

States House of Representatives, That the Secretary of the Army review reports for Mt. St. Helens including: Lower Cowlitz and Coweeman River Level of Protection Analysis, including Hydrologic Analysis (unpublished analysis/model USACE, Portland District) November 2006, Mount St Helens Engineering Reanalysis, Hydrologic, Hydraulics, Sedimentation & Risk Analysis, Design Document Report April 2002, Mount St. Helens, Washington Decision Document, Toutle, Cowlitz & Columbia Rivers, Oct. 1985, and House Document 2577, Supplemental Appropriations for fiscal year 1985, 99th Congress, and other pertinent reports, to determine whether any modifications of the recommendations contained therein are advisable at the present time in the interest of flood damage reduction for Kelso, Washington.

RESOLUTION—DOCKET 2817—ROCK CREEK,  
STEVENSON, WASHINGTON

Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, That the Secretary of the Army review all reports for the Bonneville Project published as House Document 531, 81st Congress, second session, and other pertinent reports, to determine whether any modifications of the recommendations contained therein are advisable at the present time in the interest of

flood damage reduction for Rock Creek, near the confluence with the Columbia River at Stevenson, Washington.

RESOLUTION—DOCKET 2818—ALBANY CANAL,  
ALBANY, OREGON

Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, That the Secretary of the Army review reports for Willamette basin published as House Document 531, 81st Congress, second session, and other pertinent reports pertaining to the Santiam-Albany Canal at Albany, Oregon to determine whether any modifications of the recommendations contained therein are advisable at the present time in the interest of flood damage reduction, environmental restoration, water quality, and stream bank stabilization for Santiam-Albany Canal, Albany, Oregon.

There was no objection.

COMMUNICATION FROM CHAIRMAN  
OF COMMITTEE ON TRANSPORTATION  
AND INFRASTRUCTURE

The SPEAKER pro tempore laid before the House the following communication from the chairman of the Committee on Transportation and In-

frastructure; which was read and, without objection, referred to the Committee on Appropriations:

HOUSE OF REPRESENTATIVES, COM-  
MITTEE ON TRANSPORTATION AND  
INFRASTRUCTURE,

*Washington, DC, September 28, 2008.*

Hon. NANCY PELOSI,

*Speaker of the House, House of Representatives,  
The Capitol, Washington, DC.*

DEAR MADAM SPEAKER: On September 24, 2008, the Committee on Transportation and Infrastructure met in open session to consider 35 resolutions to authorize appropriations for the General Services Administration's ("GSA") FY 2009 Capital Investment and Leasing Program, including four construction resolutions (authorizing \$937.6 million), five repair and alteration resolutions (authorizing \$282.4 million), and 26 lease resolutions (authorizing 210.5 million annually). The Committee adopted the resolutions by voice vote with a quorum present.

Enclosed are copies of the resolutions adopted by the Committee on Transportation and Infrastructure on September 24, 2008.

Sincerely,

JAMES L. OBERSTAR,  
*Chairman.*

Enclosures.



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

**James L. Oberstar**  
Chairman

**John L. Mica**  
Ranking Republican Member

David Heysfeld, Chief of Staff  
Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

**AMENDED COMMITTEE RESOLUTION**

**ALTERATION**  
**WEST WING INFRASTRUCTURE SYSTEMS REPLACEMENT**  
**WASHINGTON, DC**  
PDS-02008

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that, pursuant to title 40 U.S.C. § 3307, appropriations are authorized for repairs and alterations to the West Wing of the White House located at 1600 Pennsylvania Avenue, NW, in Washington DC, at design and review costs of \$15,934,000, a prospectus for which is attached to and included in this resolution. This resolution amends the Committee resolution of May 23, 2007.*

*Provided, that, to the maximum extent practicable and considering life-cycle costs appropriate for the geographic area, the General Services Administration ("GSA") shall use energy efficient and renewable energy systems, including photovoltaic systems, in carrying out the project.*

*Provided further, that within 180 days of approval of this resolution, GSA shall submit to the Committee on Transportation and Infrastructure of the U.S. House of Representatives and the Committee on Environment and Public Works of the U.S. Senate a report on the planned use of energy efficient and renewable energy systems, including photovoltaic systems, for such project and if such systems are not used for the project, the specific rationale for GSA's decision.*

*Provided further, that beginning on the date of approval of this resolution, GSA shall, to the maximum extent practicable and considering life-cycle costs appropriate for the geographic area, use energy efficient and renewable energy systems, including photovoltaic systems, in carrying out alteration, design, or construction projects.*

*Provided further*, that beginning on the date of approval of this resolution, each alteration, design, or construction prospectus submitted by GSA shall include an estimate of the future energy performance of the building and specific description of the use of energy efficient and renewable energy systems, including photovoltaic systems, in carrying out the project.

Adopted: September 24, 2008



James L. Oberstar, M.C.  
Chairman

GSA

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**PROSPECTUS – ALTERATION  
Amended Prospectus for Design**

**Description**

The General Services Administration (GSA) is seeking authorization for a design project during FY 2008 that we will schedule for construction in a future year. A project description is attached.

**Justification**

By seeking authority to start the design for a project prior to construction phase funding, an orderly and timely accomplishment of a planned program is ensured. Under the separate funding approach, we will submit a construction prospectus for a project along with the budget request.

**Recommendation**

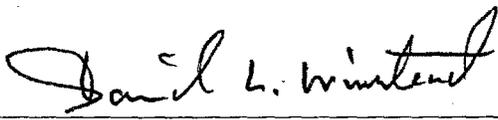
Authorize design for \$15,934,000 for the project attached. The construction costs indicated at this time are preliminary and will be refined and finalized prior to future requests for funding.

**Authority Requested in this Prospectus**..... \$15,934,000<sup>1</sup>

**Certification of Need**

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

Submitted at Washington, DC, on February 14, 2008

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration

<sup>1</sup> This amended prospectus requests authorization to support GSA's proposed FY2008 reprogramming request for the design of the West Wing Infrastructure Systems Replacement project. Although our reprogramming seeks funding for the design of Phase 1 at this time, GSA is requesting authorization the design of Phase 1 and 2 of the West Wing project.

GSA

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**PROSPECTUS — ALTERATION**  
**Amended Prospectus for Design**

FISCAL YEAR 2008 ALTERATION DESIGN PROJECTS  
(Alphabetical by State)

<u>LOCATION</u>	<u>FY 2008 FUNDING</u>
Washington, DC	
Heating, Operations and Transmission District	\$1,593,000
Kansas City, MO	
Richard Bolling Federal Building	\$5,779,000
<b>TOTAL.....</b>	<b>\$7,372,000<sup>2</sup></b>

<u>LOCATION</u>	<u>FY 2008 REPROGRAMMING</u>
Washington, DC	
West Wing Infrastructure Systems Replacement	\$9,689,000

<sup>2</sup> Through Public Law 110-161, Congress appropriated this amount.

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**PROSPECTUS -- ALTERATION**  
**Amended Prospectus for Design**

Prospectus Number: PDS-02008

PROJECT: Heating, Operations and Transmission District

LOCATION: Washington, DC

ESTIMATED TOTAL PROJECT COST: \$26,499,000

DESIGN: \$1,593,000<sup>3</sup>

CONSTRUCTION: \$22,744,000

MANAGEMENT & INSPECTION: \$2,162,000

DESIGN (FY2008 Funding): \$1,593,000

WORK ITEMS SUMMARY:

Replace HVAC piping, exterior construction, sitework.

DESCRIPTION:

The GSA Heating, Operations and Transmission District (HOTD) steam heating system is a mechanical structure of steam production equipment and distribution and condensate return piping of largely steel and wrought iron components. It is an energy utility constructed in the 1930s and 1940s to provide steam heating to Federal and District of Columbia government buildings in downtown Washington, DC.

The proposed project consists of the replacement of old and deteriorated underground main steam and condensate lines in the system that are the trunk lines leading to the individual building steam supply and condensate return service lines. It also includes other site-work such as shoring, restoring the sidewalk, curbs and pavement, temporary lighting and ground heating for winter work. Replacing these lines will improve steam service reliability, prevent future line ruptures, and improve overall system efficiency through better-insulated lines, and increased condensate return to the heating plant.

<sup>3</sup> Authorized by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works on May 23 and September 20, 2007, respectively.

GSAPBS

**PROSPECTUS – ALTERATION**  
**Amended Prospectus for Design**

Prospectus Number: PDS-02008  
Congressional District: 05

<u>PROJECT:</u>	Richard Bolling Federal Building (Phase IV)
<u>LOCATION:</u>	Kansas City, MO
<u>ESTIMATED TOTAL PROJECT COST:</u>	\$263,910,000
<u>DESIGN:</u>	\$15,917,000
<u>CONSTRUCTION:</u>	\$225,760,000
<u>MANAGEMENT &amp; INSPECTION:</u>	\$22,233,000
<u>AUTHORIZATION REQUESTED: (Design)</u>	N/A <sup>4</sup>
<u>DESIGN (FY2008 Funding):</u>	\$5,779,000

WORK ITEM SUMMARY

Interior space alterations; window refurbishment; HVAC, plumbing, mechanical, electrical, and lighting systems upgrades; roofing replacement; structural modifications; asbestos and lead paint abatement; sub-basement mechanical system, and lobby renovations.

DESCRIPTION

The Richard Bolling Federal Building is an 18-story, pre-cast concrete clad office building constructed in 1965, and situated on a 2-block site at 601 East 12<sup>th</sup> Street in the central business district. The building has 1,236,435 gross square feet, (797,103 usable square feet), a basement, a first floor parking garage for 124 vehicles, and an adjacent 432-space visitor and employee parking lot. It presently houses 4,500 government employees.

GSA proposes abatement and renovation for floors one through three, floor 17, ground, basement and the sub-basement in Phase IV. This project will continue the planned full modernization begun under the prospectus PMO-01001 approved by Congress in FY 2001 to modernize floors 15, 16, and 18, which included asbestos and lead paint abatement, roof replacement, window refurbishment, mechanical, electrical, and lighting systems upgrades, and alteration of interior space. An amended prospectus (PMO-127-KC07) requesting additional authorization for exterior work, modernizing the sub-basement, a new lobby entrance, and additional asbestos and lead abatement was approved in FY 2007. Phase II includes the modernization of floors 10-14 and Phase III will cover floors four through nine.

<sup>4</sup> The design for the Richard Bolling Federal Building in Kansas City, MO was fully authorized by both the House Committee on Transportation and Infrastructure and Senate Committee on Environment and Public Works in fiscal years 1999, 2001, 2004, and 2007. No additional authorization for design is required.

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**PROSPECTUS – ALTERATION**  
**Amended Prospectus for Design**

Prospectus Number: PDS-02008

<u>PROJECT:</u>	West Wing Infrastructure Systems Replacement
<u>LOCATION:</u>	Washington, DC
<u>ESTIMATED TOTAL PROJECT COST:</u>	\$172,621,000
<u>DESIGN:</u>	\$15,934,000
<u>CONSTRUCTION:</u>	\$144,271,000
<u>MANAGEMENT &amp; INSPECTION:</u>	\$12,416,000
<u>AUTHORITY REQUESTED IN FY2008 (Design):</u>	\$15,934,000 <sup>5</sup>
<u>AMOUNT REQUESTED IN FY2008 (Design):</u>	\$9,689,000 <sup>6</sup>

WORK ITEM SUMMARY:

Construction of new primary mechanical and electrical rooms; rerouting all utility services; upgrade of both primary and secondary electrical and HVAC systems and equipment that serve the interior of the West Wing; upgrade portion of the plumbing systems; installation of fire suppression system, physical security distribution equipment, and fiber optic IT services; and the construction of new access pathway.

DESCRIPTION:

Originally constructed in 1902, the West Wing functions as the day-to-day operations center for the Executive Office of the President and their support staff.

A study of the electrical and mechanical systems of the West Wing was recently completed and the findings are that there is critical need for immediate replacement of the aged and failing systems to prevent imminent equipment failure and the resultant interruption of services. There is currently no spare or redundant HVAC equipment for the West Wing and this has prevented shutdown for testing and maintenance of the equipment for many years. In addition to the HVAC equipment, the West Wing electrical systems have reached the end of their reliable productivity and would likely result in a loss of continuity of operations should they fail. A separate study is currently underway to examine the condition of the secondary distribution systems that serve the interior of the West Wing.

<sup>5</sup> GSA requests authority for the design of both Phases I and II of the proposed West Wing Infrastructure Systems Replacement project. GSA is currently studying the related secondary distribution and branch systems. At this time, the design estimate for Phase II is \$6,245,000.

<sup>6</sup> This request is for design effort of Phase I. GSA is seeking this funding through a proposed FY2008 reprogramming action.

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**PROSPECTUS – ALTERATION**  
**Amended Prospectus for Design**

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In order to secure continuous, reliable service to the West Wing, GSA proposes replacing all primary HVAC and electrical systems in Phase 1 and follow with Phase 2 which will upgrade the secondary distribution systems that serve the interior of the West Wing. The proposed total project includes the construction of new mechanical and electrical rooms to support new services, including fire suppression and detection systems, HVAC systems, electrical services equipment and wiring, fire and life safety upgrades, a physical security system, fiber optic IT systems and select replacement of structural and architectural elements disturbed during the systems replacement work. In addition, the construction of a new, accessible utility pathway to include all of the rerouted utility services will allow GSA to operate, maintain, and repair infrastructure, services, and equipment as required.



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

**James L. Oberstar**  
**Chairman**

**John L. Mica**  
**Ranking Republican Member**

David Heysfeld, Chief of Staff  
Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

**COMMITTEE RESOLUTION**

**ALTERATION**  
**ENERGY AND WATER RETROFIT AND CONSERVATION MEASURES**  
**PROGRAM**  
**VARIOUS BUILDINGS**  
**PEW-2009**

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that, pursuant to title 40 U.S.C. § 3307, appropriations are authorized to implement energy and water retrofit and conservation measures in Government-owned buildings during fiscal year 2009, at a proposed cost of \$36,647,000, a prospectus for which is attached to and included in this resolution.*

*Provided, that, to the maximum extent practicable, the Administrator of General Services shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.*

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

**Adopted: September 24, 2008**

  
James L. Oberstar, M.C.  
Chairman

GSA

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**PROSPECTUS - ALTERATION  
ENERGY AND WATER RETROFIT AND CONSERVATION MEASURES PROGRAM  
VARIOUS BUILDINGS**

Prospectus Number: PEW-2009

**Program Summary**

This alteration prospectus proposes the implementation of energy and water retrofit and conservation measures in Government-owned buildings during fiscal year 2009. Projects, to be accomplished in Federal buildings throughout the country, are currently being identified through surveys and studies. The projects to be funded will have positive savings-to-investment ratios, will provide reasonable payback periods, and may generate rebates and savings from utility companies and incentives from grid operators. Projects will vary in size, by location, and by delivery method. This prospectus requests authority to fund energy and water retrofit work. The authority requested in this prospectus is for a diverse set of retrofit projects with engineering solutions to reduce energy or water consumption and/or costs.

**Justification:**

The Energy Policy Act of 2005 (Public Law 109-58) requires a 2% energy usage reduction as measured in BTU/GSF per year from 2006 through 2015 over a 2003 baseline. Additionally, this act sets a mandate to install advanced meters for electricity in all buildings by 2012. Guidance issued by the Department of Energy pursuant to this requirement states that savings anticipated from advanced metering can range from 2% to 45% annually when used in combination with continuous commissioning efforts. Executive Order 13423 on Strengthening Environmental, Energy and Transportation Management not only increased the energy reduction mandates to 3% per year but also established a water reduction mandate of 2% per year based on a 2007 baseline as measured in gallons/gsf.

Guidance issued by the Department of Energy pursuant to this requirement states that savings anticipated from advanced metering can range from 2 percent to 45 percent annually when used in combination with continuous commissioning efforts. Executive Order 13423 on Strengthening Environmental, Energy and Transportation Management not only increased the energy reduction mandates to 3 percent per year, but also established a water reduction mandate of 2 percent per year based on a 2007 baseline as measured in gallons/gsf.

By the year 2015, all Federal agencies are directed to reduce overall energy use in Federal buildings they operate by 30 percent from 2003 levels and reduce overall water use by 16 percent from 2007 levels. Increased energy and water efficiency in buildings and operations will require capital investment for changes and modifications to physical systems which consume energy and water.

In addition, the Energy Independence and Security Act of 2007 includes provisions that exceed the requirements of the Energy Policy Act of 2005. One such long term requirement is to eliminate fossil fuel generated energy consumption in new and renovated Federal buildings by FY 2030 by achieving targeted reductions beginning with projects designed in FY 2010. Other shorter term measures include increased use of energy efficient lighting, use of heat pumps in GSA facilities, and other measures that impact acquisition of new or newly-renovated space.

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**PROSPECTUS - ALTERATION  
ENERGY AND WATER RETROFIT AND CONSERVATION MEASURES PROGRAM  
VARIOUS BUILDINGS**

Prospectus Number: PEW-2009

Between fiscal years 1994 and 1997, Congress authorized \$195,990,000 for energy retrofit projects. Approval of this fiscal year 2009 request will enable GSA to continue to provide leadership in energy/water conservation and efficiency to both the public and private sectors.

**Authorization Requested.....\$36,647,000**

Potential projects to be accomplished in Federal buildings throughout the country are currently being identified through surveys and studies. The projects to be funded will have positive savings-to-investment ratios, will provide reasonable payback periods, and may generate rebates and savings from utility companies and incentives from grid operators. Projects will vary in size by location and by delivery method. Typical projects include the following:

- Upgrading heating, ventilating, and air-conditioning (HVAC) systems with new high efficiency systems including the installation of energy management control systems.
- Altering constant volume air distribution systems to variable air flow systems by the addition of variable air flow boxes, fan volume control dampers, and related climatic controls.
- Installing building automation control systems, such as night setback thermostats and time clocks, to control HVAC systems.
- Installing new or modifying existing temperature control systems.
- Replacing electrical motors with multi-speed or variable-speed motors.
- Installing automatic occupancy light controls, lighting fixture modifications and associated wiring to reduce the electrical consumption per square foot through the use of higher efficiency lamps and use of non-uniform task lighting design.
- Insulating roofs, pipes, HVAC duct work, and mechanical equipment.
- Installing and caulking storm windows and doors to prevent the passage of air and moisture through the building envelope.
- Providing advanced Metering projects which enable building managers to better monitor and optimize energy performance.
- Providing and implementing water conservation projects.

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**PROSPECTUS - ALTERATION  
ENERGY AND WATER RETROFIT AND CONSERVATION MEASURES PROGRAM  
VARIOUS BUILDINGS**

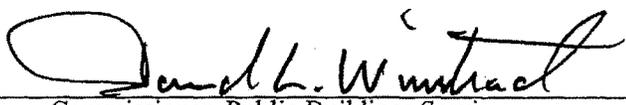
Prospectus Number: PEW-2009

- Providing renewable projects including photovoltaic systems, solar hot water systems, wind turbines, and geothermal systems.
- Providing distributed generation systems.

