURY
WASHINGTON, DC**

Prospectus Number: PDC-01-WA23

Certification of Need

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

Submitted at Washington, DC, on 10/13/2022

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration

Leased Locations	CURRENT						ESTIMATED/PROPOSED					
	Personnel			Usable Square Feet (USF) ¹			Personnel ⁷			Usable Square Feet (USF)		
	Office	Total		Office	Storage	Special	Total	Office	Storage ⁵	Special ⁶	Total	
1750 Pennsylvania Avenue NW	561	561		78,937	6,161	14,974	100,072					
1722 Eye Street NW	300	300		40,799	2,000	18,552	61,351					
Estimated/Proposed Lease								479	59,762	2,754	23,249	
Total	861	861		119,736	8,161	33,526	161,423	479	59,762	2,754	85,765	

Office Utilization Rate (UR) ²		
Rate	Current	Proposed
	108	97

UR = average amount of office space per person
Current UR excludes 26,342 USF of office support space.
Proposed UR excludes 13,148 USF of office support space.

Overall UR ³		
Rate	Current	Proposed
	187	179

R/U Factor ⁴			
	Total USF	RSF/USF	Max RSF
Current	161,423	1.21	195,383
Estimated/Proposed	85,765	1.20	103,000

Special Space ⁶		USF
ADP Space		3,190
Conference Rooms		15,361
Security/Entrance		1,740
Secure Room		564
Secure Work Area		1,958
Recording Studio		218
AV Control Room		218
Total		23,249

NOTES:

- ¹ 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.
² Calculation excludes the judiciary, Congress and agencies with fewer than 10 people.
³ USF/Person = housing plan total USF divided by total personnel
⁴ R/U Factor (R/U) = Max RSF divided by total USF
⁵ Storage excludes warehouse, which is part of special space.
⁶ Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposals (RLP) is issued to meet specific agency requirements.
⁷ Approximately half of the currently housed personnel are moving to increased telework and will not be accommodated under the replacement transaction. A small percentage will go into other existing Treasury space.

COMMITTEE RESOLUTION

LEASE—NATIONAL LABOR RELATIONS BOARD,
WASHINGTON, DC

Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, that pursuant to 40 U.S.C. 3307, appropriations are authorized for a lease of up to 125,000 rentable square feet of space, including seven official parking spaces, for the National Labor Relations Board (NLRB) located at 1015 Half Street SE in Washington, District of Columbia, at a proposed total annual cost of \$6,250,000 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 agency(ies) agree to apply an overall utilization rate of 164 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 164 square feet or higher per person.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

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

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided further, not later than 30 calendar days after the date on which a request from

the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

Provided further, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

Provided further, the Administrator of General Services shall require tenant agency(ies) to agree to reporting actual utilization data on at least an annual basis during occupancy and such reports are transmitted to the Committee.

GSA

PBS

PROSPECTUS – LEASE
NATIONAL LABOR RELATIONS BOARD
WASHINGTON, DC

Prospectus Number: PDC-03-WA23

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 125,000 rentable square feet (RSF) for the National Labor Relations Board (NLRB), currently located at 1015 Half Street SE in Washington, DC. NLRB has occupied space in the building since 2015 under a lease that expires on June 29, 2025.

The lease will provide continued housing for NLRB and will improve the office and overall space utilization rates from 169 to 90 and 217 to 164 usable square feet (USF) per person, respectively.

Description

Occupant:	NLRB
Current RSF:	152,872 (Current RSF/USF = 1.11)
Estimated/Proposed Maximum RSF ¹ :	125,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	27,872 RSF Reduction
Current USF/Person:	217
Estimated/Proposed USF/Person:	164
Expiration Dates of Current Lease(s):	06/29/2025
Proposed Maximum Leasing	20 years
Authority:	
Delineated Area:	Washington, DC, Central Employment Area (CEA)
Number of Official Parking Spaces:	7
Scoring:	Operating
Current Total Annual Cost:	\$7,206,581 (lease effective 06/30/2015)
Estimated Rental Rate ² :	\$50.00 / RSF
Estimated Total Annual Cost ³ :	\$6,250,000

¹ The RSF/USF at the current location is approximately 1.11; however, to maximize competition a RSF/USF ratio of 1.20 is used for the estimated proposed maximum RSF as indicated in the housing plan.

² This estimate is for fiscal year 2025 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 the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

³ New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

PBS

**PROSPECTUS – LEASE
NATIONAL LABOR RELATIONS BOARD
WASHINGTON, DC**

Prospectus Number: PDC-03-WA23

Background

The NLRB's mission is to protect workplace democracy by promoting and enforcing the rights and obligations of employees, unions, and employers under the National Labor Relations Act (NLRA), to promote interstate commerce and strengthen the Nation's economy.