**Certification of Need:**

It has been determined that the practical solution to achieving the identified building energy and water management goals is to proceed with the energy and water retrofit work indicated above.

Submitted at Washington, DC, on February 26, 2008

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration



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

**James L. Oberstar**  
Chairman

Washington, DC 20515

**John L. Mica**  
Ranking Republican Member

David Heysfeld, Chief of Staff  
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**COMMITTEE RESOLUTION**

**ALTERATION**  
**WEST WING INFRASTRUCTURE SYSTEMS REPLACEMENT**  
**WASHINGTON, DC**  
PDC-0017-WA09

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that, pursuant to title 40 U.S.C. § 3307, appropriations are authorized for repairs and alterations to the West Wing of the White House located at 1600 Pennsylvania Avenue, NW, in Washington DC, at design and review costs of \$6,245,000, management and inspections costs of \$12,416,000, and estimated construction costs of \$144,271,000, at a proposed total costs of \$162,932,000, a prospectus for which is attached to and included in this resolution.*

*Provided, that, to the maximum extent practicable and considering life-cycle costs appropriate for the geographic area, the General Services Administration ("GSA") shall use energy efficient and renewable energy systems, including photovoltaic systems, in carrying out the project.*

*Provided further, that within 180 days of approval of this resolution, GSA shall submit to the Committee on Transportation and Infrastructure of the U.S. House of Representatives and the Committee on Environment and Public Works of the U.S. Senate a report on the planned use of energy efficient and renewable energy systems, including photovoltaic systems, for such project and if such systems are not used for the project, the specific rationale for GSA's decision.*

*Provided further, that beginning on the date of approval of this resolution, GSA shall, to the maximum extent practicable and considering life-cycle costs appropriate for the geographic area, use energy efficient and renewable energy systems, including photovoltaic systems, in carrying out alteration, design, or construction projects.*

*Provided further*, that beginning on the date of approval of this resolution, each alteration, design, or construction prospectus submitted by GSA shall include an estimate of the future energy performance of the building and specific description of the use of energy efficient and renewable energy systems, including photovoltaic systems, in carrying out the project.

Adopted: September 24, 2008



James L. Oberstar, M.C.  
Chairman

GSA

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**PROSPECTUS - ALTERATION  
WEST WING INFRASTRUCTURE SYSTEMS REPLACEMENT  
WASHINGTON, DC**

Prospectus Number: PDC-0017-WA09

**Project Summary**

The General Services Administration (GSA) proposes repair and alterations to the West Wing of the White House located at 1600 Pennsylvania Avenue, NW, Washington, DC. The proposed project will replace the West Wing's dated primary utility services, select equipment and facilities, and the secondary distribution throughout the interior of the West Wing, thus providing continuous reliable service to the occupants of the West Wing.

**Major Work Items**

Demolition and abatement, site work, structural and finishes work, fire suppression system, mechanical systems, electrical systems and fire alarm, physical security, and information technology systems.

**Project Budget**

**Design and Review**

Phase 1 (FY2008 Reprogramming) .....	\$9,689,000
Phase 2 (Future funding request) .....	6,245,000
<b>Design and Review Subtotal.....</b>	<b>\$15,934,000</b>

**Estimated Construction Cost (ECC)**

Phase 1 (FY2009) .....	70,271,000
Phase 2 (Future funding request) .....	74,000,000
<b>ECC Subtotal.....</b>	<b>\$144,271,000</b>

**Management and Inspection (M&I)**

Phase 1 (FY2009) .....	6,216,000
Phase 2 (Future funding request) .....	6,200,000
<b>M&amp;I Subtotal .....</b>	<b>\$12,416,000</b>

**Estimated Total Project Cost (ETPC)\*.....\$172,621,000**

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

**Authorization Requested (Design, ECC, M&I) .....**\$162,932,000

**FY09 Funding Requested (Phase I ECC and M&I) .....**\$76,487,000

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**PROSPECTUS - ALTERATION  
WEST WING INFRASTRUCTURE SYSTEMS REPLACEMENT  
WASHINGTON, DC**

Prospectus Number: PDC-0017-WA09

**Prior Authority and Funding**

- Authorization pending for Design (FY2008)  
As part of a FY2008 reprogramming request, GSA is seeking \$9,689,000 for the design of Phase I.

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

None

<u>Schedule</u>	<u>Start</u>	<u>End</u>
Design	FY2008	FY2010
Construction	FY2009	FY2012

**Building**

Originally constructed in 1902, The West Wing is the part of the White House in which the Oval Office, the Cabinet Room, and the Situation Room are located. It serves as the day-to-day office of the President of the United States. The West Wing is roughly 30,000 gross square feet and includes offices for senior members of the Executive Office of the President of the United States and their support staff.

**Tenant Agencies**

Executive Office of the President of the United States

**Proposed Project**

A study of the electrical and mechanical systems of the West Wing was recently completed and the findings are that there is critical need for immediate replacement of the aged and failing systems to prevent imminent equipment failure and the resultant interruption of services. There is currently no spare or redundant HVAC equipment for the West Wing and this has prevented shutdown for testing and maintenance of the equipment for many years. In addition to the HVAC equipment, the West Wing electrical systems have reached the end of their reliable productivity and would result in discontinued operations should they fail. A separate study is currently underway to examine the condition of the secondary distribution systems that serve the interior of the West Wing.

In order to secure continuous, reliable service to the West Wing, GSA proposes replacing all primary HVAC and electrical systems in Phase 1 and follow with Phase 2 which will upgrade the secondary distribution systems that serve the interior of the West Wing.

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**PROSPECTUS - ALTERATION  
WEST WING INFRASTRUCTURE SYSTEMS REPLACEMENT  
WASHINGTON, DC**

Prospectus Number: PDC-0017-WA09

The proposed total project includes the construction of new mechanical and electrical rooms to support new services, including fire suppression and detection systems, HVAC systems, electrical services equipment and wiring, fire and life safety upgrades, a physical security system, and fiber optic IT systems.

In addition, the construction of a new, accessible, utility pathway to allow for the service and maintenance of the systems, and select structural and architectural restoration of areas that are disturbed in the systems replacement will be included. All utility services will be rerouted to allow the GSA necessary access to operate, maintain, and repair infrastructure, services, and equipment as required.

**Major Work Items**

Site Work	\$19,318,000
Structural and Finishes Work	31,974,000
Fire Suppression System	7,513,000
Mechanical Systems	40,919,000
Electrical System & Fire Alarm, Physical Security and IT Systems	36,747,000
Demolition/Abatement	<u>7,800,000</u>
<b>Total ECC</b>	<b>\$144,271,000</b>

**Justification**

The study finds that there is critical need for immediate replacement of the aged and failing electrical and mechanical systems of the West Wing to prevent imminent equipment failure and the resulting interruption in services. There is currently no spare or redundant HVAC equipment for the West Wing and this has not allowed shutdown for testing and maintenance of the equipment for many years. In addition to the HVAC equipment, the West Wing electrical systems have reached the end of their useful life and present a risk to the continuity of operations in the West Wing should they fail.

**Summary of Energy Compliance**

The West Wing Infrastructure Project will implement sustainable design principles to be integrated as seamlessly as possible into all aspects of both the design and construction process; with the goal of obtaining certification through the Leadership in the Energy and Environmental Design (LEED) Green Building Rating System of the U.S. Green Building Council.

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**PROSPECTUS - ALTERATION  
WEST WING INFRASTRUCTURE SYSTEMS REPLACEMENT  
WASHINGTON, DC**

Prospectus Number: PDC-0017-WA09

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

There are no feasible alternatives to this project.

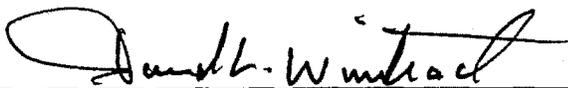
**Recommendation**

ALTERATION

**Certification of Need**

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

Submitted at Washington, DC, on February 26, 2008

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration



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

James L. Oberstar  
 Chairman

John L. Mica  
 Ranking Republican Member

David Heymsfeld, Chief of Staff  
 Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

**AMENDED COMMITTEE RESOLUTION**

**ALTERATION**  
**EVERETT MCKINLEY DIRKSEN U.S. COURTHOUSE**  
**CHICAGO, IL**  
 PIL-0205-CH09

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that, pursuant to title 40 U.S.C. § 3307, appropriations are authorized for repairs and alterations to the Everett McKinley Dirksen U.S. Courthouse, located at 219 S. Dearborn Street in Chicago, IL, at design and review costs of \$1,366,000 (design costs of \$8,152,000 were previously authorized), management and inspections costs of \$3,861,000 (management and inspection costs of \$6,942,000 were previously authorized), and estimated construction costs of \$51,027,000 (estimated construction costs of \$89,629,000 were previously authorized), at a proposed total cost of \$56,254,000, a prospectus for which is attached to and included in this resolution. This resolution amends the Committee resolution of April 5, 2006.*

*Provided, that, to the maximum extent practicable and considering life-cycle costs appropriate for the geographic area, the General Services Administration (“GSA”) shall use energy efficient and renewable energy systems, including photovoltaic systems, in carrying out the project.*

*Provided further, that within 180 days of approval of this resolution, GSA shall submit to the Committee on Transportation and Infrastructure of the U.S. House of Representatives and the Committee on Environment and Public Works of the U.S. Senate a report on the planned use of energy efficient and renewable energy systems, including photovoltaic systems, for such project and if such systems are not used for the project, the specific rationale for GSA’s decision.*

*Provided further, that beginning on the date of approval of this resolution, GSA shall, to the maximum extent practicable and considering life-cycle costs appropriate for the geographic area, use energy efficient and renewable energy systems, including photovoltaic systems, in carrying out alteration, design, or construction projects.*

*Provided further*, that beginning on the date of approval of this resolution, each alteration, design, or construction prospectus submitted by GSA shall include an estimate of the future energy performance of the building and specific description of the use of energy efficient and renewable energy systems, including photovoltaic systems, in carrying out the project.

Adopted: September 24, 2008



James L. Oberstar, M.C.  
Chairman

GSA

PBS

**AMENDED PROSPECTUS - ALTERATION  
EVERETT McKINLEY DIRKSEN U.S. COURTHOUSE  
CHICAGO, IL**

Prospectus Number: PIL-0205-CH09  
Congressional District: 07

**Project Summary**

The General Services Administration (GSA) proposes to request additional authority to renovate the 44-year-old Everett McKinley Dirksen U.S. Courthouse. The 30-story high-rise courthouse, part of a Federal office complex, is located at 219 S. Dearborn Street in Chicago, IL. This prospectus amends PIL-0205-CH07 to reflect updated construction cost estimates and additional HVAC costs.

**Major Work Items**

HVAC replacement, interior construction, asbestos abatement, fire and life-safety system replacement, restroom upgrades, install additional emergency power generator, and roof drain and piping system replacement.

**Project Budget**

Design (2005).....	\$8,152,000
Additional Design .....	1,366,000
Estimated Construction Cost (ECC) .....	140,656,000
Management and Inspection (M&I).....	10,803,000
<b>Estimated Total Project Cost (ETPC)* .....</b>	<b>\$160,977,000</b>

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

**Amended Authorization Requested (Additional Design, ECC and M&I) \$56,254,000**

**Funding Requested (Additional Design, ECC and M&I) ..... \$152,825,000**

GSAPBS

**AMENDED PROSPECTUS - ALTERATION  
EVERETT MCKINLEY DIRKSEN U.S. COURTHOUSE  
CHICAGO, IL**

Prospectus Number: PIL-0205-CH09  
Congressional District: 07

**Prior Authority and Funding**

- The House Committee on Transportation and Infrastructure authorized \$8,152,000 for design on July 21, 2004.
- The Senate Committee on Environment and Public Works authorized \$8,152,000 for design on November 17, 2004.
- Through Public Law 108-447, Congress appropriated \$8,152,000 for design in FY 2005.
- The House Committee on Transportation and Infrastructure authorized \$96,571,000 for construction, and management and inspection on April 5, 2006.
- The Senate Committee on Environment and Public Works authorized \$96,571,000 for construction, and management and inspection on May 23, 2006.

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

<b>Number</b>	<b>Fiscal Year</b>	<b>Amount</b>	<b>Type</b>
PIL-0205/0236-CH004	2004	\$24,056,000	Curtainwall Repairs

<b><u>Schedule</u></b>	<b><u>Start</u></b>	<b><u>End</u></b>
<b>Design</b>	FY2005	FY2007
<b>Construction</b>	FY2009	FY2012

**Building**

The Everett M. Dirksen Courthouse was built in 1964 and is constructed of structural steel frames, clad with metal and glass facade. The courthouse serves as the headquarters for the Northern District of Illinois and the U.S. Court of Appeals for the Seventh Circuit, and houses 967 Federal employees in Chicago's Central Business District. The high-rise courthouse is 1,462,472 gross square feet with 1,206,345 rentable square feet and 116 inside parking spaces. The Dirksen Courthouse contributes to the distinguished history of skyscraper construction in Chicago and was the first of Mies van der Rohe's urban, mixed land-use projects. As a result, the courthouse, part of a Federal complex, has been determined eligible for listing on the National Register of Historic Places.

**Tenant Agencies**

Judiciary, Department of Homeland Security, and Department of Justice.

GSA

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**AMENDED PROSPECTUS - ALTERATION  
EVERETT McKINLEY DIRKSEN U.S. COURTHOUSE  
CHICAGO, IL**

Prospectus Number:       PIL-0205-CH09  
Congressional District:       07

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**Proposed Project**

Although authorized in FY 2007, the project was not funded under Public Law 110-5 due to other program priorities which necessitated a reduction in other program areas. FY2009 is GSA's first opportunity to request funding for this project. Consequently, the project budget has increased primarily due to escalations in construction costs, replacement of the HVAC with the installation of a technologically superior HVAC system as opposed to replacing and upgrading the current system, and other costs related to the project.

The proposed project will modernize building systems and renovate interior space. In addition to replacing the HVAC system, a piped condensate drainage system will be added. Failing roof drains and piping system will be replaced.

Restroom facilities not yet renovated under prior projects will be completed with upgraded lighting, replacement of old plumbing fixtures, updated finishes, and reconfigured to comply with ADA-accessibility requirements. The existing obsolete fire alarm system will be replaced. An additional emergency power generator will be installed to support critical life-safety systems. Complete asbestos abatement will be completed on the 9<sup>th</sup> and 10<sup>th</sup> floors and partly on the 8<sup>th</sup> floor. Spot abatement will be completed throughout the building including the asbestos removal of flooring tiles in the mechanical room.

The 9<sup>th</sup> floor will be renovated for occupancy by the U.S. Attorneys. The 10<sup>th</sup> floor will be constructed as swing space for tenants when invasive asbestos abatement would require shutting down tenant operations. After completion, the 10<sup>th</sup> floor will be available for future occupancy. Part of the 8<sup>th</sup> floor will be also renovated for future tenancy. Approximately 5% of building space is targeted to remain vacant to allow future expansion of existing tenants.

GSA houses Federal agencies in approximately 1 million square feet of commercial leased space in the Chicago area. Agencies may be relocated from leases to fill vacant space in the courthouse in the future. Potential backfill agencies include the Department of Health and Human Services, Food and Drug Administration, Equal Employment Opportunity Commission, Small Business Administration, Department of Energy, Department of Transportation, and Government Accountability Office.

GSA

PBS

**AMENDED PROSPECTUS - ALTERATION  
EVERETT MCKINLEY DIRKSEN U.S. COURTHOUSE  
CHICAGO, IL**

Prospectus Number:      PIL-0205-CH09  
Congressional District:      07

**Major Work Items**

HVAC Replacement	\$89,335,000
Interior Construction	14,527,000
Asbestos Abatement	6,298,000
Fire and Life-Safety Replacement	17,167,000
Restroom Upgrades	9,394,000
Additional Emergency Power Generator Installation	3,151,000
Roof Drain and Piping System	<u>784,000</u>
<b>Total ECC</b>	<b>\$140,656,000</b>

**Justification**

The Dirksen Courthouse is plagued by mechanical, health, and safety deficiencies. Several of the building's original systems are difficult to maintain, no longer comply with generally accepted building codes, and are not operating at desired energy efficiency levels.

The original induction units and courtroom air handling units have exceeded their useful life, are plagued with poor distribution ductwork, inadequate zoning, obsolete temperature controls and are difficult to maintain. The lack of a condensate drainage system for the existing induction units allows water to pool and become a potential source of mold. During periods of high humidity, condensate will overflow the collection pans resulting in damage to tenant finishes and disruption to tenants. There has been a significant buildup of dust and dirt inside the ductwork and erosion of the acoustic lining which has resulted in distribution of debris into tenant space and degradation of indoor air quality.

The capacity and configuration of the air handling units do not meet current air quality standards for large occupied spaces. Due to the lack of proper air intake louver separation, the fresh air intake, exhaust air, and plumbing gases are mixing, thereby decreasing the air quality in the courtrooms.

The fire alarm, detection, and sprinkler systems are obsolete and functionally inadequate to provide sufficient protection for the tenants and do not meet current fire codes. The fire alarm system is not audible in some areas. There have been false alarms due to the age of the devices in the system. Additionally, the building does not have smoke alarm capability in the elevator lobbies. The mechanical rooms have asbestos-composite tiles which provide an unhealthy working environment.

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**AMENDED PROSPECTUS - ALTERATION  
EVERETT MCKINLEY DIRKSEN U.S. COURTHOUSE  
CHICAGO, IL**

Prospectus Number: PIL-0205-CH09  
Congressional District: 07

The current emergency power generator is at maximum capacity. Critical emergency load including mechanical control systems, building automation systems, computer room equipment, and air-conditioning are not currently connected to an emergency power source.

The public restrooms located on floors 2, 8 through 10, and 17 through 27 are not ADA compliant.

The roof drains and piping systems are failing, resulting in water damage to tenant spaces and a potential source of mold.

The Federal Bureau of Investigation vacated floors 8, 9, and 10 in FY 2006 to relocate to leased space. The U.S. Attorneys will backfill approximately 30,000 square feet as part of the project. The U.S. Trustees will backfill approximately 20,000 square feet in April 2008. After project completion, the U.S. Marshals Service will be relocated to another floor to address existing security deficiencies. The remaining vacant space will be backfilled in the future by agencies currently in GSA leased space or existing tenants that require expansion space.

**Summary of Energy Compliance**

This project includes renovation of interior spaces, and HVAC replacement is the primary dollar value work item in prospectus. GSA will gain energy efficiency with new equipment and controls.

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

New Construction:	\$684,446,000
Alteration:	\$348,169,000
Lease:	\$980,692,000

The 30 year, present value cost of alteration is \$336,277,000 less than the cost of new construction, or an equivalent annual cost advantage of \$22,125,000.

**Recommendation**  
ALTERATION

GSA

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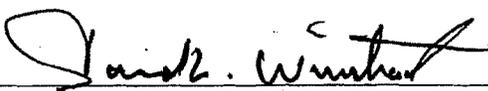
**AMENDED PROSPECTUS - ALTERATION  
EVERETT MCKINLEY DIRKSEN U.S. COURTHOUSE  
CHICAGO, IL**

Prospectus Number: PIL-0205-CH09  
Congressional District: 07

**Certification of Need**

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

Submitted at Washington, DC, on February 26, 2008

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration

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E. Plan  
EVERETT M. DIRKSEN

CACO, IL  
PIL-0205-CH09

Locations	Personnel				Current Usable Square Feet (USF)				Proposed Usable Square Feet (USF)				RSF				
	Office		Total		Office		Total		Office		Total		Storage		Special		
	Office	Total	Office	Total	Office	Total	Office	Total	Office	Total	Office	Total	Storage	Special	Total	Total	
LEASE																	
Trustees	37	37	12,321	13,917	1,204	392	16,005	0	0	0	0	0	0	0	0	0	0
EVERETT M. DIRKSEN																	
DHS - Federal Protective Service	1	1	134	2,150	0	2,016	2,935	1	134	0	0	0	0	2,016	2,150	2,935	2,935
Judiciary - Appeals Clerk	48	48	17,995	20,883	1,862	1,026	28,504	48	17,995	1,862	1,026	20,883	0	0	20,883	28,504	28,504
Judiciary - Appeals Courtrooms	78	78	29,187	46,916	0	17,729	64,036	78	29,187	0	17,729	46,916	0	0	46,916	64,036	64,036
Judiciary - Appeals Legal Staff	53	53	14,246	22,778	0	8,532	31,090	53	14,246	0	8,532	22,778	0	0	22,778	31,090	31,090
Judiciary - Bankruptcy Clerk	20	20	4,590	8,737	1,954	2,193	11,925	20	4,590	1,954	2,193	8,737	0	0	8,737	11,925	11,925
Judiciary - Bankruptcy Judge Courtrooms	145	145	39,158	60,624	0	21,466	82,747	145	39,158	0	21,466	60,624	0	0	60,624	82,747	82,747
Judiciary - Circuit Executive	9	9	3,152	3,303	0	151	4,508	9	3,152	0	151	3,303	0	0	3,303	4,508	4,508
Judiciary - District Clerk	164	164	40,458	53,514	3,349	9,707	73,042	164	40,458	3,349	9,707	53,514	0	0	53,514	73,042	73,042
Judiciary - District Judge Courtrooms	129	129	125,514	309,833	83	184,216	422,896	129	125,514	83	184,216	309,833	0	0	309,833	422,896	422,896
Judiciary - Magistrate Judge Chambers	27	27	13,913	43,269	0	29,356	59,059	27	13,913	0	29,356	43,269	0	0	43,269	59,059	59,059
Judiciary - Pretrial Services	27	27	6,930	8,110	0	1,180	11,069	27	6,930	0	1,180	8,110	0	0	8,110	11,069	11,069
Judiciary - Public Defender Service	2	2	421	421	0	0	575	2	421	0	0	421	0	0	421	575	575
Justice - Federal Investigation	8	8	5,958	6,230	0	272	8,503	8	5,958	0	272	6,230	0	0	6,230	8,503	8,503
Justice - Marshals Service	56	56	28,310	35,548	926	6,312	48,520	56	28,310	926	6,312	35,548	0	0	35,548	48,520	48,520
Justice - Office of U.S. Attorneys	200	200	106,080	122,200	301	15,819	166,793	220	116,389	9,063	17,737	143,189	0	0	143,189	195,441	195,441
Justice - Trustees	0	0	0	0	0	0	0	37	12,574	0	2,000	14,574	0	0	14,574	19,899	19,899
Joint Use	0	0	5,283	21,783	0	16,500	29,732	0	5,283	0	16,500	21,783	0	0	21,783	29,732	29,732
Vacant	0	0	117,524	117,524	0	0	160,411	0	81,961	0	0	81,961	0	0	81,961	111,864	111,864
Sub Total:	967	967	558,873	883,823	8,475	316,475	1,206,345	1,024	546,193	17,237	320,393	883,823	0	0	883,823	1,206,345	1,206,345
Total:	1,004	1,004	571,194	897,740	9,679	316,867	1,222,350	1,024	546,193	17,237	320,393	883,823	0	0	883,823	1,206,345	1,206,345

Special Space	Special Space
ADP	6,163
Child Care Center	1,407
Conference	20,787
Courtroom	161,931
Firing Range	1,706
Food Service	13,516
Holding Cell	7,956
Interview Rooms	4,686
Judicial Chambers	52,481
Judicial Hearing	16,537
Laboratory	297
Library	6,936
Restroom	19,740
Secured Stairs/Elevators	5,378
Vaults	874
<b>Total:</b>	<b>320,393</b>



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

James L. Oberstar  
Chairman

Washington, DC 20515

John L. Mica  
Ranking Republican Member

David Heymsfeld, Chief of Staff  
Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

**COMMITTEE RESOLUTION**

**ALTERATION**  
**U.S. POST OFFICE AND COURTHOUSE**  
**NEW BERN, NC**  
**PNC-0011-NB09**

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that, pursuant to title 40 U.S.C. § 3307, appropriations are authorized for repairs and alterations to the U.S. Post Office and Courthouse located at 413 Middle Street, New Bern, NC, at management and inspections costs of \$1,039,000, and estimated construction costs of \$9,601,000, at a proposed total cost of \$10,640,000, a prospectus for which is attached to and included in this resolution.*

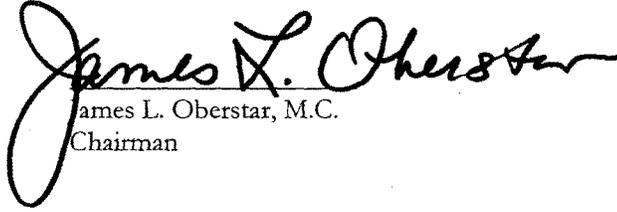
*Provided, that, to the maximum extent practicable and considering life-cycle costs appropriate for the geographic area, the General Services Administration ("GSA") shall use energy efficient and renewable energy systems, including photovoltaic systems, in carrying out the project.*

*Provided further, that within 180 days of approval of this resolution, GSA shall submit to the Committee on Transportation and Infrastructure of the U.S. House of Representatives and the Committee on Environment and Public Works of the U.S. Senate a report on the planned use of energy efficient and renewable energy systems, including photovoltaic systems, for such project and if such systems are not used for the project, the specific rationale for GSA's decision.*

*Provided further, that beginning on the date of approval of this resolution, GSA shall, to the maximum extent practicable and considering life-cycle costs appropriate for the geographic area, use energy efficient and renewable energy systems, including photovoltaic systems, in carrying out alteration, design, or construction projects.*

*Provided further*, that beginning on the date of approval of this resolution, each alteration, design, or construction prospectus submitted by GSA shall include an estimate of the future energy performance of the building and specific description of the use of energy efficient and renewable energy systems, including photovoltaic systems, in carrying out the project.

Adopted: September 24, 2008



James L. Oberstar, M.C.  
Chairman

GSA

PBS

**PROSPECTUS - ALTERATION  
U.S. POST OFFICE AND COURTHOUSE  
NEW BERN, NC**

Prospectus Number: PNC-0011-NB09  
Congressional District: 01

**Project Summary**

The General Services Administration (GSA) proposes to modernize the U.S. Post Office and Courthouse located at 413 Middle Street, New Bern, NC. Completion of the proposed project for the Post Office and Courthouse, a building with historical significance to the community, is to coincide with the planned celebration of New Bern's 300<sup>th</sup> anniversary.

**Major Work Items**

HVAC replacement, electrical system replacement, life safety improvements, elevator installation and replacement, exterior construction, and interior construction

**Project Budget**

Design and Review .....	\$1,279,000
Estimated Construction Cost (ECC).....	9,601,000
Management and Inspection (M&I).....	1,039,000
<b>Estimated Total Project Cost (ETPC)*.....</b>	<b>\$11,919,000</b>

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

**Authorization Requested (Construction/M&I).....** \$10,640,000

**Prior Authority and Funding**

- The House Committee on Transportation and Infrastructure authorized \$1,279,000 for design on April 5, 2006.
- The Senate Committee on Environment and Public Works authorized \$1,279,000 for design on May 23, 2006.
- Through Public Law 110-5, Congress appropriated \$1,279,000 for design in FY 2007.

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

None

**Schedule**

**Design**  
**Construction**

**Start**

**FY2007**  
**FY2009**

**End**

**FY2008**  
**FY2010**

GSA

PBS

**PROSPECTUS - ALTERATION  
U.S. POST OFFICE AND COURTHOUSE  
NEW BERN, NC**

Prospectus Number: PNC-0011-NB09  
Congressional District: 01

**Building**

The Georgian Revival style U.S. Post Office and Courthouse in New Bern, NC was constructed between 1933 and 1935 and has 36,720 rentable square feet. The building was listed on the National Register of Historic Places in 1973 as a contributing resource in the New Bern Historic District. GSA acquired this building from the U.S. Postal Service in mid-2004. The building has deferred maintenance and as a result, some repair and modernization work is required for the tenants to be housed here and carry out their mission.

**Tenant Agencies**

Judiciary and Department of Justice

**Proposed Project**

The proposed project will consist of landscaping, upgrading and restoring the entry lobby including the Court Security Officers station, and upgrading restrooms with new plumbing and meeting ADA accessibility requirements. Interior alterations will include partitions and finishes, holding cells, a sallyport, two new secure elevators, and replacement of the public elevator. A fire sprinkler and fire alarm system will be installed. Building exterior work will include restoring the façade, repairing and replacing portions of the roof, and upgrading the historic windows in the courtroom and U.S. Marshals space for blast mitigation. New HVAC ductwork and air handling units will be installed in the basement and first floor. Emergency power capacity will be added, as well as new lighting controls and new wiring. Also included in the project is a new public address system, restoration of the historic lighting fixtures, and asbestos abatement.

**Major Work Items**

Interior Construction	\$6,178,000
HVAC Replacement	977,000
Electrical System Replacement	860,000
Life Safety Improvements	777,000
Exterior Construction	426,000
Elevator Installation and Replacement	383,000
<b>Total ECC</b>	<b>\$9,601,000</b>

GSA

PBS

**PROSPECTUS - ALTERATION  
U.S. POST OFFICE AND COURTHOUSE  
NEW BERN, NC**

Prospectus Number: PNC-0011-NB09  
Congressional District: 01

**Justification**

The U.S. Post Office Courthouse is a viable historic asset to GSA and the City of New Bern's historic downtown district. This building is approximately 74 years old, and has not had a major renovation or any significant repairs since its construction. The project will accomplish functional and operational improvements, and also improve the building's capacity to function as a court facility.

**Summary of Energy Compliance**

This project includes renovation of interior spaces is primary work item. HVAC replacement is also included, which will allow moderate gain in energy efficiency with new equipment and controls.

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

New Construction:	\$25,546,000
Alteration:	\$16,484,000
Lease:	\$39,439,000

The 30-year, present value cost of alteration is \$9,062,000 less than the cost of new construction, or an equivalent annual cost advantage of \$596,000.

**Recommendation**

ALTERATION

GSA

PBS

**PROSPECTUS - ALTERATION  
U.S. POST OFFICE AND COURTHOUSE  
NEW BERN, NC**

Prospectus Number: PNC-0011-NB09  
Congressional District: 01

**Certification of Need**

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

Submitted at Washington, DC, on February 26, 2008

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration

FERN, NC  
PNC-0011-NB09

H PLAN  
NEW BERN COURTHOUSE

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Locations	Personnel			Current Usable Square Feet (USF)			RSF			Proposed Usable Square Feet (USF)			RSF		
	Office		Total	Office		Total	Office		Total	Office		Total	Office		Total
<b>U.S. POST OFFICE COU</b>															
Judiciary - Bankruptcy Court	0	0	0	0	0	0	0	0	0	5	5	580	0	2,037	2,637
Judiciary - District Clerk	0	0	0	0	0	0	0	0	0	5	5	3,130	0	3,130	4,726
Judiciary - District Courts	8	8	17,399	0	0	17,399	26,185	0	0	0	0	525	0	525	793
Judiciary - District Judge Chambers	0	0	0	0	0	0	0	0	0	5	5	0	0	7,883	11,903
Judiciary - Probation	0	0	0	0	0	0	0	0	0	3	3	913	0	64	979
Judiciary - Public Defender Service	0	0	0	0	0	0	0	0	0	2	2	275	0	0	275
Justice - Marshals Service	7	7	1,407	0	0	1,407	2,339	0	0	16	16	4,470	0	4,151	8,621
Justice - Office of U.S. Attorneys	2	2	514	0	0	514	774	0	0	2	2	454	0	0	454
Joint Use	0	0	1,768	351	4,932	7,423	0	0	0	0	0	0	0	262	262
<b>Sub Total:</b>	<b>17</b>	<b>17</b>	<b>21,088</b>	<b>2,813</b>	<b>498</b>	<b>36,721</b>	<b>36,721</b>	<b>0</b>	<b>0</b>	<b>38</b>	<b>38</b>	<b>10,349</b>	<b>0</b>	<b>14,417</b>	<b>24,766</b>
<b>Total:</b>	<b>17</b>	<b>17</b>	<b>21,088</b>	<b>2,813</b>	<b>498</b>	<b>36,721</b>	<b>36,721</b>	<b>0</b>	<b>0</b>	<b>38</b>	<b>38</b>	<b>10,349</b>	<b>0</b>	<b>14,417</b>	<b>24,766</b>

Special Space	
ADP	256
Conference	850
Courtroom	2,781
Food Service	307
Holding Cell	603
Judicial Chambers	4,484
Judicial Hearing	1,673
Laboratory	64
Library	618
Mail Room	262
Secured Circulation	1,484
Training Room	860
Vaults	175
<b>Total:</b>	<b>14,417</b>



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

**James L. Oberstar**  
Chairman

**John L. Mica**  
Ranking Republican Member

David Heymsfeld, Chief of Staff  
Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

**COMMITTEE RESOLUTION**

**CONSTRUCTION**  
**U.S. COURTHOUSE**  
**FORT PIERCE, FL**  
**PFL-CTC-FP07**

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that, pursuant to 40 U.S.C. § 3307, appropriations are authorized for the construction of a 123,400 gross square foot United States Courthouse, including 34 inside parking spaces, located in Fort Pierce, FL at additional site costs of \$1,971,000, additional design costs of \$1,631,000, management and inspection costs of \$4,095,000, and estimated construction costs of \$46,172,000, at a proposed total cost of \$53,869,000, a prospectus for which is attached to and included in this resolution.*

*Provided, that, to the maximum extent practicable and considering life-cycle costs appropriate for the geographic area, the General Services Administration (“GSA”) shall use energy efficient and renewable energy systems, including photovoltaic systems, in carrying out the project.*

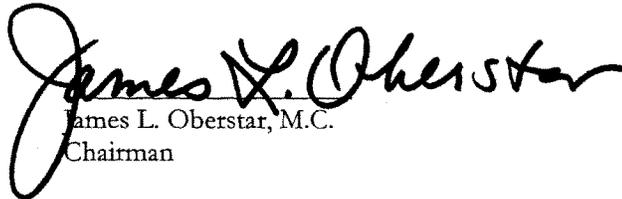
*Provided further, that within 180 days of approval of this resolution, GSA shall submit to the Committee on Transportation and Infrastructure of the U.S. House of Representatives and the Committee on Environment and Public Works of the U.S. Senate a report on the planned use of energy efficient and renewable energy systems, including photovoltaic systems, for such project and if such systems are not used for the project, the specific rationale for GSA’s decision.*

*Provided further, that beginning on the date of approval of this resolution, GSA shall, to the maximum extent practicable and considering life-cycle costs appropriate for the geographic area, use energy efficient and renewable energy systems, including photovoltaic systems, in carrying out alteration, design, or construction projects.*

*Provided further, that beginning on the date of approval of this resolution, each alteration, design, or construction prospectus submitted by GSA shall include an estimate of the future energy performance of the building and specific description of the use of energy efficient and renewable energy systems, including photovoltaic systems, in carrying out the project.*

By July 19, 2007, the Judicial Conference of the United States shall amend the *U.S. Courts Design Guide* to require that each U.S. Courthouse construction project provide one courtroom for every two senior judges. Beginning on July 19, 2006, the Judicial Conference of the United States shall specifically approve each departure from the *U.S. Courts Design Guide* for each U.S. Courthouse construction project which result in additional estimated costs of the project (including additional rent payment obligations) and that the Judicial Conference provide a specific list of each departure and the justification and estimated costs (as supplied by the General Services Administration (GSA)) of such departure for each U.S. Courthouse construction project to the GSA. Each U.S. Courthouse construction prospectus submitted by the GSA shall include a specific list of each departure and the justification and estimated cost (including additional rent payment obligations) of such departure and GSA's recommendation on whether the Committee on Transportation of the U.S. House of Representatives and the Committee on Environment and Public Works of the U.S. Senate should approve such departure.

Adopted: September 24, 2008



James L. Oberstar, M.C.  
Chairman

GSA

PBS

**PROSPECTUS – CONSTRUCTION  
U.S. COURTHOUSE  
FORT PIERCE, FL**

Prospectus Number:PFL-CTC-FP07  
Congressional District: 23

**Description**

The General Services Administration proposes the construction of a 123,400 gross square foot Courthouse (CT), including 34 inside parking spaces, in Fort Pierce, FL. The CT will be constructed to meet the 10-year space needs of the Court and court-related agencies and the site/building design will accommodate the 30-year expansion requirements through a future addition. The Judicial Conference supports construction funding for the project for FY 2007.

**Project Summary**

**Site Information**

Site acquired..... 3.27 acres

**Building Area**

Gross square feet (excluding inside parking).....108,100

Gross square feet (including inside parking) .....123,400

**Project Budget**

Site (FY 2002).....\$ 2,269,000

Additional Site ..... 1,971,000

Design (FY2003)..... 2,744,000

Additional Design ..... 1,631,000

Management and Inspection ..... 4,095,000

Estimated Construction Cost (\$374/gsf including inside parking) .....46,172,000

**Estimated Total Project Cost\* .....\$58,882,000**

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

**House Authorization Requested**

**(Additional Site & Design, ECC and M&I).....\$53,869,000**

GSA

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**PROSPECTUS – CONSTRUCTION  
U.S. COURTHOUSE  
FORT PIERCE, FL**

Prospectus Number: PFL-CTC-FP07  
Congressional District: 23

**Prior Authority and Funding**

The House Committee on Transportation and Infrastructure authorized:

- \$2,195,000 for site and \$2,370,000 for design, or \$4,565,000, for a 111,075 gsf courthouse, including 15 inside parking spaces on November 7, 2001;
- \$448,000 for additional design on July 24, 2002.

The Senate Committee on Environment and Public Works authorized:

- \$4,565,000 for site and design for a 99,233 gsf courthouse, including 15 inside parking spaces, on September 25, 2001;
- \$54,317,000 for additional site, design, construction, and management and inspection, for a 123,400 gsf courthouse, including 34 inside parking spaces, on September 13, 2006.