NLRB requires continued housing to carry out its mission, which is to enforce the NLRA, conduct secret-ballot elections to determine whether employees want union representation, and set the basic rules for unions trying to organize workers. The nature of NLRB's mission has required special office accommodations such as hearing rooms, conference rooms, judge's chambers, legal research offices, a law library, and presidential appointed executive suites.

Justification

The NLRB is currently housed at 1015 Half Street SE, Washington, DC, in a lease that expires June 29, 2025. NLRB requires continued housing to carry out its mission.

The NLRB seeks to achieve increased efficiency in its new lease. Staffing at the NLRB has changed since its present occupancy began in 2015, reducing in recent years from the original occupancy. The NLRB seeks to balance its housing requirements and its need for maximum efficiency in utilization of real estate and forecasts a reduction in office space footprint based on current but evolving staffing requirements.

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
NATIONAL LABOR RELATIONS BOARD
WASHINGTON, DC**

Prospectus Number: PDC-03-WA23

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.

OMB Memorandum M-21-25 Implementations and Long-Term Space Requirements

The requirements within this prospectus reflect the known space needs prior to its submission to Congress. Agencies continue to develop their return to physical workplaces strategies consistent with OMB Memorandum M-21-25, incorporate lessons learned while working both in-person and under maximum telework during the COVID-19 pandemic, and determine each agency's long-term space posture. Accordingly, the requirements outlined in this prospectus may change prior to award of a lease. In the event that a change results in a revised requirement that makes a material change and does not fit within the acceptable parameters of the Congressional resolutions, GSA will submit an amended prospectus for consideration by the House Committee on Transportation and Infrastructure and Senate Committee on Environment and Public Works.

GSA

PBS


**PROSPECTUS – LEASE
NATIONAL LABOR RELATIONS BOARD
WASHINGTON, DC**


Prospectus Number: PDC-03-WA23

Certification of Need

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

Submitted at Washington, DC, on 10/13/2022

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) ¹
	Office	Total		Office	Total	
1015 Half St SE	633	633	137,536			
Estimated/Proposed Lease						
Total	633	633	137,536	633	633	25,399
						103,828
						103,828

Office Utilization Rate (UR) ²		
Rate	Current	Proposed
	169	90

UR = average amount of office space per person
Current UR excludes 30,258 USF of office support space.
Proposed UR excludes 15,991 USF of office support space.

Overall UR ³		
Rate	Current	Proposed
	217	164

R/U Factor ⁴			
Total USF	RSF/USF	Max RSF	
Current	137,536	1.11	152,872
Estimated/Proposed	103,828	1.20	125,000

NOTES:

- ¹ 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.
² Calculation excludes the judiciary, Congress and agencies with fewer than 10 people.
³ USF/Person = housing plan total USF divided by total personnel
⁴ R/U Factor (R/U) = Max RSF divided by total USF
⁵ Storage excludes warehouse, which is part of special space.
⁶ Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposals (RLP) is issued to meet specific agency requirements.

Special Space ⁶		USF
ADP Space		884
Conference/Training		10,967
Copy Center		2,474
Food Service		3,897
Health Units		1,232
High Density File Rooms		1,105
Mail Rooms		1,782
Restrooms		667
Library		1,201
Witness & Interview Room		314
Security		876
Total		25,399

COMMITTEE RESOLUTION

LEASE—INTERNAL REVENUE SERVICE,
BROOKLYN, NY

Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, that pursuant to 40 U.S.C. 3307, appropriations are authorized for a lease of up to 119,629 rentable square feet of space, including 37 official parking spaces, for the Internal Revenue Service (IRS) located at 100 Myrtle Avenue in Brooklyn, New York, at a proposed total annual cost of \$7,775,885 for a lease term of up to three 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 agency(ies) agree to apply an overall utilization rate of 321 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 321 square feet or higher per person.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

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

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided further, not later than 30 calendar days after the date on which a request from

the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

Provided further, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

Provided further, the Administrator of General Services shall require tenant agency(ies) to agree to reporting actual utilization data on at least an annual basis during occupancy and such reports are transmitted to the Committee.

GSAPBS

**PROSPECTUS – LEASE
INTERNAL REVENUE SERVICE
BROOKLYN, NY**

Prospectus Number: PNY-02-BR23
Congressional District: 8

Executive Summary

The General Services Administration (GSA) proposes a lease extension of up to 3 years for approximately 119,629 rentable square feet (RSF) for the Internal Revenue Service (IRS), currently located at 100 Myrtle Avenue in Brooklyn, NY. The IRS has occupied space in the building since 2012 under a lease that expires on December 16, 2022.