Funding is as follows:

- Through Public Law 107-67, Congress appropriated \$2,269,000 for site acquisition.
- Through Public Law 108-7, Congress appropriated \$2,744,000 for design.
- Through Public Law 110-5, GSA's Spending Plan included \$53,869,000 for additional site acquisition and design, construction and management and inspection.

**Schedule**

FY 2003 Design  
FY 2007 Construction  
FY 2009 Occupancy

**Overview of Project**

The new CT will consolidate court and court-related agencies along with other Federal agencies currently housed in leased locations into one building. The new CT will provide one District and one Magistrate courtroom, allow for the expansion needs of the courts, increase security for the courts and provide more efficient court operations.

**Tenant Agencies**

Tenant agencies are the District Court, bankruptcy Court, Probation, Pretrial Services, U.S. Marshals Service, and U.S. Attorney. Federal Public Defender will have trial prep space.

**Delineated Area**

The site is at the corner of Orange Avenue and U.S. 1, in the Central Business District of Fort Pierce, FL.

GSAPBS

**PROSPECTUS – CONSTRUCTION  
U.S. COURTHOUSE  
FORT PIERCE, FL**

Prospectus Number: PFL-CTC-FP07  
Congressional District: 23

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**Justification**

The Court's Long Range Facility Plan projected a significant increase in the 10-year space requirements of the courts' and court-related activities in Fort Pierce. The U.S. Courts and court-related agencies are currently located in leased locations in downtown Fort Pierce. The project proposes to consolidate all agencies in the new CT and to provide future expansion needs.

The Southeast Bank building, the current location of the District and Magistrate Courts, was intended as a temporary solution to the deplorable condition of the court's previous location, in the rear of a U.S. Post Office building. The lessor of the building, an entity of the City of Fort Pierce, provided the building for temporary housing only. The lessor has long-term plans for the building. Neither location is able to meet minimum U.S. Courts Design Guide standards.

In addition, the current leased location compromises the safety of the building occupants as well as the general public, only meeting minimum security, Americans with Disabilities Act (ADA) and fire safety standards. The building does not provide adequate separation of the public, prisoners, and judges, security setbacks, or elevators with wheel chair capacity. All leased locations will be extended or terminated to coincide with the occupancy of the new CT. Since population and caseload has grown steadily over the past few years, the court now plans to place a resident judge in Fort Pierce when the new courthouse is completed.

**Explanation of Changes**

The proposed project is 12,235 gsf larger than the project currently authorized by the House Committee on Transportation and Infrastructure.

Inside parking increased 9,300 gsf and non-Judiciary space decreased 2,170 gsf. This reduction is the result of a decrease for joint use (5,355 gsf) and deletion of the FBI (5,672 gsf), SBA (896 gsf) and Customs (8,793 gsf) from the building offset by increases for the Marshals (9,218 gsf), Attorney (6,633 gsf), and GSA (2,694 gsf).

Judiciary space increased 5,196 gsf from the project currently authorized by the House Committee. In relation to current authorizations, space increased for Bankruptcy (1,045 gsf), Probation (1,194 gsf), and Pre-Trial (579 gsf) offset by deleting the Public Defender from the building (3,642 gsf). Space for the District Court increased 6,019 gsf from the House Committee authorization.

The Estimated Total Project Cost (ETPC) of the proposed project reflects an increase of \$30,978,000 from the ETPC of the project currently authorized by the House Committee (which is the result of program growth, construction escalation and change in the projected start of construction from FY 2005 to 2008).

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**PROSPECTUS – CONSTRUCTION  
U.S. COURTHOUSE  
FORT PIERCE, FL**

Prospectus Number:PFL-CTC-FP07

Congressional District: 23

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**Departures**

- District Courtroom - A district courtroom is being provided for nonresident rotating judges. The courtroom utilization matrix provided by the AOUSC indicates the courtroom will be used by non-resident rotating judges. Originally, a resident district judge was not projected in Fort Pierce until 2016, which is three years beyond the 10 year planning period for this building. However, the population and caseload has grown steadily, thus the court plans to locate a judge there at occupancy. This departure was previously identified and included in the authorization for design. Associated costs - \$3,700,000.
- Courtroom ceiling heights - The two courtrooms in this project have ceiling heights greater than the U.S. Courts Design Guide minimum of 16 feet. No additional funding has been included in the budget to provide the additional ceiling height in these courtrooms. To eliminate the additional ceiling height at this time will not provide any significant savings and could result in a delay of the start of construction.

Provision of the district courtroom for use by rotating judges is necessary since courtrooms for projected authorized judgeships are not otherwise planned in the new or existing facility in the ten year period.

The benchmark does not include additional funds for the excess ceiling heights. Savings by reducing ceiling heights are anticipated to be offset by increased costs for delays due to making design changes.

GSA

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**PROSPECTUS – CONSTRUCTION  
U.S. COURTHOUSE  
FORT PIERCE, FL**

Prospectus Number:PFL-CTC-FP07

Congressional District: 23

Space Requirements of the U.S. Courts

	Current		10-Year	
	Courtrooms	Judges	Courtrooms	No. of Judges
District - Rotating	1*	1	1	1
Magistrate	1*	1	1	1
Bankruptcy - Visiting	0	1	0	1
<b>Total:</b>	<b>2*</b>	<b>3</b>	<b>2</b>	<b>3</b>

\* The courts are currently in leased space.

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**PROSPECTUS - CONSTRUCTION  
U.S. COURTHOUSE  
FORT PIERCE, FL**

Prospectus Number: PFL-CTC-FP07  
Congressional District: 23

**Alternatives Considered (30-year, present value costs)**

New Construction:	\$58,247,000
Lease:	\$93,058,000

**Recommendation**

Construction of a new facility including departures from the current U.S. Courts Design Guide as outlined in this prospectus.

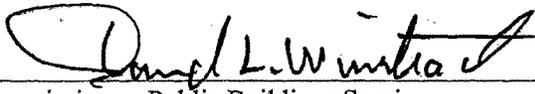
The 30-year, present value cost of new construction is \$34,811,000 less than the cost of leasing, an equivalent annual cost advantage of \$2,316,000.

**Certification of Need**

This prospectus addresses the requirements established for U.S. courthouse construction prospectuses submitted by GSA in the July 19, 2006, resolution of the House Committee on Transportation and Infrastructure. The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on July 27, 2007

Recommended



Commissioner, Public Buildings Service

Approved



Administrator, General Services Administration





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

**James L. Oberstar**  
Chairman

**John L. Mica**  
Ranking Republican Member

David Heymsfeld, Chief of Staff  
Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

**COMMITTEE RESOLUTION**

**CONSTRUCTION**  
**U.S. LAND PORT OF ENTRY – SAN YSIDRO**  
**SAN DIEGO, CA**  
**PCA-BSC-SD09**

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that, pursuant to title 40 U.S.C. § 3307, appropriations are authorized for construction of the U.S. Land Port of Entry – San Ysidro in San Diego, CA, at management and inspections costs of \$17,590,000, and estimated construction costs of \$325,733,000, for a combined estimated project cost of \$343,323,000, a prospectus for which is attached to and included in this resolution.*

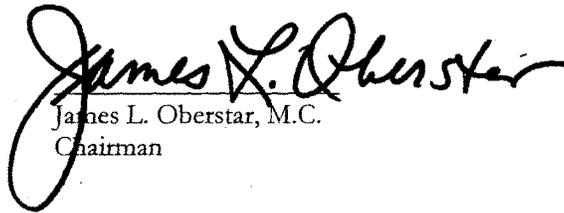
*Provided, that, to the maximum extent practicable and considering life-cycle costs appropriate for the geographic area, the General Services Administration (“GSA”) shall use energy efficient and renewable energy systems, including photovoltaic systems, in carrying out the project.*

*Provided further, that within 180 days of approval of this resolution, GSA shall submit to the Committee on Transportation and Infrastructure of the U.S. House of Representatives and the Committee on Environment and Public Works of the U.S. Senate a report on the planned use of energy efficient and renewable energy systems, including photovoltaic systems, for such project and if such systems are not used for the project, the specific rationale for GSA’s decision.*

*Provided further, that beginning on the date of approval of this resolution, GSA shall, to the maximum extent practicable and considering life-cycle costs appropriate for the geographic area, use energy efficient and renewable energy systems, including photovoltaic systems, in carrying out alteration, design, or construction projects.*

*Provided further*, that beginning on the date of approval of this resolution, each alteration, design, or construction prospectus submitted by GSA shall include an estimate of the future energy performance of the building and specific description of the use of energy efficient and renewable energy systems, including photovoltaic systems, in carrying out the project.

Adopted: September 24, 2008



James L. Oberstar, M.C.  
Chairman

GSA

PBS

**PROSPECTUS - CONSTRUCTION  
U.S. LAND PORT OF ENTRY – SAN YSIDRO  
SAN DIEGO, CA**

Prospectus Number: PCA-BSC-SD09  
Congressional District: 51

**Description**

The General Services Administration (GSA) proposes the design and construction of the reconfiguration and expansion of the existing San Ysidro port of entry (POE) facility in San Diego, CA.

**Project Summary**

**Site Information**

Government-owned.....8.2  
To Be Acquired..... 17.5 acres

**Building Area**

Building (including canopies and inside parking) .....341,680 gsf  
Building (excluding canopies and inside parking).....226,525 gsf  
Number of outside parking spaces<sup>1</sup> .....200  
Number of structured parking spaces .....600

**Cost Information**

Site Development Cost<sup>2</sup> .....\$308,632,000  
Building Costs (includes inspection canopies) (\$486/gsf).....\$165,915,000

<sup>1</sup>Includes 50 secured outside spaces.

<sup>2</sup>Site development costs include grading, utilities, paving, and demolition of existing facilities.

GSA

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**PROSPECTUS - CONSTRUCTION  
U.S. LAND PORT OF ENTRY – SAN YSIDRO  
SAN DIEGO, CA**

Prospectus Number:      PCA-BSC-SD09  
Congressional District:      51

**Project Budget****Site Acquisition**

Site Acquisition (FY 2004).....	\$25,630,000
Additional Site (FY 2008) .....	<u>14,370,000</u>
<b>Total Site Cost .....</b>	<b>\$40,000,000</b>

**Design and Review**

Phase 1 (FY 2004) .....	\$ 8,581,000
Additional Phase 1 (FY 2008) .....	7,181,000
Phase 2 (FY 2008) .....	11,931,000
Phase 3 (FY 2008) .....	<u>8,847,000</u>
<b>Total Design and Review .....</b>	<b>\$36,540,000</b>

**Estimated Construction Cost (ECC)**

Phase 1 (FY 2008) .....	\$ 148,814,000
Additional Phase 1 (FY 2009) .....	55,892,000
Phase 2 (future funding request) .....	154,948,000
Phase 3 (future funding request) .....	<u>114,893,000</u>
<b>Total ECC .....</b>	<b>\$474,547,000</b>

**Management and Inspection (M&I)**

Phase 1 (FY 2008) .....	\$8,036,000
Additional Phase 1 (FY 2009) .....	3,018,000
Phase 2 (future funding request) .....	8,367,000
Phase 3 (future funding request) .....	6,205,000
<b>Total M&amp;I .....</b>	<b><u>25,626,000</u></b>

**Estimated Total Project Cost (ETPC)\*.....\$576,713,000**

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

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**PROSPECTUS - CONSTRUCTION  
U.S. LAND PORT OF ENTRY – SAN YSIDRO  
SAN DIEGO, CA**

Prospectus Number: PCA-BSC-SD09  
Congressional District: 51

**Authorization Requested..... \$343,323,000<sup>3</sup>**

**(Balance of Phase I ECC & M&I; ECC Phases 2 & 3; M&I Phases 2 & 3)**

**FY 2009 Funding Request.....\$58,910,000**

**(Balance of Phase I ECC & M&I)**

**Prior Authority and Funding**

- The House Committee on Transportation and Infrastructure authorized \$34,211,000, including \$25,630,000 for site and relocation and \$8,581,000 for design, on July 23, 2003.
- The Senate Committee on Environment and Public Works authorized \$34,211,000 for site and design on July 30, 2003.
- The House Committee on Transportation and Infrastructure authorized \$37,742,000, including \$8,670,000 for additional site acquisition and relocation, \$14,822,000 for additional design, \$935,000 for management and inspection and \$13,315,000 for construction of a 300-space parking garage on May 23, 2007.
- The Senate Committee on Environment and Public Works authorized \$37,742,000 for additional site acquisition and relocation, additional design, management and inspection, and construction for a 300-space parking garage, on September 20, 2007.
- Through Public Law 108-199, Congress appropriated \$34,211,000 for site acquisition, relocation, and design in FY 2004.
- Through Public Law 110-161, Congress appropriated funds in two increments - \$37,742,000 (authorized as indicated above) and \$161,437,000 (emergency designation) for a total of \$199,179,000 for additional site acquisition and relocation, additional design, management and inspection, and construction in FY 2008. Funds appropriated under the emergency designation are fully authorized.

<sup>3</sup>Creation of an integrated entry/exit system has been authorized by the Congress to increase efficiency and effectiveness of border security by collecting entry/exit information on visitors to the United States. GSA has been working closely with the DHS Entry Exit US-VISIT program management office to establish a cost effective, efficient method for meeting entry/exit requirements. Additional funds may be made available to cover the costs of incorporating the entry/exit business process into the facility authorized by this prospectus.

GSA

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**PROSPECTUS - CONSTRUCTION**  
**U.S. LAND PORT OF ENTRY – SAN YSIDRO**  
**SAN DIEGO, CA**

Prospectus Number: PCA-BSC-SD09  
Congressional District: 51

<u>Schedule</u>	<u>Start</u>	<u>End</u>
<b>Design</b>		
Ph 1	FY2008	FY2009
Ph 2	FY2008	FY2011
Ph 3	FY2008	FY2011
<b>Construction</b>		
Ph 1	FY2008	FY2012
Ph 2	FY2011	FY2014
Ph 3	FY2012	FY2014

**Overview of Project**

The San Ysidro POE is a U.S.-Mexico border visitor inspection facility constructed in 1973 to house the Federal inspection agencies. It is the busiest land border crossing in the world in legitimate passenger volume, narcotics seizure activity, criminal arrests, and undocumented alien apprehensions. It processes approximately 50,000 northbound vehicles and 22,000 northbound pedestrians daily.

This project proposes the reconfiguration and expansion of the existing San Ysidro border facility in three phases. Phase 1 expands the capacity of the port to process northbound vehicular traffic. The work involves demolition of the 24 existing primary inspection booths and secondary inspection facilities. It also involves construction of 46 new inspection booths with new canopy; four secondary inspection booths with canopy; a central holding facility; a portion of a new central plant; an employee parking structure with access bridge; and an east-west public pedestrian bridge crossing Interstate 5.

Phase 2 replaces the northbound processing buildings not demolished during the previous phase. It involves demolition of all remaining structures other than the historic port building, construction of a new administration and pedestrian processing building, a connection to the central holding facilities, and the remainder of the central plant.

Phase 3 creates a new southbound connection to Mexico, with inspection facilities, and provides 14 additional northbound primary inspection booths. It involves demolition of all structures remaining on the Virginia Avenue site of the abandoned commercial inspection facility; realignment of the southbound roadway to enter Mexico at the proposed El Chaparral inspection facility; installation of 12 southbound inspection booths with canopy; construction of a north-south pedestrian bridge; and renovation of the historic port building.

GSA

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**PROSPECTUS - CONSTRUCTION  
U.S. LAND PORT OF ENTRY – SAN YSIDRO  
SAN DIEGO, CA**

Prospectus Number:      PCA-BSC-SD09  
Congressional District:      51

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**Tenant Agencies**

DHS - Customs and Border Protection (CBP); Border Patrol; DHS - Immigration and Customs Enforcement (ICE); Navy - Commander in Chief, Pacific Fleet; State - Boundary and Water Commission; USDA – Animal Plant Health Inspection Service (APHIS); Interior - Fish and Wildlife Service.

**Location**

The site is located in San Diego, California, at the existing port at 801 E. San Ysidro Boulevard.

**Justification**

The current facility, constructed in 1973, no longer effectively supports the CBP facilitation and enforcement missions. It is unsafe, undersized, outdated, unhealthy, and unsightly. It does not adequately support CBP's unified organization or other key program, i.e., the US-VISIT program. Public safety is compromised due to the lack of circulation separation between suspected offenders and other visitors. Federal employee safety is compromised because their offices are located directly above public traffic lanes. The facility is not able to process current visitors expeditiously, and will be even less able as the passenger and pedestrian volumes are projected to grow significantly during the coming years. Currently, northbound vehicle wait times are routinely 45 minutes and can reach up to two hours during peak traffic periods.

The proposed expansion and configuration will improve officer safety and through-put of pedestrian and non-commercial traffic. With its huge traffic volume and high seizure, arrest, and apprehension rates, San Ysidro represents the best opportunity at a land POE to reduce threats to the nation while facilitating legitimate travel. Among land POE projects nationwide, reconfiguration and expansion of this port is CBP's highest priority.

**Summary of Energy Compliance**

GSA has designed the systems and features of this project to meet Congressionally-required energy efficiency and performance requirements in effect during design. GSA will encourage exploration of opportunities to gain increased energy efficiency above the measures achieved in the design. GSA will also study the feasibility and impacts to the existing design of incorporating renewable energy systems, including photovoltaic systems, into the project.

GSA

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**PROSPECTUS - CONSTRUCTION  
U.S. LAND PORT OF ENTRY – SAN YSIDRO  
SAN DIEGO, CA**

Prospectus Number: PCA-BSC-SD09  
Congressional District: 51

**Alternatives Considered**

GSA believes these specialized facilities should be federally owned; thus, no alternatives other than Federal construction were considered.

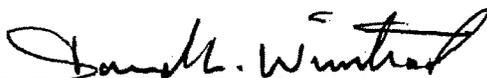
**Recommendation**

CONSTRUCTION

**Certification of Need**

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

Submitted at Washington, DC, on February 26, 2008

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration

Aug. 007

Highway Plan  
US Land Port of Entry

PC. C-SD09  
San Diego, CA

Locations	Current						Proposed						
	Personnel		Usable Square Feet (USF)		RSF		Personnel		Usable Square Feet (USF)		RSF		
	Office	Total	Office	Special	Storage	Total	Office	Special	Storage	Total	Office	Special	Total
<b>San Ysidro LPOE</b>													
Border Patrol	0	0	0	0	0	0	4	4	568	150	1,713	2,431	2,770
DHS - Customs and Border Protection	698	698	57,268	83,926	10,021	151,215	820	820	50,499	7,832	68,781	127,112	147,520
DHS - Immigration and Customs Enforcement	87	87	925	2,166	157	3,248	97	97	12,632	1,666	6,206	20,504	23,375
DHS - APHIS	8	8	7,351	4,098	579	12,028	0	0	480	0	0	0	0
Interior - Fish and Wildlife Service	0	0	0	0	0	0	4	4	480	0	0	480	677
Joint Use	0	0	249	0	389	638	0	0	0	0	115,155	115,155	115,155
Navy - Commander in Chief Pacific Fleet	0	0	0	0	0	0	3	3	1,497	0	480	1,977	2,660
State - Boundary and Water Commission	0	0	0	0	0	0	3	3	735	275	594	1,604	2,262
USDA-APHIS	1	1	124	69	10	203	2	2	440	0	250	690	974
<b>Total:</b>	<b>794</b>	<b>794</b>	<b>65,917</b>	<b>90,259</b>	<b>11,156</b>	<b>167,332</b>	<b>933</b>	<b>933</b>	<b>66,851</b>	<b>9,923</b>	<b>193,179</b>	<b>269,953</b>	<b>295,393</b>

Special Space	
Laboratory	1,231
Holding Cell	14,744
Conference	4,500
ADP	5,898
Lockers	11,315
Processing Area	33,323
Inspection Booths	2,925
Break Rooms	2,856
Dock	375
Equipment Room	857
Canopies	115,155
<b>Total:</b>	<b>193,179</b>

...available jointly to the occupants of the building.



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

**James L. Oberstar**  
Chairman

**John L. Mica**  
Ranking Republican Member

David Heymsfeld, Chief of Staff  
Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

**AMENDED COMMITTEE RESOLUTION**

**CONSTRUCTION**  
**DHS CONSOLIDATION AND DEVELOPMENT**  
**OF ST. ELIZABETHS WEST CAMPUS**  
**WASHINGTON, DC**  
PDC-0002-WA09

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that, pursuant to 40 U.S.C. § 3307, appropriations are authorized for the consolidation of the Department of Homeland Security headquarters at St. Elizabeth's West Campus in Washington, DC, with design and review costs of \$15,659,000 (design and review costs of \$35,433,000 were previously authorized), management and inspection costs of \$28,599,000 (management and inspection costs of \$13,979,000 were previously authorized), and estimated construction costs of \$480,978,000 (estimated construction costs of \$269,475,000) for a combined estimated project cost of \$525,236,000, for which a prospectus is attached to and included in, this resolution. This resolution amends the Committee resolution of May 23, 2007.*

*Provided, that, to the maximum extent practicable and considering life-cycle costs appropriate for the geographic area, the General Services Administration ("GSA") shall use energy efficient and renewable energy systems, including photovoltaic systems, in carrying out the project.*

*Provided further, that within 180 days of approval of this resolution, GSA shall submit to the Committee on Transportation and Infrastructure of the U.S. House of Representatives and the Committee on Environment and Public Works of the U.S. Senate a report on the planned use of energy efficient and renewable energy systems, including photovoltaic systems, for such project and if such systems are not used for the project, the specific rationale for GSA's decision.*

*Provided further, that beginning on the date of approval of this resolution, GSA shall, to the maximum extent practicable and considering life-cycle costs appropriate for the geographic area, use energy efficient and renewable energy systems, including photovoltaic systems, in carrying out alteration, design, or construction projects.*

*Provided further*, that beginning on the date of approval of this resolution, each alteration, design, or construction prospectus submitted by GSA shall include an estimate of the future energy performance of the building and specific description of the use of energy efficient and renewable energy systems, including photovoltaic systems, in carrying out the project.

Adopted: September 24, 2008



James L. Oberstar, M.C.  
Chairman

GSAPBS

**AMENDED PROSPECTUS – CONSTRUCTION  
DEPARTMENT OF HOMELAND SECURITY, CONSOLIDATION,  
INFRASTRUCTURE, SITE ACQUISITION, AND DEVELOPMENT OF  
ST. ELIZABETHS CAMPUS  
WASHINGTON, DC**

Prospectus Number: PDC-0002-WA09

**Description**

The Department of Homeland Security (DHS) is consolidating its headquarters in the National Capital Region (NCR). DHS's current facilities are dispersed across more than 50 locations in the NCR which is adversely impacting critical communication, coordination, and cooperation across DHS's many components. A unified, secure campus that brings together DHS's executive leadership and operational management will enable more efficient and effective execution of DHS's incident management and command-and-control functions and will also result in significant taxpayer savings in the long run.

St. Elizabeths West Campus was transferred to GSA from the Department of Health and Human Services (HHS) in late 2004 and was identified as the best GSA-controlled site in the District of Columbia (DC) to meet DHS's minimum consolidation requirement of 4.5 million gross square feet of office and related space plus parking in a secure setting on an acceptable timetable. GSA proposes a phased development strategy beginning with the United States Coast Guard (USCG) as outlined below. In conjunction with the development of the site for use as the national headquarters of DHS, GSA proposes repairing and upgrading the existing infrastructure on a phased basis in tandem with the development of the West Campus. GSA also proposes site acquisitions to enhance employee access to the site and mitigate traffic impacts to the local community. There will also be a GSA field office on site.

The goal of the infrastructure portion of this project is to prepare the St. Elizabeths West Campus for redevelopment as a federal facility by providing a reliable infrastructure that will serve the needs of tenants for many years into the future. The infrastructure will support the overall development and will be phased in with the development phases.

GSA needs to make site acquisitions as part of the overall development of the West Campus. First, GSA needs to purchase approximately two acres of land from DC, CSX Corporation, and a private entity along Firth Sterling Avenue to the northwest of the West Campus. Second, GSA needs to acquire approximately 14 acres of land from the National Park Service (NPS). This land is known as Shepherd Parkway and is required to provide access to Malcolm X Avenue to the south of the West Campus. Third, GSA needs to acquire approximately one acre of the St. Elizabeths East Campus from DC to provide a left turn lane into the West Campus from Martin Luther King, Jr. Avenue to the east. All of these purchases are necessary to develop additional access points to the West Campus to mitigate the increased traffic generated by the new Federal campus.

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**AMENDED PROSPECTUS – CONSTRUCTION  
DEPARTMENT OF HOMELAND SECURITY, CONSOLIDATION,  
INFRASTRUCTURE, SITE ACQUISITION, AND DEVELOPMENT OF  
ST. ELIZABETHS CAMPUS  
WASHINGTON, DC**

Prospectus Number: PDC-0002-WA09

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**Overview of Project**

GSA is seeking funding for acquisition, infrastructure, and development of the St. Elizabeths West Campus, a 176-acre National Historic Landmark site which includes 70 existing buildings containing approximately 1.2 million gross square feet (gsf) of existing space.<sup>1</sup> GSA also requests funding for Design and Review to begin Development Phase 2 which includes a national headquarters for DHS, the Federal Emergency Management Agency (FEMA), and the National Operations Center (NOC). Furthermore, GSA seeks authorization for all aspects of acquisition and development. Infrastructure requirements do not require authorization.

GSA proposes the construction of the new headquarters facility for the USCG in two phases. Development Phase 1-a includes construction of office space to consolidate the USCG headquarters and Development Phase 1-b includes construction of a USCG command center and shared use space to support the USCG as well as elements of DHS that intend to occupy the campus. In addition, GSA proposes the commencement of design for Development Phase 2 which includes the DHS and Federal Emergency Management Agency (FEMA) headquarters as well the NOC, plus GSA's field office and parking. Development Phase 3 will accommodate remaining elements of DHS headquarters units, primarily significant presences of the Transportation Security Administration (TSA), Customs and Border Protection (CBP), and Immigration and Customs Enforcement (ICE) plus a liaison presence of other DHS elements such as the Secret Service that will not be relocating to the West Campus. The project will include existing space renovated and/or updated to current building standards plus construction of new space. GSA is seeking funding for a portion of the site acquisition, design funds (Phase 2 & Infrastructure), management and inspection (Phase 1-a), and construction (Phase 1-a & Infrastructure), and is seeking authorization for the remainder of the project. Authorization will allow GSA to allocate funds as they become available and to distribute funds to the areas of most importance.

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<sup>1</sup> Existing buildings have been re-measured using laser technology. They have also been re-enumerated as part of the master planning process. For example, eight (8) separate greenhouses that were originally listed as a single structure are now being counted separately. Earlier prospectuses mentioned 61 buildings with approximately 1.1 million gsf.

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**Project Phasing**

Phase 1-a	USCG – HQ:	Coast Guard Headquarters
Phase 1-b	USCG – CC:	Coast Guard Command Center/shared use space
Phase 2	DHS:	Headquarters
	FEMA:	Headquarters including National Protection and Programs Directorate (NPPD) and Office of Health Affairs (OHA)
	NOC:	National Operations Center/GSA Field Office
Phase 3	TSA:	Transportation Security Administration HQ – significant presence
	CBP:	Customs and Border Protection HQ – significant presence
	ICE:	Immigration and Customs Enforcement HQ – significant presence

**Project Summary****Site Information**

Government-owned	176 acres
Building without parking (gsf)	up to 4,500,000
Building with parking (gsf)	up to 6,357,450
Number of structured parking spaces	up to 5,307

**Cost Summary at St. Elizabeths**

Site Acquisition	11,000,000
Design and Review Cost	126,951,000
Management and Inspection	118,883,000
Estimated Construction Cost	1,759,517,000
<b>Estimated Total Project Cost<sup>1</sup></b>	<b>\$2,016,351,000</b>

<sup>1</sup> Does not include planning and stabilization costs of approximately \$20 million.

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**Fiscal Year 2009 Requirements**

Site Acquisition.....	\$7,000,000
Design & Review (Development Phase 2) .....	5,000,000
Design & Review (Infrastructure).....	3,000,000
Management & Inspection (Development Phase 1-a).....	12,925,000
Estimated Construction Cost (Development Phase 1-a).....	313,465,000
Estimated Construction Cost (Infrastructure) .....	5,249,000
<b>Total Fiscal Year 2009 Funding Request.....</b>	<b>\$346,639,000</b>

**Total Fiscal Year 2009 Project Authorization Request.....\$1,648,937,000<sup>1</sup>**

**Prior Authority and Funding**

The funding history of the DHS consolidation is as follows:

- The House Committee on Transportation and Infrastructure authorized \$24,900,000 for design of the US Coast Guard HQ at St. Elizabeths on October 26, 2005.
- The Senate Committee on Environment and Public Works authorized \$24,900,000 for design of the US Coast Guard HQ at St. Elizabeths on July 20, 2005.
- Through Public Law 109-155, Congress appropriated \$24,900,000 for design of the US Coast Guard HQ at St. Elizabeths in FY2006.
- The House Committee on Transportation and Infrastructure authorized \$383,997,000 for construction and management and inspection of the US Coast Guard HQ (Phase 1-a) and USCG Command Center and Shared Use Space (Phase 1-b) at St. Elizabeths on April 5, 2006.
- The House Committee on Transportation and Infrastructure authorized \$318,887,000 for design, review, management and inspection, and estimated construction costs for the St. Elizabeths West Campus on May 23, 2007.
- The Senate Committee on Environment and Public Works authorized \$318,887,000 for design, review, management and inspection, and estimated construction costs for the St. Elizabeths West Campus on September, 20 2007.
- The House Committee on Transportation and Infrastructure authorized \$7,000,000 for site acquisition for the St. Elizabeths West Campus on May 23, 2007.
- The Senate Committee on Environment and Public Works authorized \$7,000,000 for site acquisition for the St. Elizabeths West Campus on September 20, 2007.

<sup>1</sup> This amount excludes \$342,514,000 for the Infrastructure Program, which is not subject to the requirements of 40 U.S.C. Section 3307.

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**Prior Authority and Funding Continued**

- Through Public Law 109-115, Congress appropriated \$13,095,000 in FY 2006 for infrastructure design, construction, and management and inspection.
- Through Public Law 110-5, Congress appropriated \$6,444,000 in FY 2007 for additional infrastructure construction and management and inspection.

**Primary Occupants**

USCG, DHS Headquarters Elements, FEMA, NOC, TSA, CBP, ICE, Liaison Presence of Other DHS Elements not relocating to the St. Elizabeths Campus

**INFRASTRUCTURE PROGRAM SUMMARY**

Infrastructure repair / replacement costs include: demolition of specific buildings identified by the Master Plan; replacement of site utilities including electricity substations and local utility requirements; distribution systems for electricity, natural gas, domestic water, storm water, waste water, data systems and telecommunications; roadways, surface parking and sidewalks; refurbishment of historical landscape and creation of new landscape features including flora; cleanup / repair of existing tunnels on site to improve safety and for potential use as systems distribution pathways; and site security fencing, entry gates, guard stations, and other site security features.

The planned alterations are necessary to preserve this historic site. Existing infrastructure and landscaping have suffered from aging and deferred maintenance. The utility distribution systems are antiquated and deteriorated. Building repairs will restore structural and life safety systems while maintaining historic integrity. Landscaping renovations will preserve what remains of the collection of flora planted during the late 19<sup>th</sup> century.

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**Major Work Items**

Demolition .....	\$13,849,000
Replace Telecommunication Systems .....	15,500,000
Replace Electric Systems .....	27,290,000
Replace Natural Gas Systems .....	1,000,000
Replace Water Systems.....	5,250,000
Replace Sanitary Sewer.....	2,175,000
Storm Water Management .....	11,000,000
Upgrade Selected Fire Systems.....	400,000
Repair Roads & Perimeter Wall .....	9,870,000
Site Perimeter Security.....	105,000,000
Exterior Road Construction .....	46,000,000
Repair Historical Landscape Features.....	28,105,000
Repair and Upgrade Exterior Lighting.....	1,200,000
Repair Underground Tunnels.....	400,000
Construct New Pedestrian Tunnels.....	8,500,000
Stabilize Selected Buildings .....	1,000,000
<b>Total ECC .....</b>	<b>\$276,539,000</b>

**Total Infrastructure Project Budget****Design and Review**

Design and Review (FY2006) Phase 1-a .....	\$7,645,000
Design and Review (FY2009) Phase 1-b.....	3,000,000
Design and Review (future year request) Phase-2 .....	16,546,000
Design and Review (future year request) Phase3.....	3,500,000
<b>Design and Review Subtotal.....</b>	<b>\$30,691,000</b>

**Estimated Construction Cost (ECC)**

ECC (FY2006) Phase 1-a.....	\$5,080,000
ECC (FY2007) Phase 1-a.....	5,912,000
ECC (FY2009) Phase 1-a.....	5,249,000
ECC (future year request) Phase 1-b, 2 & 3.....	260,298,000
<b>Estimated Construction Cost Subtotal.....</b>	<b>\$276,539,000</b>

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**Management and Inspection (M&I)**

M&I (FY2006) Phase 1-a.....	\$370, 000
M&I (FY2007) Phase 1-a.....	532,000
M&I (future year request) Phase 1-b, 2 & 3.....	34,382,000
<b>M&amp;I Subtotal .....</b>	<b>\$35,284,000</b>
<b>Estimated Total Project Cost (ETPC) for Infrastructure.....</b>	<b>\$342,514,000</b>
<b><u>Funding Request (Design and ECC) .....</u></b>	<b>\$8,249,000</b>

**SITE ACQUISITION PROGRAM SUMMARY**

**Delineated Areas for Site Acquisition**

The proposed sites to be acquired are as follows:

1. Approximately two acres of land located on Firth Sterling Avenue in northeast Washington, DC; the land is currently controlled by DC, CSX Corporation, and a private entity.
2. Approximately one acre of land located along the east side of Martin Luther King, Jr. Avenue in southeast Washington, DC. The land is currently controlled by DC.
3. Approximately fourteen (14) acres of land located on Shepherd Parkway in southeast Washington, DC. The site is currently controlled by NPS.

**Total Site Acquisition Project Budget**

Site Acquisition (Firth Sterling Avenue) (FY2009) .....	\$7,000,000
Site Acquisition (Martin Luther King, Jr. Avenue) (future year request).....	500,000
Site Acquisition (Shepherd Parkway) (future year request).....	<u>3,500,000</u>
<b>Total Acquisition Budget.....</b>	<b>\$11,000,000</b>

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**DEVELOPMENT PROGRAM SUMMARY**

**PHASE 1-a – USCG Headquarters**

**Building Area Development Phase 1-a**

Office .....	1,036,200 gsf
Commandant’s Suite / Situation Room .....	12,100 gsf
Data Facility .....	25,800 gsf
Clinic .....	28,100 gsf
Meeting Facility .....	19,500 gsf
Food Services .....	6,100 gsf
Mail / Loading Dock / Security Operations .....	8,900 gsf
Law Library / Storage .....	<u>7,200 gsf</u>
<b>Total Phase 1-a .....</b>	<b>1,143,900 gsf</b>

**Cost Information Development Phase 1-a**

Design and Review (FY2006) .....	\$24,900,000
Management and Inspection (M&I) (FY2009) .....	12,925,000
Estimated Construction Cost (ECC) (FY2009) .....	<u>313,465,000</u>
<b>Estimated Total Cost Phase 1-a .....</b>	<b>\$351,290,000</b>

**Schedule for Development Phase 1-a**

- FY 2011 – Design Completion
- FY 2009 - Start Construction
- FY 2013 - Complete Construction for USCG Headquarters

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**PHASE 1-b -- USCG Command Center and Shared Use Space**

**Building Area Development Phase 1-b**

Command and Communications Center .....	22,700 gsf
Marine Safety Center .....	26,000 gsf
Cafeteria (shared) .....	26,650 gsf
Shipping / Receiving, Mail, Warehouse .....	13,000 gsf
Fitness Center.....	25,000 gsf
Child Care .....	15,600 gsf
Chapel, Training, Historian.....	18,300 gsf
Auditorium, Credit Union, Barber Shop, Dry Cleaner, Exchange.....	25,600 gsf
GSA Field Office .....	20,800 gsf
<b>Total Phase 1-b.....</b>	<b>193,650 gsf</b>
Structured Parking (1,427 cars) <sup>1</sup> .....	499,450 gsf

**Cost Information Development Phase 1-b**

Design and Review (future year request).....	\$10,659,000
Management and Inspection (M&I) (future year request) .....	15,674,000
Estimated Construction Cost (ECC) (future year request).....	<u>167,513,000</u>
<b>Estimated Total Cost Phase 1-b.....</b>	<b>\$193,846,000</b>

**Proposed Schedule for Development Phase 1-b**

- FY 2011 -- Design Completion
- FY 2010 - Start Construction
- FY 2013 - Complete Construction for Command Center and Shared Use Space

<sup>1</sup> Based on Master Plan using 350 gsf per parking space including circulation.