Extension of the current lease will enable the IRS to provide continued housing for current personnel and meet its current mission requirements. The IRS will maintain the office and overall utilization rates at 210 and 321 usable square feet (USF) per person, respectively.

Description

Occupant:	IRS
Current RSF:	119,629 (Current RSF/USF = 1.32)
Estimated/Proposed Maximum RSF:	119,629 (Proposed RSF/USF = 1.32)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	321
Estimated/Proposed USF/Person:	321
Expiration Dates of Current Lease(s):	12/16/2022
Proposed Maximum Leasing Authority:	3 years
Delineated Area:	Brooklyn, NY, as bounded by the following streets; North: Water Street East: Flatbush Avenue Extension South: Atlantic Avenue West: Brooklyn Queens Expressway to Furman Street
Number of Official Parking Spaces:	37
Scoring:	Operating
Current Total Annual Cost:	\$ 3,694,983.17 (lease effective 12/17/2012)
Estimated Rental Rate: ¹	\$ 65.00 / RSF
Estimated Total Annual Cost: ²	\$ 7,775,885

¹ This estimate is for fiscal year 2023 and may be escalated by 2 percent per year 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 the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

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

GSA**PBS**

**PROSPECTUS – LEASE
INTERNAL REVENUE SERVICE
BROOKLYN, NY**

Prospectus Number: PNY-02-BR23
Congressional District: 8

Background

The IRS's mission is to provide America's taxpayers top quality service by helping them understand and meet their tax responsibilities and enforce the law with integrity and fairness to all.

This location currently houses both the Taxpayer Assistance Center (TAC) and the Criminal Investigation (CI) office. TACs provide free personal tax help such as assistance with authentication of identity and document validation related to tax return filing; applications for an Individual Taxpayer Identification Number; Sailing Clearances required for foreign travel by resident and non-resident aliens leaving the United States; assistance with Economic Impact Payment Issues; cash payments; and obtaining tax forms.

CI serves the American public by investigating potential criminal violations of the Internal Revenue Code and related financial crimes in a manner that fosters confidence in the tax system and compliance with the law.

Justification

The IRS is currently housed at 100 Myrtle Avenue in a lease that expires December 16, 2022. The IRS requires continued housing to carry out its mission until it can execute a long-term plan to complete two new/replacing lease procurements, one for the TAC, and the other for the CI office. A 3-year lease extension will provide the IRS with sufficient time to formulate its relocation plan and budget for move costs accordingly. GSA will attempt to negotiate a flexible lease term of 3 years with termination rights after the first year to provide flexibility for future plans.

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 extension as it is in the best interest of the Government to avert the financial risk of holdover tenancy.

GSAPBS


**PROSPECTUS – LEASE
INTERNAL REVENUE SERVICE
BROOKLYN, NY**

Prospectus Number: PNY-02-BR23
Congressional District: 8


Certification of Need

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

Submitted at Washington, DC, on 10/13/2022

Recommended: 

Commissioner, Public Buildings Service

Approved: 

Administrator, General Services Administration

Housing Plan
Internal Revenue Service

PNY-02-BR23
Brooklyn, NY

Leased Locations	Personnel		CURRENT				ESTIMATED/PROPOSED			
	Personnel		Usable Square Feet (USF) ¹				Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Storage ⁵	Special ⁶	Total
2 Metrotech/100 Myrtle Ave (IRS)	282	282		2,934	11,451	87,981				
2 Metrotech/100 Myrtle Ave (Vacant)										
Estimated/Proposed Lease (IRS)							73,596			87,981
Estimated/Proposed Lease (Vacant)							2,470			
Total	282	282	76,066	2,934	11,451	90,451	76,066	2,934	11,451	90,451

Office Utilization Rate (UR) ²		
Rate	Current	Proposed
	210	210

UR = average amount of office space per person
Current UR excludes 16,735 USF of office support space.
Proposed UR excludes 16,735 USF of office support space.

Overall UR ³		
Rate	Current	Proposed
	321	321

R/U Factor ⁴			
	Total USF	RSF/USF	Max RSF
Current	90,451	1.32	119,629
Estimated/Proposed		1.32	119,629

Special Space ⁶		USF
ADP Space		1,445
Conference/Training		6,152
Copy Center		550
Fitness Center		1,129
Health Units		580
Locker Rooms		1,029
Mail Rooms		566
Total		11,451

NOTES:
¹ 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.
² Calculation excludes the judiciary, Congress and agencies with fewer than 10 people.
³ USF/Person = housing plan total USF divided by total personnel
⁴ R/U Factor (R/U) = Max RSF divided by total USF
⁵ Storage excludes warehouse, which is part of special space.
⁶ Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposals (RLP) is issued to meet specific agency requirements.

COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF THE INTERIOR, BUREAU OF SAFETY AND ENVIRONMENTAL ENFORCEMENT, BUREAU OF OCEANIC ENERGY MANAGEMENT, METAIRIE, LA

Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, that pursuant to 40 U.S.C. 3307, appropriations are authorized for a lease of up to 237,000 rentable square feet of space, including 12 official parking spaces, for the Department of the Interior, Bureau of Safety and Environmental Enforcement (BSEE) and the Bureau of Oceanic Energy Management (BOEM) located at 1201 Elmwood Park Boulevard in Harahan, Louisiana, and 800 W. Commerce Road in New Orleans, Louisiana, at a proposed total annual cost of \$6,304,200 for a lease term of up to five 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 agency(ies) agree to apply an overall utilization rate of 254 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 254 square feet or higher per person.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

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

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided further, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

Provided further, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

Provided further, the Administrator of General Services shall require tenant agency(ies) to agree to reporting actual utilization data on at least an annual basis during occupancy and such reports are transmitted to the Committee.

**PROSPECTUS – LEASE
DEPARTMENT OF INTERIOR
BUREAU OF SAFETY AND ENVIRONMENTAL ENFORCEMENT
BUREAU OF OCEANIC ENERGY MANAGEMENT
METAIRIE, LA**

Prospectus Number: PLA-01-ME23
Congressional District: 1,2,6

Executive Summary

The General Services Administration (GSA) proposes lease extensions of approximately 237,000 rentable square feet (RSF) for the Department of Interior, Bureau of Safety and Environmental Enforcement (BSEE) and the Bureau of Oceanic Energy Management (BOEM), currently located at 1201 Elmwood Park Blvd. in Harahan, Louisiana, and 800 W. Commerce Road in New Orleans, Louisiana. The agencies have occupied space in the building in Harahan since 2008 under a lease that expires on December 31, 2025. BSEE has occupied space in the building in New Orleans since 2013 under a lease that expires on January 8, 2026.

Extension of the current leases will provide continued housing for BSEE and BOEM and will maintain the office and overall space utilization at 151 and 254 usable square feet (USF) per person, respectively.

Description

Occupant:	BSEE/BOEM
Current RSF:	236,356 (Current RSF/USF = 1.07)
Estimated/Proposed Maximum RSF ¹ :	237,000 (Proposed RSF/USF = 1.07)
Expansion/Reduction RSF:	None
Current USF/Person:	254
Estimated/Proposed USF/Person:	254
Expiration Dates of Current Lease(s):	12/31/2025 and 01/08/2026
Proposed Maximum Lease Term:	5 years
Delineated Area:	North: Lake Ponchartrain; East: 17 th St. canal continued through Monticello Ave.; South: Mississippi River to Almedia Rd.; West: Almedia Rd. to HWY 61 and I-310 continued north of I-10 to Lake Ponchartrain
Number of Official Parking Spaces:	12
Scoring:	Operating
Current Total Annual Cost:	\$5,792,357 (leases effective 10/01/2008 and 07/09/2013)

¹ The RSF/USF at the current location is approximately 1.07; however, to maximize competition an RSF/USF ratio of 1.16 is used for the estimated proposed maximum RSF as indicated in the housing plan.

**PROSPECTUS – LEASE
DEPARTMENT OF INTERIOR
BUREAU OF SAFETY AND ENVIRONMENTAL ENFORCEMENT
BUREAU OF OCEANIC ENERGY MANAGEMENT
METAIRIE, LA**

Prospectus Number: PLA-01-ME23
Congressional District: 1,2,6

Estimated Rental Rate ² :	\$26.60 / RSF
Estimated Total Annual Cost ³ :	\$6,304,200

Background

BSEE's mission is to promote safety, protect the environment, and conserve resources offshore through vigorous regulatory oversight and enforcement. By establishing BSEE, the U.S. Government severed the safety and environmental enforcement responsibilities that are BSEE's jurisdiction from revenue generation and management authority, which is vested in two separate Department of the Interior agencies (BOEM and Office of Natural Resources Revenue/ONRR).