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**PHASE 2 – DHS Headquarters Elements and FEMA plus the NOC**

**Building Area Development Phase 2**

Office for DHS Headquarters .....	573,250 gsf
Office for FEMA Headquarters .....	678,300 gsf
National Operations Center.....	<u>319,900 gsf</u>
<b>Total Phase 2</b>	<b>1,571,450 gsf</b>
Structured Parking (1,667 cars) .....	583,450 gsf
Structured Parking for Visitors (273 cars) .....	95,550 gsf

**Cost Information Development Phase 2**

Design and Review Cost (FY2009) .....	\$5,000,000
Design and Review Cost (future year request).....	28,701,000
Management and Inspection (M&I) (future year request) .....	25,000,000
Estimated Construction Cost (ECC) (future year request).....	<u>492,000,000</u>
<b>Estimated Total Cost Phase 2</b> .....	<b>\$550,701,000</b>

**Proposed Schedule for Development Phase 2**

- FY 2011 – Design Completion
- FY 2011 - Start Construction
- FY 2014 - Complete Construction

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**PHASE 3 – TSA, CBP, and ICE**

**Building Area Development Phase 3**

Office for CBP Headquarters .....	232,800 gsf
SCIF, Storage, IT, Other Special Space .....	117,700 gsf
Office for ICE Headquarters .....	234,300 gsf
SCIF, Storage, IT, Other Special Space .....	155,900 gsf
Office for TSA Headquarters .....	221,000 gsf
SCIF, Storage, IT, Other Special Space .....	146,100 gsf
Office for DHS Liaison Elements .....	261,500 gsf
SCIF, Storage, IT, Other Special Space .....	100,000 gsf
Joint Use Space .....	<u>121,700 gsf</u>
<b>Total Phase 3 .....</b>	<b>1,591,000 gsf</b>
Structured Parking (1,667 cars) .....	up to 583,450 gsf
Structured Parking for Visitors (273 cars) .....	up to 95,550 gsf

**Cost Information Development Phase 3**

Design and Review Cost (future year request) .....	\$27,000,000
Management and Inspection (M&I) (future year request) .....	30,000,000
Estimated Construction Cost (ECC) (future year request) .....	<u>510,000,000</u>
<b>Estimated Total Cost Phase 3 .....</b>	<b>\$567,000,000</b>

**Proposed Schedule for Development Phase 3**

- FY 2013– Design Completion
- FY 2013 - Start Construction
- FY 2016 - Complete Construction

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**Justification**

The major driving factors for this project include tenant need for consolidated space, current Department-wide demand for space in the NCR, lack of large federal land sites remaining for development in DC, high-level security requirements, plus existing deficiencies and deferred maintenance at St. Elizabeths West Campus. The proposed project will provide a cost efficient alternative to leasing while preserving a National Historic Landmark.

Due to recent hiring, the USCG has outgrown its current primary headquarters at the Transpoint Building where it has been housed for more than 25 years. The lease expires in 2008. A lease prospectus was authorized in FY2006 to continue leasing this building for up to five years with cancellation rights that will allow GSA flexibility to terminate when the space at St. Elizabeths West Campus is ready for occupancy. Other USCG locations will also be included in this consolidation.

Elements of DHS (including USCG) are located in more than 5 million usable square feet of federally-owned and leased space throughout the NCR. This has led to much operational inefficiency. DHS's mission requires an integrated approach, yet legacy facilities occupied by agencies merged into the Department at dispersed locations do not maximize the Department's effectiveness and efficiency. These issues are addressed in the DHS NCR Housing Master Plan dated October 2006.

A consolidated, secure campus should correct these deficiencies by collocating senior leadership, thus fostering greater communication among the various departmental elements. Back-office functions can be realigned in other locations to improve functional and physical relationships. Direct benefits of St. Elizabeths West Campus are enhanced communications, coordination, operational effectiveness, and physical security. Efficiencies can also be gained in direct support, shared services, and functional integration. The proposed consolidation should foster a "One DHS" culture thus enhancing the flow and fusion of information while optimizing prevention and response capabilities across the spectrum of operations.

Many agencies, including DHS, require the highest security protection levels available including deep setbacks, blast protection, and progressive collapse mitigation. The West Campus currently provides deep setbacks from neighboring properties and limited facility access, reducing the cost of other security requirements.

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St. Elizabeths West Campus is the preferred site for this development. Other large federally-owned sites in DC are not available, such as Public Reservation 13 for the DC General Hospital which is currently under development by DC. The Southeast Federal Center has been transferred to private ownership for development. This remainder of the former Navy Yard is planned for residential and retail development. The Armed Forces Retirement Home is being redeveloped under special legislation and is unavailable to GSA. The Walter Reed Army Medical Center site and the National Geospatial-Intelligence Agency site, being disposed of under Base Realignment and Closure, will not be available soon enough to meet USCG's space requirements.

The site acquisition portion of this project will assist in the preparation of the West Campus for redevelopment as a secure federal facility by providing additional means of ingress/egress to the site that will improve the traffic flow around the site and minimize the time delays entering and exiting the West Campus during peak hours. At full capacity, as many as 14,000 federal workers will be housed on site, and as many as 5,307 vehicles (including 640 spaces for visitors) will require access. This is a 1:3 parking ratio for employees (one space for every 3 employees) and is the same as that being used by the District of Columbia at the Unified Communications Center on the East Campus. The proposed acquisition of land at Firth Sterling Avenue will provide necessary additional access for the U.S. Coast Guard's proposed relocation of approximately 3,900 employees. The proposed acquisition of land from St. Elizabeths East Campus along Martin Luther King, Jr. Avenue will enable GSA, in conjunction with the District of Columbia Department of Transportation to add a left turn lane with appropriate traffic signal leading into the West Campus at Gate No. 1. The proposed acquisition of land from NPS will allow GSA to provide another access point to St. Elizabeths West Campus.

**Summary of Energy Compliance**

**Cogeneration and Waste Heat:** Approximately 30% of the campus power will be produced on site via cogeneration. This percentage represents 100% of the critical campus electrical needs in times of emergencies. The waste heat generated by the natural gas fired turbines will be converted to both steam and hot water to help heat the buildings and, through steam driven absorption chillers, to help cool the buildings.

**Solar Energy:** Photovoltaic energy collection arrays are planned to be used for electric street lighting, Central Utility Plant control power, and for lawn irrigation systems. Solar energy collecting roofing membranes may also be incorporated on portions of the new construction roof tops.

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Geothermal: Geothermal wells will be used in limited areas to support heat pump systems for some of the adaptive reuse historic buildings, such as the fire station, and some new construction support buildings, such as the remote delivery facility and the visitors' center.

**Alternatives Considered (30-year, present value costs)**

New Construction:	\$4,417,350,000
Lease:	\$5,049,320,000

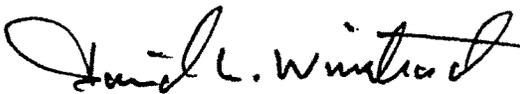
The 30-year, present value cost of new construction is \$631,970,000 less than the cost of leasing, or an equivalent annual cost advantage of \$41,580,000.

**Recommendation**  
CONSTRUCTION

**Certification of Need**

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

Submitted at Washington, DC, on February 26, 2008

Recommended   
 Commissioner, Public Buildings Service

Approved   
 Administrator, General Services Administration

3002-WA09

Department: Homeland Security  
 Consolidation and Development of St. Elizabeths Campus

Septem.

Components and Locations	Personnel						Current Locations Usable Square Feet (USF)						Proposed Headquarters Usable Square Feet (USF)						RSF					
	Office		Total		Total		Office		Storage		Special		Total		Office		Storage		Special		Total		Total	
	3,575	2,194	5,769	2,194	78,689	849,492	639,589	381,600	99,100	480,700	552,805	0	0	0	3,900	3,900	0	0	179,000	1,029,130	1,244,956	0	0	
DHS - Coast Guard - Phase 1 Move	2,194	2,194	5,769	2,194	78,689	849,492	639,589	381,600	99,100	480,700	552,805	0	0	0	3,900	3,900	0	0	179,000	1,029,130	1,244,956	0	0	
JEMAL RIVERSIDE	1,366	1,366	3,900	1,366	256,100	294,515	256,100	294,515	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DHS - Management - Phase 2 Move	15	15	45	15	1,889	2,172	1,889	1,889	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
470/490 L'ENFANT PLAZA	2,284	2,284	6,225	2,284	421,567	491,969	421,567	421,567	0	0	0	0	0	2,205	2,205	0	0	150,000	638,828	766,594	0	0	0	0
GSA-ROB	575	575	1,625	575	107,984	127,991	107,984	107,984	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1201-1225 NEW YORK AVENUE	85	85	245	85	17,500	21,000	17,500	17,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TRANSPORTATION SECURITY OPERATIONS CENTER - HERNDON, VA	151	151	451	151	90,400	103,960	90,400	90,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NEBRASKA AVENUE COMPLEX	1,473	1,473	4,100	1,473	205,683	238,592	205,683	205,683	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DHS - FEMA - Phase 2 Move	2,976	2,976	8,100	2,976	504,253	579,491	504,253	504,253	0	0	0	0	0	3,100	3,100	0	0	25,000	585,000	702,000	0	0	0	0
FEDERAL CENTER PLAZA	1,625	1,625	4,600	1,625	271,000	311,650	271,000	271,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
525 SCHOOL STREET SW	25	25	75	25	4,000	4,600	4,000	4,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
992 E STREET NW	100	100	300	100	15,800	18,170	15,800	15,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PATRIOTS PLAZA	375	375	1,125	375	64,100	73,715	64,100	64,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TECHWORLD PLAZA I	526	526	1,578	526	84,300	96,945	84,300	84,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
WASHINGTON DESIGN	150	150	450	150	24,300	27,945	24,300	24,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DHS - Protection & Programs Directorate - Phase 2 Move	175	175	525	175	40,753	46,866	40,753	40,753	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NEW LEASE	345	345	1,035	345	68,900	81,921	68,900	68,900	0	0	0	0	0	400	400	0	0	14,000	83,815	99,378	0	0	0	0
BALLSTON PLAZA II	60	60	180	60	11,900	13,685	11,900	11,900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NEBRASKA AVENUE COMPLEX	240	240	720	240	47,800	53,448	47,800	47,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DHS - Health Affairs - Phase 2 Move	45	45	135	45	9,200	10,788	9,200	9,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GSA-ROB	232	232	696	232	46,587	53,623	46,587	46,587	0	0	0	0	0	50	50	0	0	11,522	13,826	0	0	0	0	0
1120 VERMONT AVENUE	210	210	630	210	41,807	48,078	41,807	41,807	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DHS - Field Office - Phase 2 Move	22	22	66	22	4,780	5,545	4,780	4,780	0	0	0	0	0	10	10	0	0	16,000	19,200	0	0	0	0	0
NEBRASKA AVENUE COMPLEX	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

1002-WA09

Department of Homeland Security  
Consolidation and Development of St. Elizabeths Campus

Septem

Components and Locations	Current Locations				Proposed Headquarters			
	Personnel		Usable Square Feet (USF)		Personnel		Usable Square Feet (USF)	
	Office	Total	Office	Storage	Office	Total	Office	Storage
DHS - Transportation Security - Phase 3 Move	1,400	1,400	174,500	0	1,400	1,400	265,000	50,000
ORACLE BUILDING - RESTON, VA	175	175	34,800	0	0	0	0	0
MCI BUILDING - ARLINGTON, VA	1,045	1,045	103,200	0	0	0	0	0
TTAC - ANNAPOLIS JUNCTION, MD	180	180	36,500	0	0	0	0	0
DHS - Customs & Border Protection - Phase 3 Move	1,500	1,500	260,000	0	1,500	1,500	260,000	0
RONALD REAGAN BUILDING	1,500	1,500	260,000	0	1,500	1,500	260,000	0
DHS - Immigration & Customs - Phase 3 Move	2,590	2,590	518,200	0	2,590	2,590	290,000	0
800 N CAPITOL STREET NW	135	135	27,200	0	0	0	0	0
CHESTER ARTHUR BUILDING	1,065	1,065	212,800	0	0	0	0	0
POTOMAC CENTER NORTH	1,140	1,140	228,200	0	0	0	0	0
TECHWORLD PLAZA I	250	250	50,000	0	0	0	0	0
DHS - Science & Technology - Phase 3 Move	2	2	400	0	10	10	2,243	0
NEBRASKA AVENUE COMPLEX	2	2	400	0	10	10	2,243	0
DHS - Management - Phase 3 Move	18	18	3,600	0	20	20	3,592	0
1120 VERMONT AVENUE	8	8	1,700	0	0	0	0	0
1125 15TH STREET	10	10	1,900	0	0	0	0	0
DHS - Law Enforcement Training - Phase 3 Move	5	5	3,700	0	5	5	2,438	0
LINGOLN SQUARE	5	5	3,700	0	0	0	0	0
DHS - Citizenship & Immigration - Phase 3 Move	10	10	2,200	0	10	10	2,150	0
CASMER PULASKI BUILDING	10	10	2,200	0	0	0	0	0
DHS - Secret Service - Phase 3 Move	15	15	4,200	0	15	15	4,166	0
US SECRET SERVICE HEADQUARTERS	15	15	4,200	0	0	0	0	0
Totals	14,952	14,952	2,647,696	0	13,875	13,875	2,824,684	50,000

Rate	Utilization		Change
	Current	Proposed	
	138	139	21

Current UR excludes 580,787 USF of Office Support  
Proposed UR excludes 617,954 USF of Office Support

Special Space	USF
Shipping and Receiving	20,000
Mail Screening	65,000
Operations Center	150,000
Vehicle Inspection	25,000
Auditorium	25,000
Conference	40,000
Library	20,000
Server Facility	25,000
Resource Center	7,000
Fitness Center	25,000
Cafeteria	67,000
Child Care	25,000
Health Unit	5,000
Credit Union	5,000
Employee Counseling	2,000
Museum	7,000
Barber	2,000
Dry Cleaners	1,500
Deconstruction Center	4,000
Total	520,500



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

**James L. Oberstar**  
Chairman

**John L. Mica**  
Ranking Republican Member

David Heysfeld, Chief of Staff  
Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

**COMMITTEE RESOLUTION**

**AMENDED PROSPECTUS CONSTRUCTION**  
**U.S. LAND PORT OF ENTRY**  
**PORTAL, ND**  
**PND-BSC-PO09**

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that, pursuant to 40 U.S.C. § 3307, appropriations are authorized to construct of a replacement border station facility of the Land Port of Entry in Portal, ND, with management and inspection costs of \$1,300,000 (management and constructions costs of \$1,575,000 were previously authorized) and estimated construction costs of \$13,904,000 (estimated construction costs of \$20,024,000 were previously authorized) for a combined estimated project cost of \$15,204,000, a prospectus for which is attached to and included in this resolution. This resolution amends the Committee resolution of July 21, 2004.*

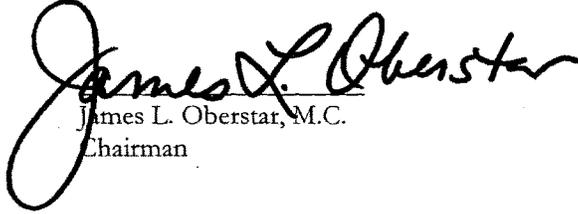
*Provided, that, to the maximum extent practicable and considering life-cycle costs appropriate for the geographic area, the General Services Administration (“GSA”) shall use energy efficient and renewable energy systems, including photovoltaic systems, in carrying out the project.*

*Provided further, that within 180 days of approval of this resolution, GSA shall submit to the Committee on Transportation and Infrastructure of the U.S. House of Representatives and the Committee on Environment and Public Works of the U.S. Senate a report on the planned use of energy efficient and renewable energy systems, including photovoltaic systems, for such project and if such systems are not used for the project, the specific rationale for GSA’s decision.*

*Provided further, that beginning on the date of approval of this resolution, GSA shall, to the maximum extent practicable and considering life-cycle costs appropriate for the geographic area, use energy efficient and renewable energy systems, including photovoltaic systems, in carrying out alteration, design, or construction projects.*

*Provided further*, that beginning on the date of approval of this resolution, each alteration, design, or construction prospectus submitted by GSA shall include an estimate of the future energy performance of the building and specific description of the use of energy efficient and renewable energy systems, including photovoltaic systems, in carrying out the project.

Adopted: September 24, 2008



James L. Oberstar, M.C.  
Chairman

GSA

PBS

AMENDED PROSPECTUS - CONSTRUCTION  
U.S. LAND PORT OF ENTRY  
PORTAL, ND

Prospectus Number: PND-BSC-PO09  
Congressional District: 01

**Description**

The General Services Administration (GSA) proposes the construction of a replacement border station facility at Portal, North Dakota. This prospectus amends Prospectus No. PCO-BSC-PO05, approved by Congress in FY 2005, to reflect increases in construction costs that exceed both the authorization and funding available for the project. This prospectus requests additional authorization for increased construction costs.

**Project Summary**

**Site Information**

Government-Owned..... 1.5 acres  
Acquired..... 5.5 acres

**Building Area**

Building (including canopies).....72,125 gsf  
Building (excluding canopies and inside parking).....63,069 gsf  
Number of outside parking spaces.....90  
Number of inside parking spaces.....22

**Cost Information**

Site Development Cost<sup>1</sup>.....\$4,800,000  
Building Costs (includes inspection canopies) (\$404/gsf).....\$29,128,000

**Project Budget**

Site (FY 2003 and FY 2005).....\$1,000,000  
Design and Review (FY 2003 and FY 2005).....1,953,000  
Estimated Construction Cost (ECC) (FY 2005).....20,024,000  
Additional ECC.....13,904,000  
Management and Inspection (M&I) (FY 2005).....1,575,000  
Additional M&I.....1,300,000  
**Estimated Total Project Cost (ETPC)\*.....\$39,756,000**

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

<sup>1</sup>Site development costs include grading, utilities, paving and demolition of existing facilities.

GSA

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**AMENDED PROSPECTUS - CONSTRUCTION  
U.S. LAND PORT OF ENTRY  
PORTAL, ND**

Prospectus Number: PND-BSC-PO09  
Congressional District: 01

**Authorization Requested (Additional ECC and M&I) ..... \$15,204,000<sup>2</sup>**

**Prior Authority and Funding**

- The House Committee on Transportation and Infrastructure authorized \$2,201,000 for site and design on 6/26/2002.
- The Senate Committee on Environment and Public Works authorized \$2,201,000 for site and design on 9/26/2002.
- The House Committee on Transportation and Infrastructure authorized \$22,351,000 for additional site, additional design, construction, and management and inspection on 7/21/2004.
- The Senate Committee on Environment and Public Works authorized \$22,351,000 for additional site, additional design, construction, and management and inspection on 11/17/2004.
- Through Public Law 108-7, Congress appropriated \$2,201,000 in FY 2003.
- Through Public Law 108-447, Congress appropriated \$22,351,000 in FY 2005.

<b><u>Schedule</u></b>	<b>Start</b>	<b>End</b>
<b>Design</b>	FY2005	FY2006
<b>Construction</b>	FY2008	FY2011

<sup>2</sup>Creation of an integrated entry/exit system has been authorized by the Congress to increase efficiency and effectiveness of border security by collecting entry/exit information on visitors to the United States. GSA has been working closely with the DHS Entry Exit US-VISIT program management office to establish a cost-effective, efficient method for meeting entry/exit requirements. Additional funds may be made available to cover the costs of incorporating the entry/exit business process into the facility authorized by this prospectus.

GSA

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**AMENDED PROSPECTUS - CONSTRUCTION  
U.S. LAND PORT OF ENTRY  
PORTAL, ND**

Prospectus Number: PND-BSC-PO09  
Congressional District: 01

**Overview of Project**

The proposed land port of entry will provide a modern, efficient, technically capable, and secure facility to adequately accommodate the agencies' expanded space and operational needs. It will be situated on approximately seven acres of land and will provide a technically modern main administration building, five non-commercial inspection lanes with attendant booths, a primary commercial inspection lane, a commercial secondary inspection building, a secondary inspection building, a hazardous materials containment building, a firing range, a border patrol building, a veterinary clinic building, a Vehicle and Cargo Inspection System equipment storage building, a 22-space official vehicle garage with GSA offices and a shop, and a 90-space employee and visitor parking lot.

GSA has completed site acquisition and design for this project and has attempted to award construction on two different occasions, both ending in bid-busts. Due to construction escalation and high construction costs for a remote location, this project will require additional construction funding. GSA will attempt to award construction of the main port building, two non-commercial, primary inspection lanes; three non-commercial, secondary vehicle inspection lanes, and, five inspection booths within the existing budget and pursue other required ancillary structures with our FY 2009 request.

GSA is not proposing to change the original scope of the project. The project will be constructed as outlined in the approved prospectus, but the construction of the main port would occur separately from construction of the ancillary spaces due to insufficient funding.

**Tenant Agencies**

Department of Homeland Security (DHS) – Animal and Plant Health Inspection Service (APHIS), DHS - Customs and Border Protection (CBP), and GSA–PBS.

GSA

PBS

**AMENDED PROSPECTUS - CONSTRUCTION  
U.S. LAND PORT OF ENTRY  
PORTAL, ND**

Prospectus Number: PND-BSC-PO09  
Congressional District: 01

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**Location**

The site is at the juncture of U.S. Highway 52 and the U.S./Canadian international border in Portal, ND.

**Justification**

The Portal, North Dakota inspection agencies have experienced significant growth in their operations and staff due to increased inspection demands, and require additional space and expanded facility inspection capabilities. The existing facility has become too small to accommodate agency personnel, is functionally obsolete and deficient, and has deteriorated too severely to adequately house the tenant's space and operational needs. It suffers from severe safety, security, and operational deficiencies. The existing station was constructed in 1932, has never been renovated, and consequently, has mechanical and electrical systems that are operationally deficient, outmoded, and technically obsolete and can no longer adequately meet service requirements. GSA has determined that it would be more economically and technically feasible to build a new facility than modernize the existing one.

Site facilities are also severely deficient and inadequate. Covered inspection staging areas and inspection lanes are regularly congested and slow. Vital support facilities such as a warehouse, parking lot, veterinary clinic, a vehicle impound lot, a firing range, and hazardous materials containment area are presently non-existent, and visitors and users share common circulation and comfort facilities posing potentially dangerous safety concerns.

**Summary of Energy Compliance**

This land port of entry project has been designed to conform with the requirements of the Facilities Standards for the Public Buildings Service and to earn LEED certification. In addition, the design includes a passive solar heat collection system, with air distribution to remote inspection booths. This feature is intended to reduce energy usage, especially in the winter in the cold climate in northern North Dakota.

**Alternatives Considered**

GSA believes these specialized facilities should be federally owned; thus, no alternatives other than Federal construction were considered.

GSA

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AMENDED PROSPECTUS - CONSTRUCTION  
U.S. LAND PORT OF ENTRY  
PORTAL, ND

Prospectus Number: PND-BSC-PO09  
Congressional District: 01

Recommendation

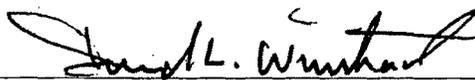
CONSTRUCTION

Certification of Need

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

Submitted at Washington, DC, on February 26, 2008

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration

Sept 2007

HA g Plan  
US Land Port of Entry

PNL C-PO09  
Portal, ND

Locations	Current						Proposed					
	Personnel		Usable Square Feet (USF)		RSF		Personnel		Usable Square Feet (USF)		RSF	
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
<b>PORTAL PORT OF ENTRY</b>												
DHS - Animal and Plant Health Inspection Service	1	1	108	40	0	148	210	3	1,084	341	750	2,175
DHS - Customs and Border Protection	39	39	5,767	3,109	225	9,101	12,612	67	13,687	2,000	36,433	52,120
GSA - PBS	0	0	0	0	0	0	0	1	150	300	700	1,150
<b>Sub Total:</b>	<b>40</b>	<b>40</b>	<b>5,875</b>	<b>3,149</b>	<b>225</b>	<b>9,249</b>	<b>12,822</b>	<b>71</b>	<b>14,921</b>	<b>2,641</b>	<b>37,883</b>	<b>55,445</b>

Special Space	
Laboratory	100
Holding Cell	2,181
Restroom	1,190
Physical Fitness	2,108
Conference	800
ADP	520
Firing Range	3,115
Food Service	660
Garage, VACIS, Bays	15,136
Kennels	392
Secured Storage	981
Inspection Canopy	6,304
Sallyport	1,300
Control Booth	596
Dock	1,800
GSA Shop	700
<b>Total:</b>	<b>37,883</b>

... to the occupants of the building.



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

**James L. Oberstar**  
Chairman

Washington, DC 20515

**John L. Mica**  
Ranking Republican Member

David Heymsfeld, Chief of Staff  
Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

**COMMITTEE RESOLUTION**

**LEASE**  
**U.S. DISTRICT COURT – 9<sup>TH</sup> CIRCUIT**  
**BILLINGS, MT**  
**PMT-01-B108**

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to title 40 U.S.C. § 3307, appropriations are authorized to lease up to approximately 71,560 rentable square feet and 28 inside parking spaces for the U.S. District Court and court related agencies, currently located in the James F. Battin Federal Building-Courthouse and the leased Old Chamber Building in Billings, MT, at a proposed total annual cost of \$3,291,760 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 enters into an agreement with officials of Yellowstone County, MT, whereby the County provides to the Administrator, under terms and conditions agreed to by the parties, an assignable option for a site of approximately 1.5 acres, located in Billings, MT.*

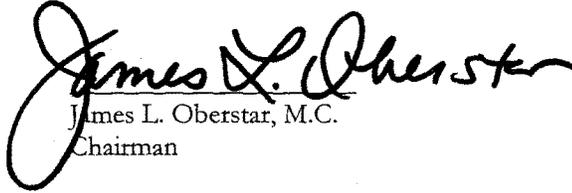
*Provided further, that the Administrator assigns the site option to a competitively selected developer, who will construct upon the aforementioned site of approximately 1.5 acres in Billings, MT and lease to the Government a facility to house the U.S. District Court and court related agencies, in accordance with the terms and conditions of this resolution.*

*Provided further, that any lease agreement executed pursuant to this resolution shall include an option to purchase and obtain fee title to the facility leased to the Government, at any time subsequent to the expiration of the leasehold interest.*

*Provided further, that to the maximum extent practicable, the Administrator shall require that the procurement include minimum performance requirements for energy efficiency and renewable energy.*

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

Adopted: September 24, 2008



James L. Oberstar, M.C.  
Chairman

GSA

PBS

**PROSPECTUS - LEASE  
U.S. DISTRICT COURT – 9<sup>TH</sup> CIRCUIT  
BILLINGS, MT**

Prospectus Number: PMT-01-BI08  
Congressional District: 01

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**Project Summary**

The General Services Administration (GSA) proposes a new lease of approximately 71,560 rentable square feet and 28 inside parking spaces to meet the needs of the U.S. District Court and court-related agencies in Billings, MT. The new lease will include the U.S. District Court, U.S. Attorney and the U.S. Marshals Service. The lease will provide one Magistrate and two District courtrooms for four judges (1 District, 2 Senior District, 1 Magistrate). The District Court and U.S. Attorney will vacate the James F. Battin Federal Building-Courthouse (FB-CT) and the U.S. Marshals Service will vacate leased space located at the Old Chamber Building.

The proposed lease is one component of a three tier strategy to modernize and abate asbestos in the Battin FB-CT. Due to the condition and location of the asbestos, the building must be vacated to prevent cross contamination during asbestos removal. In June 2006, the United States Judicial Conference determined Billings to be a "judicial emergency" and the Courts have requested that GSA find the most expedient housing solution for them. Due to the backlog of courthouse projects on the Five-Year Courthouse Plan and the high cost of interim courthouse swing space, lease construction is the best housing solution for the courts. The delineated area for the procurement is within the Central Business Area and the expanded Tax Increment District, which is a re-development area. The City of Billings has approved the delineated area for this project and is working with GSA on a potential site.

The overall strategy is to re-locate all of the existing tenants from the Battin building into two separate new lease build-to-suit construction projects. In addition to the new lease for the District Courts, GSA plans a non-prospectus lease to house the Bureau of Indian Affairs (BIA), Bureau of Reclamation (BOR), and the Office of the Solicitor. These two lease actions will accommodate relocation of all existing tenants out of the Battin FB-CT. This will allow for the complete renovation of the building systems and asbestos abatement throughout the building. GSA will request project funding in a future year for the Battin FB-CT. Once complete, the Battin FB-CT will be backfilled with agencies from various other leased locations.

GSA

PBS

**PROSPECTUS - LEASE  
U.S. DISTRICT COURT – 9<sup>TH</sup> CIRCUIT  
BILLINGS, MT**

Prospectus Number: PMT-01-BI08  
Congressional District: 01

**Description**

Occupants:	Judiciary - Circuit Library, District Court, U.S. Marshals Service, and U.S. Attorney
Delineated Area:	8th Ave. North to North 22nd St. to Montana Ave. to North 31 St.
Lease Type:	New
Justification:	New lease construction will meet projected space, setback, and security requirements and U.S. Courts Design guide criteria.
Number of Parking Spaces:	28 inside
Expansion Space:	26,621 rsf
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	20 years
Maximum Rentable Square Feet:	71,560
Current Total Annual Cost:	\$767,150 (federal and leased space)
Proposed Total Annual Cost <sup>1</sup> :	\$3,291,760
Maximum Proposed Rental Rate <sup>2</sup> :	\$46.00 per rentable square foot

**Departures**

This project contains no departures from the U.S. Courts Design Guide and is consistent with the July 19, 2006, House resolution requiring courtroom sharing for Senior Judges.

**Authorizations**

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

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

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

<sup>2</sup> This estimate is for fiscal year 2010 and may be escalated by 2.1 percent annually to the effective date of the lease to account for inflation.

GSA

PBS

**PROSPECTUS - LEASE  
U.S. DISTRICT COURT - 9<sup>TH</sup> CIRCUIT  
BILLINGS, MT**

Prospectus Number: PMT-01-BI08  
Congressional District: 01

**Certification of Need**

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

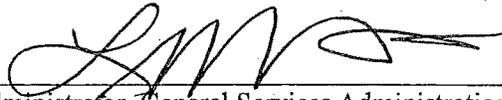
Submitted at Washington, DC, on July 27, 2007

Recommended: \_\_\_\_\_



Commissioner, Public Buildings Service

Approved: \_\_\_\_\_



Administrator, General Services Administration

3-01-B108

House Bill  
 United States District Court - 9th Circuit  
 Bill MT

April 7

Locations	Personnel			Current Usable Square Feet (USF)			Proposed Usable Square Feet (USF)			
	Office		Total	Office		Storage	Office		Storage	
	Office	Total	Office	Storage	Special	Total	Office	Storage	Special	
<b>JAMES F. BATTIN FB/CT</b>										
Judiciary - District Courts	10	10	5,904	0	16,017	21,921	0	0	0	0
Justice - Office of U.S. Attorneys	2	2	876	215	0	1,091	0	0	0	0
<b>Sub Total:</b>	<b>12</b>	<b>12</b>	<b>6,780</b>	<b>215</b>	<b>16,017</b>	<b>23,012</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>OLD CHAMBER BLDG</b>										
Justice - Marshals Service	10	10	11,373	0	0	11,373	0	0	0	0
<b>Sub Total:</b>	<b>10</b>	<b>10</b>	<b>11,373</b>	<b>0</b>	<b>0</b>	<b>11,373</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>9th Circuit District CT/HSR Lease</b>										
Judiciary - Circuit Libraries	0	0	0	0	0	0	84	329	1,278	1,691
Judiciary - District Courts	0	0	0	0	0	0	17	17	2,650	25,281
Justice - Marshals Service	0	0	0	0	0	0	28	28	3,588	16,848
Justice - Office of U.S. Attorneys	0	0	0	0	0	0	2	2	1,050	450
<b>Sub Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>47</b>	<b>47</b>	<b>7,832</b>	<b>43,857</b>
<b>Total:</b>	<b>22</b>	<b>22</b>	<b>18,153</b>	<b>215</b>	<b>16,017</b>	<b>34,385</b>	<b>47</b>	<b>47</b>	<b>7,832</b>	<b>43,857</b>

Special Space	
Holding Cell	3,224
Restroom	1,472
Physical Fitness	1,560
Conference	8,657
ADP	260
Courtroom	13,927
Judicial Chambers	7,410
Food Service	1,278
Library	1,278
Vault	392
Security Station	56
Sallyport	820
Command Room	416
Equipment Storage	390
Processing Area	390
Secured Elevator	221
Secured Storage	481
Squad Room	1,625
<b>Total:</b>	<b>43,857</b>

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



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

**James L. Oberstar**  
Chairman

**John L. Mica**  
Ranking Republican Member

David Heymsfeld, Chief of Staff  
Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

**COMMITTEE RESOLUTION**

**LEASE**  
**NATIONAL PARK SERVICE**  
**LAKEWOOD, COLORADO**  
PCO-01-LA09

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that, pursuant to title 40 U.S.C. § 3307, appropriations are authorized to lease up to 176,542 rentable square feet for the National Park Service, currently located at 12795 West Alameda Parkway, Lakewood, CA, at a proposed total annual cost of \$6,002,428 for a lease term of up to 10 years, a prospectus for which is attached to and included in this resolution.*

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

*Provided, that, to the maximum extent practicable, the Administrator of General Services shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.*

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

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

**Adopted: September 24, 2008**

A handwritten signature in black ink that reads "James L. Oberstar".  
James L. Oberstar, M.C.  
Chairman

GSA

PBS

**PROSPECTUS - LEASE  
NATIONAL PARK SERVICE  
LAKEWOOD, COLORADO**

Prospectus Number:           PCO-01-LA09  
Congressional District:       07

**Project Summary**

The General Service Administration (GSA) proposes a replacement lease of up to 176,542 rentable square feet of space and 600 outside parking spaces for the National Park Service (NPS) currently located at 12795 West Alameda Parkway in Lakewood, CO.

**Description**

Occupants:	Interior - NPS
Delineated Area:	Sixth Avenue to Indiana, Indiana to Jewell, Jewell to Pierce Street, Pierce Street to Sixth Avenue.
Lease Type:	Replacement
Justification:	Expiring Lease (9/30/2009)
Number of Parking Spaces:	600 outside (10-12 government vehicles)
Expansion Space:	none
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	10 years
Maximum Rentable Square Feet:	176,542
Current Total Annual Cost:	\$3,231,517
Proposed Total Annual Cost <sup>1</sup> :	\$6,002,428
Maximum Proposed Rental Rate <sup>2</sup> :	\$34.00 per rentable square foot

**Summary of Energy Compliance**

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

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

<sup>2</sup>This estimate is for fiscal year 2010 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation.

GSA

PBS

**PROSPECTUS - LEASE  
NATIONAL PARK SERVICE  
LAKEWOOD, COLORADO**

Prospectus Number: PCO-01-LA09  
Congressional District: 07

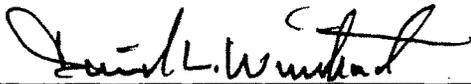
**Authorization**

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

**Certification of Need**

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

Submitted at Washington, DC, on February 26, 2008

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration

House Bill 2007  
National Park Service

La. Job, CO  
PCO-01-LA09

Locations	Current						Proposed								
	Personnel			Usable Square Feet (USF)			Personnel			Usable Square Feet (USF)					
	Office	Total		Office	Storage	Special	Total	Office	Total		Office	Storage	Special	Total	
<b>COOK-LAKEWOOD BLDG.</b>															
12795 W Alameda Parkway	530	530	129,995	9,910	13,610	153,515	0	0	0	0	0	0	0	0	0
Replacement Lease	0	0	0	0	0	0	700	700	129,995	9,910	13,610	153,515	9,910	13,610	153,515
<b>Total:</b>	<b>530</b>	<b>530</b>	<b>129,995</b>	<b>9,910</b>	<b>13,610</b>	<b>153,515</b>	<b>700</b>	<b>700</b>	<b>129,995</b>	<b>9,910</b>	<b>13,610</b>	<b>153,515</b>	<b>9,910</b>	<b>13,610</b>	<b>153,515</b>

	Current	Proposed
Utilization		
Rate	191	145

	Special Space
Clinic	195
Conference	2,950
Auditorium	6,560
ADP	1,985
Food Service	1,920
<b>Total:</b>	<b>13,610</b>

Current UR excludes 28,599 USF of office support space  
Proposed UR excludes 28,599 USF of office support space

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



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

**James L. Oberstar**  
Chairman

**John L. Mica**  
Ranking Republican Member

David Heysfeld, Chief of Staff  
Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

**COMMITTEE RESOLUTION**

**AMENDED LEASE**  
**U.S. EQUAL EMPLOYMENT OPPORTUNITY COMMISSION**  
**WASHINGTON, DC**  
**PDC-15-WA09**

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that, pursuant to title 40 U.S.C. § 3307, appropriations are authorized for a superseding lease of up to 161,000 rentable square feet for the U.S. Equal Opportunity Commission, currently located at 1801 L Street, NW, Washington, DC, at a proposed total annual cost of \$7,567,000 for a lease term of up to 10 years, a prospectus for which is attached to and included in this resolution. This resolution amends the resolution approved by the Committee on April 5, 2006, which authorized prospectus PDC-02-WA07, a lease of up to 144,000 of rentable square feet, at a proposed annual cost of \$6,768,000 for a lease term of up to 10 years.*

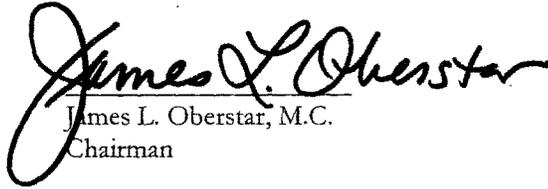
Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided, that, to the maximum extent practicable, the Administrator of General Services shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.*

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

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

Adopted: September 24, 2008



James L. Oberstar, M.C.  
Chairman

GSA

PBS

**AMENDED PROSPECTUS – LEASE  
U.S. EQUAL EMPLOYMENT OPPORTUNITY COMMISSION  
WASHINGTON, DC**

Prospectus Number: PDC-15-WA09

**Project Summary**

The General Services Administration (GSA) proposes an amended prospectus for a superseding lease of up to 161,000 rentable square feet (rsf) of space for the Equal Employment Opportunity Commission (EEOC) currently located at the 1801 L Street, NW.