Since its establishment in 2011, BSEE has been the lead Federal agency charged with improving safety and ensuring environmental protection related to the offshore energy industry, primarily oil and natural gas, on the U.S. Outer Continental Shelf (OCS). BSEE vigorously regulates oversight of worker safety, emergency preparedness, environmental compliance, and conservation of resources by conducting thousands of announced and unannounced inspections, developing safer technologies, mandating that each operator establish and follow their Safety and Environmental Management System (SEMS), and carrying out investigations when serious incidents occur. The BSEE office oversees nearly 2,000 facilities and about 13,135 miles of active pipeline in the Gulf of Mexico.

BOEM's mission is to manage development of U.S. OCS energy and mineral resources in an environmentally and economically responsible way. The Bureau is responsible for leasing areas of the OCS for conventional energy (oil and gas), renewable energy (wind, wave, and ocean current technologies) and marine mineral projects (sand and gravel). The BOEM office manages almost 2.5 billion acres of the OCS, nearly equal the size of the Nation's land acreage.

The Gulf of Mexico OCS region is a major focus of the oil and gas industry. The proposed lease will provide continued housing for the BSEE and the BOEM Gulf of Mexico Regional Offices.

² This estimate is for fiscal year 2026 and may be escalated by 2 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 the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

³ New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

**PROSPECTUS – LEASE
DEPARTMENT OF INTERIOR
BUREAU OF SAFETY AND ENVIRONMENTAL ENFORCEMENT
BUREAU OF OCEANIC ENERGY MANAGEMENT
METAIRIE, LA**

Prospectus Number: PLA-01-ME23
Congressional District: 1,2,6

Justification

BSEE and BOEM are currently housed at 1201 Elmwood Park Blvd. in Harahan, LA, in a lease that expires on December 21, 2025. BSEE is also housed at 800 W. Commerce Rd. in New Orleans, LA, in a lease that expires on July 8, 2023. Both agencies require continued housing to carry out their missions until they can execute a long-term plan to address future housing needs and working structures.

A five-year lease extension will provide BSEE and BOEM with sufficient time to formulate and finalize their workplace strategies and budget for any necessary move costs. GSA will attempt to negotiate lease terms that provide maximum flexibility to meet future plans.

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 INTERIOR
BUREAU OF SAFETY AND ENVIRONMENTAL ENFORCEMENT
BUREAU OF OCEANIC ENERGY MANAGEMENT
METAIRIE, LA**


Prospectus Number: PLA-01-ME23
Congressional District: 1,2,6

Certification of Need

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

Submitted at Washington, DC, on 12/20/2022

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration

Housing Plan
Bureau of Safety And Environmental Enforcement
Bureau of Oceanic Energy Management

PLA-01-ME23
Metairie, LA

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 ⁵	Special ⁶	Total
1201 Elmwood Park Blvd (BSEE/BOEM)	680	680	140,571	6,176	40,931	187,698						
800 West Commerce (BSEE)	194	194	28,353	774	5,023	34,150						
Estimated/Proposed Lease							680	680	140,571	6,176	40,931	187,698
							194	194	28,353	774	5,023	34,150
Total	874	874	168,924	6,950	45,974	221,848	874	874	168,924	6,950	45,974	221,848

COMMITTEE RESOLUTION

LEASE—ENVIRONMENTAL PROTECTION AGENCY & CENTERS FOR DISEASE CONTROL AND PREVENTION, SEATTLE, WA

Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease of up to 156,535 rentable square feet of space, including 27 official parking spaces, for the Environmental Protection Agency (EPA) and the Centers for Disease Control and Prevention (CDC) located at 1200 6th Avenue in Seattle, Washington, at a proposed total annual cost of \$8,225,915 for a lease term of up to five 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 agency(ies) agree to apply an overall utilization rate of 230 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 higher per person for 230 square feet or higher per person.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

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

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided further, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the

Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

Provided further, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

Provided further, the Administrator of General Services shall require tenant agency(ies) to agree to reporting actual utilization data on at least an annual basis during occupancy and such reports are transmitted to the Committee.

GSA

PBS

**PROSPECTUS – LEASE
ENVIRONMENTAL PROTECTION AGENCY &
CENTERS FOR DISEASE CONTROL AND PREVENTION
SEATTLE, WA**

Prospectus Number: PWA-02-SE23
Congressional District: 07

Executive Summary

The General Services Administration (GSA) proposes a lease extension of up to 5 years for approximately 156,535 rentable square feet (RSF) for the Environmental Protection Agency (EPA) and the Centers for Disease Control and Prevention (CDC), currently located at 1200 6th Avenue in Seattle, WA. EPA and CDC have occupied space in the building since 2010 under two leases that expire on April 30, 2023, and April 30, 2025.

Extension of the current lease will enable EPA and CDC to provide continued housing for current personnel and meet their current mission requirements. The extension will improve the office and overall utilization from 208 and 267 to 180 and 230 usable square feet (USF) per person respectively.

Description

Occupant:	EPA and CDC
Current RSF:	172,320 (Current RSF/USF = 1.11)
Estimated/Proposed Maximum RSF:	156,535 (Proposed RSF/USF = 1.11)
Expansion/Reduction RSF:	15,785 Reduction
Current Usable Square Feet/Person:	267
Estimated/Proposed USF/Person:	230
Expiration Dates of Current Lease(s):	04/30/2023 and 04/20/2025
Proposed Maximum Lease Term:	5 years
Delineated Area:	Seattle Central Business District
Number of Official Parking Spaces:	27
Scoring:	Operating
Current Total Annual Cost:	\$7,918,854 (leases effective 05/01/2013 and 05/01/2015)
Estimated Rental Rate ¹ :	\$ 52.55 / RSF
Estimated Total Annual Cost ² :	\$ 8,225,915

¹ This estimate is for fiscal year 2023 and may be escalated by 2 percent per year 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 the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

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

GSA**PBS**

**PROSPECTUS – LEASE
ENVIRONMENTAL PROTECTION AGENCY &
CENTERS FOR DISEASE CONTROL AND PREVENTION
SEATTLE, WA**

Prospectus Number: PWA-02-SE23
Congressional District: 07

Background

The EPA's mission is to protect human health and the environment and to ensure that Americans have clean air, land, and water. The CDC's mission is to protect America from health, safety, and security threats, both foreign and domestic and conducts critical science and provides health information that protects our Nation against expensive and dangerous health threats and responds when these arise.

The Seattle Regional Office of the EPA serves Alaska, Idaho, Oregon, Washington, and 271 Tribal Nations. The CDC supports a collaborative effort with the EPA in this location.

Justification

The EPA and CDC are currently housed at 1200 6th Avenue in Seattle, WA, in two leases that expire on April 30, 2023, and April 30, 2025. EPA and CDC require continued housing to carry out their missions.

EPA comprises more than 98 percent of the personnel assigned to this location. A 5-year lease extension will provide EPA with sufficient time to formulate their long-term Future of Work strategy incorporating opportunities to maximize alternative work arrangements and space management strategies. The extension will also provide EPA with the time necessary to budget for costs accordingly once long-term space requirements are known. GSA will attempt to negotiate a lease term of 5 years with flexibility for future plans.

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 extension. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

GSA

PBS

**PROSPECTUS – LEASE
ENVIRONMENTAL PROTECTION AGENCY &
CENTERS FOR DISEASE CONTROL AND PREVENTION
SEATTLE, WA**

Prospectus Number: PWA-02-SE23
Congressional District: 07

Certification of Need

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

Submitted at Washington, DC, on 1/19/2023

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration

**Housing Plan
Environmental Protection Agency
Centers For Disease Control And Prevention**

PWA-02-SE23
Seattle, WA

H1110

Leased Locations	CURRENT			ESTIMATED/PROPOSED		
	Personnel		Usable Square Feet (USF) ¹	Personnel		Usable Square Feet (USF)
	Office	Total	Office	Office	Total	Special ⁶
1200 6th Avenue - EPA	607	607	148,022			
1200 6th Avenue - CDC	7	7	1,732			
1200 6th Avenue - Vacant			14,266			
Estimated/Proposed Lease - EPA				607	607	
Estimated/Proposed Lease - CDC				7	7	
Total	614	614	164,020	614	614	1,732
						141,472

Office Utilization Rate (UR) ²		
	Current	Proposed
Rate	208	180

UR = average amount of office space per person
Current UR excludes 36,084 USF of office support space.
Proposed UR excludes 31,124 USF of office support space.

Overall UR ³		
	Current	Proposed
Rate	267	230

R/U Factor ⁴			
	Total USF	RSF/USF	Max RSF
Current	164,020	1.11	181,171
Estimated/Proposed	141,472	1.11	156,533

NOTES:

¹ 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.

² Calculation excludes the judiciary. Congress and agencies with fewer than 10 people.

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

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

⁵ Storage excludes warehouse, which is part of special space.

⁶ Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposals (RLP) is issued to meet specific agency requirements.

ADJOURNMENT

The SPEAKER pro tempore. Without objection, the House stands adjourned until noon on Tuesday, March 7 for morning-hour debate and 2 p.m. for legislative business.

There was no objection.

Thereupon (at 9 o'clock and 4 minutes a.m.), under its previous order, the House adjourned until Tuesday, March 7, 2023, at noon for morning-hour debate.

EXECUTIVE COMMUNICATIONS,
ETC.

Under clause 2 of rule XIV, executive communications were taken from the Speaker's table and referred as follows:

EC-529. A letter from the Congressional Review Coordinator, Animal and Plant Health Inspection Service, Department of Agriculture, transmitting the Department's final rule — Alignment of Canned Meat and Canned Product Requirements [Docket No.: APHIS-2020-0066] received February 24, 2023, pursuant to 5 U.S.C. 801(a)(1)(A); Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Agriculture.

EC-530. A letter from the Congressional Review Coordinator, Animal and Plant Health Inspection Service, Department of Agriculture, transmitting the Department's final rule — Standards for Birds Not Bred for Use in Research Under the Animal Welfare Act [Docket No.: APHIS-2029-0068] (RIN: 0579-AE61) received February 24, 2023, pursuant to 5 U.S.C. 801(a)(1)(A); Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Agriculture.

EC-531. A letter from the Special Assistant to the Board, Board of Governors of the Federal Reserve System, Federal Reserve System, transmitting the Board's final rule — Regulation Implementing the Adjustable Interest Rate (LIBOR) Act [Regulation ZZ; Docket No.: R-1775] (RIN: 7100-AG34) received February 23, 2023, pursuant to 5 U.S.C. 801(a)(1)(A); Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Financial Services.

EC-532. A letter from the Assistant Secretary, Employee Benefits Security Administration, Department of Labor, transmitting the Department's Major final rule — Annual Reporting and Disclosure (RIN: 1210-AB97) received February 28, 2023, pursuant to 5 U.S.C. 801(a)(1)(A); Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Education and the Workforce.

EC-533. A letter from the Assistant Secretary, Employee Benefits Security Administration, Department of Labor, transmitting the Department's Major final rule — Annual Information Return/Reports (RIN: 1210-AB97) received February 28, 2023, pursuant to 5 U.S.C. 801(a)(1)(A); Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Education and the Workforce.

EC-534. A letter from the Supervisory Workforce Analyst, Employment and Training Administration, Department of Labor, transmitting the Department's final rule — Adverse Effect Wage Rate Methodology for the Temporary Employment of H-2A Non-immigrants in Non-Range Occupations in the United States [DOL Docket No.: ETA-2021-0006] (RIN: 1205-AC05) received February 28, 2023, pursuant to 5 U.S.C. 801(a)(1)(A); Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Education and the Workforce.

EC-535. A letter from the Assistant General Counsel for Legislation, Regulation and Efficiency, Office of Energy Efficiency and

Renewable Energy, Department of Energy, transmitting the Department's final determinations — Energy Conservation Program: Energy Conservation Standards for General Service Fluorescent Lamps [EERE-2019-BT-STD-0030] (RIN: 1904-AE40) received February 24, 2023, pursuant to 5 U.S.C. 801(a)(1)(A); Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Energy and Commerce.

EC-536. A letter from the Assistant General Counsel for Legislation, Regulation and Energy Efficiency, Office of Energy Efficiency and Renewable Energy, Department of Energy, transmitting the Department's final determination — Energy Conservation Program: Energy Conservation Standards for Packaged Terminal Air Conditioners and Packaged Terminal Heat Pumps [EERE-2019-BT-STD-0035] (RIN: 1904-AE66) received February 24, 2023, pursuant to 5 U.S.C. 801(a)(1)(A); Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Energy and Commerce.

EC-537. A letter from the Associate Director, Office of Congressional Affairs, Nuclear Material Safety and Safeguards, Nuclear Regulatory Commission, transmitting the Commission's final rule and guidance — Enhanced Weapons, Firearms Background Checks, and Security Event Notifications [NRC-2011-0014; NRC-2011-0015; NRC-2011-0017; NRC-2011-0018] (RIN: 3150-AI49) received February 24, 2023, pursuant to 5 U.S.C. 801(a)(1)(A); Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Energy and Commerce.

EC-538. A letter from the Chairman, Council of the District of Columbia, transmitting D.C. Act 25-13, "Tipped Minimum Wage Increase Implementation Clarification Temporary Amendment Act of 2023", pursuant to Public Law 93-198, Sec. 602(c)(1); (87 Stat. 814); to the Committee on Oversight and Accountability.

EC-539. A letter from the Associate General Counsel for General Law, Department of Homeland Security, transmitting one (1) notification of a discontinuation of service in acting role, pursuant to 5 U.S.C. 3349(a); Public Law 105-277, Sec. 151(b); (112 Stat. 2681-614); to the Committee on Oversight and Accountability.

EC-540. A letter from the Director, Regulatory Secretariat Division, Office of Acquisition Policy, General Services Administration, transmitting the Administration's final rule — General Services Administration Acquisition Regulation (GSAR); GSAR Clause Matrix Update [GSAR Case 2021-G502; Docket No.: 2022-0021; Sequence No.: 1] (RIN: 3090-AK70) received February 27, 2023, pursuant to 5 U.S.C. 801(a)(1)(A); Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Oversight and Accountability.

EC-541. A letter from the Director, Regulatory Secretariat Division, Office of Acquisition Policy, General Services Administration, transmitting the Administration's final rule — General Services Administration Acquisition Regulation (GSAR); Clarify Commercial Products and Services Contract Terms and Conditions [GSAR Case 2020-G505; Docket No.: GSA-GSAR-2022-0018; Sequence No.: 1] (RIN: 3090-AK18) received February 27, 2023, pursuant to 5 U.S.C. 801(a)(1)(A); Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Oversight and Accountability.

EC-542. A letter from the Director, Regulatory Secretariat Division, General Services Administration, transmitting the Administration's final rule — Federal Travel Regulation; Rental Car Policy Updates and Clarifications [FTR Case 2020-301-1; Docket No.: GSA-FTR-2021-0017, Sequence No.: 2] (RIN: 3090-AK45) received February 27, 2023, pursuant to 5 U.S.C. 801(a)(1)(A); Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Oversight and Accountability.

EC-543. A letter from the Director, Regulatory Secretariat Division, General Services Administration, transmitting the Administration's final rule — Federal Management Regulation; Physical Security [FMR Case 2018-102-2; Docket No.: 2020-0009; Sequence No.: 2] (RIN: 3090-AJ94) received February 27, 2023, pursuant to 5 U.S.C. 801(a)(1)(A); Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Oversight and Accountability.

EC-544. A letter from the Director, Regulatory Secretariat Division, General Services Administration, transmitting the Administration's final rule — General Services Administration Acquisition Regulation (GSAR); Order Level Material Clarifications [GSAR Case 2020-G537; Docket No.: 2022-0008; Sequence No.: 1] (RIN: 3090-AK32) received February 27, 2023, pursuant to 5 U.S.C. 801(a)(1)(A); Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Oversight and Accountability.

EC-545. A letter from the Director, Office of Personnel Management, transmitting the Office's final rule — General Schedule Locality Pay Areas (RIN: 3206-AO40) received February 24, 2023, pursuant to 5 U.S.C. 801(a)(1)(A); Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Oversight and Accountability.

EC-546. A letter from the Director, Office of Personnel Management, transmitting the Office's final rule — Enhancing Stability and Flexibility for the Federal Long Term Care Insurance Program (FLTICP)-Abbreviated Underwriting, Applications for FLTICP Coverage, and Technical Corrections (RIN: 3206-AO21) received February 24, 2023, pursuant to 5 U.S.C. 801(a)(1)(A); Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Oversight and Accountability.

EC-547. A letter from the Associate General Counsel for Legislation and Regulations, Office of the General Counsel, Department of Housing and Urban Development, transmitting the Department's final rule — Adjustment of Civil Monetary Penalty Amounts for 2023 [Docket No.: FR-6375-F-01] received February 23, 2023, pursuant to 5 U.S.C. 801(a)(1)(A); Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on the Judiciary.

EC-548. A letter from the Regulation Development Coordinator, Office of Regulation Policy and Management, Office of General Counsel (00REG), Department of Veterans Affairs, transmitting the Department's Major final rule — Reimbursement for Emergency Treatment (RIN: 2900-AQ08) received February 28, 2023, pursuant to 5 U.S.C. 801(a)(1)(A); Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Veterans' Affairs.

EC-549. A letter from the Chief, Publications and Regulations, Internal Revenue Service, transmitting the Service's IRB only rule — Interim Guidance Regarding Certain Insurance Related Issues for the Determination of Adjusted Financial Statement Income under Section 56A of the Internal Revenue Code [Notice 2023-20] received February 27, 2023, pursuant to 5 U.S.C. 801(a)(1)(A); Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Ways and Means.

EC-550. A letter from the Branch Chief, Legal Processing Division, Publications and Regulations, Internal Revenue Service, transmitting the Service's final regulation — Electronic-Filing Requirements for Specified Returns and Other Documents [TD 9972] (RIN: 1545-BN36) received February 27, 2023, pursuant to 5 U.S.C. 801(a)(1)(A); Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Ways and Means.

EC-551. A letter from the Chief, Publications and Regulations, Internal Revenue Service, transmitting the Service's final regulations — Single-Entity Treatment of Consolidated Groups for Specific Purposes [TD