The current lease for the EEOC's headquarters building expires on July 31, 2008. A prospectus for a replacement lease (PDC-02-WA07) was approved by the House Committee on Transportation and Infrastructure on April 5, 2006 and the Senate Committee on Environment and Public Works on May 23, 2006. The approved prospectus was intended to aggressively reduce EEOC's space requirements by 46,004 usable square feet (usf) in order to improve efficiency and lower overall cost. A lease was awarded for 144,000 rsf at \$42.00 per rsf at 131 M Street, NE, Washington, DC, in May 2007, but during the design process it was discovered that EEOC's circulation space requirement was underestimated. Therefore, the new location cannot accommodate all of the EEOC's employees without adding 17,000 rsf of circulation space. While this amended prospectus requests authority for the additional rentable square feet, the proposed request still reflects a decrease of approximately 26,500 usable square feet from the amount of space currently occupied.

**Description**

Occupants:	EEOC
Delineated Area:	One NOMA, 131 M Street, NE, Washington, DC 20002
Lease Type:	Superseding
Justification:	Expiring current lease (July 31, 2008) New lease awarded (May 2007) but additional circulation space is required for occupancy.
Expansion Space:	None
Number of Parking Spaces:	10 official vehicles
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	10 years
Maximum Rentable Square Feet:	161,000
Current Total Annual Cost:	\$6,960,895
Proposed Total Annual Cost: <sup>1</sup>	\$7,567,000
Maximum Proposed Rental Rate: <sup>2</sup>	\$47.00 per rentable square foot

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

GSA

PBS

**AMENDED PROSPECTUS – LEASE  
U.S. EQUAL EMPLOYMENT OPPORTUNITY COMMISSION  
WASHINGTON, DC**

Prospectus Number: PDC-15-WA09

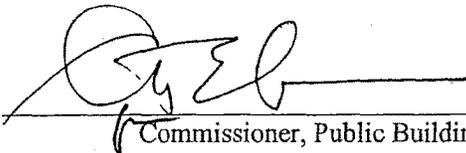
**Authorization**

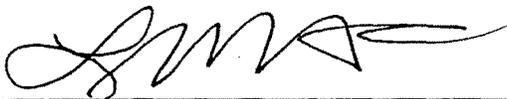
- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required area.
- Approval of this prospectus will constitute authority to provide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

**Certification of Need**

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

Submitted at Washington, DC, on February 26, 2008

Recommended:   
 Commissioner, Public Buildings Service

Approved:   
 Administrator, General Services Administration

<sup>2</sup> This estimate is for fiscal year 2008 and may be escalated by 2.2 percent annually to the effective date of the lease to account for inflation.

Washington, DC  
PDC-15-WA-09

Housing Plan  
EEOC

February 2008

Locations	Current				Proposed				
	Personnel		Usable Square Feet (USF)		Personnel		Usable Square Feet (USF)		
	Office	Total	Office	Special	Office	Total	Storage	Special	
1801 L Street	592	592	136,066	5,470	24,468	581	105,920	2,045	31,535
One NOMA, 131 M Street NE, WDC	592	592	136,066	5,470	24,468	581	105,920	2,045	31,535
<b>Total</b>									

Utilization Rate	Current	Proposed
	.179	.142

Current UR excludes 29,935 USF of Office for support space  
Proposed UR excludes 23,302 USF of office for support space

Usable square footage means the portion of the building available for use by tenants' personnel and furnishings, and space available jointly to the occupants of the building (e.g., auditorium, health units and snack bars). Usable square footage does not include space devoted to building operations and maintenance (e.g., craft shops, gear rooms, building supply rooms, rest rooms and lobbies).

Special Space	USF
Health unit	766
X-ray	200
Pantry	1,515
Conference	19,524
Supply	1,380
File/Records	3,805
Lan	2,075
Mail	890
Library	1,380
<b>Total</b>	<b>31,535</b>



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

James L. Oberstar  
 Chairman

John L. Mica  
 Ranking Republican Member

David Heymsfeld, Chief of Staff  
 Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

LEASE  
 GENERAL SERVICES ADMINISTRATION  
 FEDERAL ACQUISITION SERVICE  
 BURLINGTON COUNTY, NJ  
 PNJ-01-BU09

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that, pursuant to title 40 U.S.C. § 3307, appropriations are authorized for a superseding lease of up to 1,100,000 rentable square feet for the General Services Administration – Federal Acquisition Service’s Eastern Distribution Center facility, currently located at 1900 River Road, Burlington Township, NJ, at a proposed total annual cost of \$8,800,000 for a lease term of up to 10 years, a prospectus for which is attached to and included in this resolution.*

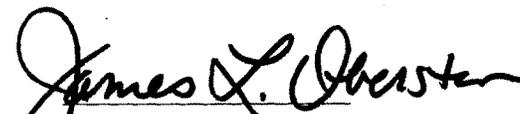
Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided, that, to the maximum extent practicable, the Administrator of General Services shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.*

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

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

Adopted: September 24, 2008

  
 James L. Oberstar, M.C.  
 Chairman

GSAPBS

**PROSPECTUS - LEASE  
GENERAL SERVICES ADMINISTRATION  
FEDERAL ACQUISITION SERVICE  
BURLINGTON COUNTY, NJ**

Prospectus Number: PNJ-01-BU09  
Congressional District: 04

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**Project Summary**

The General Services Administration (GSA) proposes a superseding lease of up to 1,100,000 rentable square feet (RSF) and 363 parking spaces for the General Services Administration - Federal Acquisition Service's (GSA - FAS) Eastern Distribution Center (EDC) facility. The EDC is currently located at 1900 River Road in Burlington Township, NJ.

The EDC's mission is to proactively support the federal community by providing mission-critical collaboration in the global supply chain. The EDC receives, stocks and issues a wide product range in compliance with government acquisition policies and socioeconomic regulations. These products include safety equipment, hardware, tools, paints, solvents, office products, janitorial supplies as well as dining facility equipment and supplies.

The EDC's average inventory is valued at approximately \$90 million, and the more than 2.3 million orders and 71,000 tons of goods shipped in FY 2007 was valued at over \$445 million. The EDC also plays a critical role in supporting American troops across the globe and has successfully responded to our nation's needs in Iraq, Somalia, Bosnia and Afghanistan. In fiscal year 2007, over \$133 million was issued from the EDC in support of the war effort. The EDC has also played a critical role in our nation's responses to floods, hurricanes, tornadoes and terrorist attacks.

The EDC's existing facility in Burlington Township, NJ is one of two critical distribution centers in the U.S. and is optimally located to house this requirement. The proposed superseding lease will fulfill the long-term housing needs of GSA - FAS with respect to the Eastern Distribution Center.

GSA

PBS

**PROSPECTUS - LEASE  
GENERAL SERVICES ADMINISTRATION  
FEDERAL ACQUISITION SERVICE  
BURLINGTON COUNTY, NJ**

Prospectus Number:           PNJ-01-BU09  
Congressional District:           04

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**Justification**

Cost savings and strategic location serve as justification for a superseding lease at the Eastern Distribution Center's current facility. The EDC's total annual rent under the current lease is \$11,048,999, while the total annual rent under the proposed superseding lease is only \$8,800,000. This represents a cost savings of \$2,248,999, or approximately 20 percent relative to the current lease. The capital cost of the facility's conveyor system, which was installed when the building was constructed, has been fully recovered by the lessor through the rent payments made since the inception of the lease at the end of 1990. The proposed lower annual rent attributable to lessor's recovery of the conveyor system cost will be effective immediately upon execution of the superseding lease, preempting the current lease which would otherwise expire on December 13, 2010.

The EDC's current facility is strategically located to better serve its customers. It is within one hour of the Ocean Terminal Bayonne, NJ shipping point, which serves its overseas customers, and three hours of the Susquehanna, PA shipping point, which serves its domestic customers. Also, the EDC is directly proximate to the New Jersey and Pennsylvania Turnpikes, and less than ten miles from Interstates 95 and 295.

GSA

PBS

**PROSPECTUS - LEASE  
GENERAL SERVICES ADMINISTRATION  
FEDERAL ACQUISITION SERVICE  
BURLINGTON COUNTY, NJ**

Prospectus Number: PNJ-01-BU09  
Congressional District: 04

**Description**

Occupants:	GSA - Federal Acquisition Service
Delineated Area:	1900 River Road, Burlington, NJ
Lease Type:	Superseding
Justification:	Cost savings and strategic location
Number of Parking Spaces:	363 surface
Expansion Space:	0 rsf
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	10 years
Maximum Rentable Square Feet:	1,100,000
Current Total Annual Cost:	\$11,048,999
Proposed Total Annual Cost <sup>1</sup> :	\$8,800,000
Maximum Proposed Rental Rate <sup>2</sup> :	\$8.00 per rentable square foot

**Authorization**

- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority, in the event GSA is unable to secure a lease agreement with the current lessor, to conduct a competitive procurement for an alternative facility in a delineated area that includes the counties of Burlington, Mercer, Middlesex, Monmouth and Camden, New Jersey, for the same maximum square footage, rental rate, lease term and number of parking spaces included in this prospectus.
- Approval of this prospectus will constitute authority to provide an interim lease, if necessary, prior to the execution of the new lease.

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

<sup>2</sup>This estimate is for fiscal year 2009 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation.

GSA

PBS

**PROSPECTUS - LEASE  
GENERAL SERVICES ADMINISTRATION  
FEDERAL ACQUISITION SERVICE  
BURLINGTON COUNTY, NJ**

Prospectus Number: PNJ-01-BU09  
Congressional District: 04

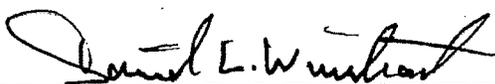
**Summary of Energy Compliance**

If GSA is unable to reach agreement with the current lessor and a competitive procurement is conducted, GSA will incorporate energy efficiency requirements into the Solicitation for Offers and other documents related to the procurement of space for which this prospectus seeks authorization. GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement.

**Certification of Need**

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

Submitted at Washington, DC, on February 26, 2008

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration

Jan / 2008

H. Budget Plan  
 U.S. General Services Administration  
 Federal Acquisition Service

Burlington County, NJ  
 PNJ-01-BU09

Locations	Current						Proposed							
	Personnel			Usable Square Feet (USF)			Personnel			Usable Square Feet (USF)				
	Office	Total	Rate	Office	Warehouse	Special	Office	Total	Rate	Office	Warehouse	Special	Total	
EASTERN DISTRIBUTION CENTER	183	183	182	42,616	1,006,015	0	1,048,631	183	183	182	42,616	1,006,015	0	1,048,631
GSA - FAS	183	183	182	42,616	1,006,015	0	1,048,631	183	183	182	42,616	1,006,015	0	1,048,631
<b>Total</b>														

Current	182
Proposed	182
Utilization	
Rate	182

Current UR excludes 9,376 USF of office support space  
 Proposed UR excludes 9,376 USF of office support space

... ..



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

**James L. Oberstar**  
Chairman

**John L. Mica**  
Ranking Republican Member

David Heysfeld, Chief of Staff  
Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

**COMMITTEE RESOLUTION**

**LEASE**  
**U.S. ARMY CORPS OF ENGINEERS**  
**SACRAMENTO, CA**  
**PCA-01-SA09**

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that, pursuant to title 40 U.S.C. § 3307, appropriations are authorized for a superseding lease of up to 227,490 rentable square feet for the U.S. Army Corps of Engineers, Bureau of Alcohol, Tobacco, and Firearms, Motorcar Safety Administration, and the Defense Logistic Agency, currently located at 1325 J Street, Sacramento, CA, at a proposed total annual cost of \$6,824,700 for a lease term of up to 10 years, a prospectus for which is attached to and included in this resolution.*

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

*Provided, that, to the maximum extent practicable, the Administrator of General Services shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.*

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

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

Adopted: September 24, 2008

  
James L. Oberstar, M.C.  
Chairman

GSA

PBS

**PROSPECTUS - LEASE  
U.S. ARMY CORPS OF ENGINEERS  
SACRAMENTO, CA**

Prospectus Number: PCA-01-SA09  
Congressional District: 05

**Project Summary**

The General Services Administration (GSA) proposes a superseding lease of up to 227,490 rentable square feet of space for the U.S. Army Corps of Engineers (USACE), Bureau of Alcohol, Tobacco, and Firearms (ATF), Motorcar Safety Administration (MSA), and the Defense Logistics Agency (DLA) located at 1325 J Street in Sacramento, CA. Two current leases will be consolidated under this prospectus: one for the Defense Logistics Agency and one for all the other agencies in the property. The DLA lease expires May 18, 2008, but will be extended so the agency can be included in the superseding lease for the remaining agencies prior to the expiration of their current lease on October 31, 2010.

USACE has reduced the amount of space it occupies at 1325 J Street by 32,649 rentable square feet of space, which GSA has been unsuccessful in backfilling over the past year. A market survey found no other facilities in the CBD that meet the agency's continuing space and security requirements; and that market rental rates are higher than the \$30 per rentable square foot proposed in this prospectus for a superseding lease at the current location.

**Description**

Occupants:	USACE; DLA; MSA; and ATF
Delineated Area:	1325 J Street, Sacramento, CA
Lease Type:	Superseding
Justification:	To provide continuing housing for USACE at a rate below the projected market rental rate
Expansion Space:	-32,649 rentable square feet
Number of Parking Spaces:	95 (outside)
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	10 years
Maximum Rentable Square Feet:	227,490
Current Total Annual Cost:	\$5,343,488
Proposed Total Annual Cost <sup>1</sup> :	\$6,824,700
Maximum Proposed Rental Rate <sup>2</sup> :	\$30.00 per rentable square foot

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

<sup>2</sup>This estimate is for fiscal year 2009 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation.

GSA

PBS

PROSPECTUS - LEASE  
U.S. ARMY CORPS OF ENGINEERS  
SACRAMENTO, CA

Prospectus Number: PCA-01-SA09  
Congressional District: 05

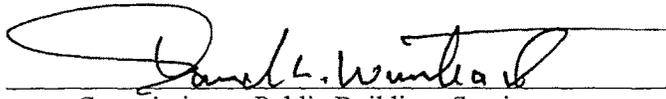
Authorizations

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

Certification of Need

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

Submitted at Washington, DC, on June 27, 2008

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Acting Administrator, General Services Administration

Locations	Current						Proposed								
	Personnel			Usable Square Feet (USF)*			Personnel			Usable Square Feet (USF)*					
	Office	Total		Office	Storage	Special	Total	Office	Total		Office	Storage	Special	Total	
<b>1325 J STREET</b>															
Army - Corps of Engineers	1,551	1,551	167,503	0	19,984	187,487	1,551	1,551	167,503	0	19,984	187,487	1,551	1,551	167,503
Defense - Defense Logistics Agency	10	10	0	0	1,890	1,890	10	10	0	0	1,890	1,890	10	10	0
DOT - Motor Carrier Safety	15	15	4,288	0	0	4,288	15	15	4,288	0	0	4,288	15	15	4,288
Justice - ATF - 1593	20	20	7,898	0	898	8,796	20	20	7,898	0	898	8,796	20	20	7,898
Vacant	0	0	27,029	1,890	135	29,054	0	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>1,596</b>	<b>1,596</b>	<b>206,718</b>	<b>1,890</b>	<b>22,907</b>	<b>231,515</b>	<b>1,596</b>	<b>1,596</b>	<b>179,689</b>	<b>0</b>	<b>22,772</b>	<b>202,461</b>	<b>1,596</b>	<b>1,596</b>	<b>202,461</b>

	Current	Proposed
Utilization	101	88
Rate		

Special Space	USF
Laboratory	81
Clinic	116
Conference	5,573
Auditorium	1,885
ADP	4,660
Food Service	2,946
Workshops	7,511
<b>Total:</b>	<b>22,772</b>

Current UR excludes 45,478 USF of office support space  
Proposed UR excludes 39,532 USF of office support space

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



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

**James L. Oberstar**  
Chairman

**John L. Mica**  
Ranking Republican Member

David Heymsfeld, Chief of Staff  
Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

**COMMITTEE RESOLUTION**

**LEASE**  
**DEPARTMENT OF HOMELAND SECURITY**  
**U.S. IMMIGRATION AND CUSTOMS ENFORCEMENT**  
**WASHINGTON, DC**  
**PDC-14-WA09**

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that, pursuant to title 40 U.S.C. § 3307, appropriations are authorized for a succeeding/new lease of up to 136,500 rentable square feet for the Immigration and Customs Enforcement agency of the Department of Homeland Security, currently located at 801 Eye Street, NW, Washington, DC, at a proposed total annual cost of \$6,688,500 for a lease term of up to 10 years, a prospectus for which is attached to and included in this resolution.*

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

*Provided, that, to the maximum extent practicable, the Administrator of General Services shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.*

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

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

Adopted: September 24, 2008

A handwritten signature in black ink that reads "James L. Oberstar".  
James L. Oberstar, M.C.  
Chairman

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF HOMELAND SECURITY  
U.S. IMMIGRATION AND CUSTOMS ENFORCEMENT  
WASHINGTON, DC**

Prospectus Number: PDC-14-WA09

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**Project Summary**

The General Services Administration (GSA) proposes a succeeding/new lease of up to 136,500 rentable square feet of space to accommodate new hires for the Immigration and Customs Enforcement (ICE) agency of the Department of Homeland Security (DHS), currently located at Techworld Plaza II, 801 Eye Street, NW, Washington, DC.

Authority under Prospectus Number PDC-05WA05 for 403,847 RSF is being used, along with that under Prospectus Number PDC-08WA06 for 115,870 RSF, to relocate ICE headquarters to Potomac Center North (PCN) in southwest Washington, DC. Since approval of those prospectuses in FY05 and FY06 respectively, ICE has identified the need for additional space to house 517 headquarters new hires that cannot fit into PCN. Of this number, 483 personnel can be housed in Techworld Plaza II under a succeeding lease. The remaining 34 personnel may need to be housed under a separate, new lease to be procured in the Central Employment Area if Techworld Plaza II cannot accommodate them. If, for any reason, the lessor of Techworld Plaza II decides to reposition the building through a complete renovation requiring its tenants to vacate, then authority is also requested to procure a new lease of up to 136,500 rentable square feet (in lieu of a succeeding lease) to house these new hires at a new location.

**Project Description/Justification**

Since its creation in 2003, ICE has seen significant growth in its budget and its personnel. While much of this growth has been in field offices, ICE headquarters functions have also seen substantial growth to oversee field operations and provide executive and programmatic guidance to these operations. From FY 2005 to FY 2008, the number of ICE personnel nationwide has grown 11 percent. Additional staff requirements have arisen from increases in the number of detention beds to end the Catch and Release policy along the border, increased cooperation with state and local law enforcement [the 287(g) program], and other immigration enforcement initiatives including the Administration's Secure Border Initiative. The increases require significant headquarters oversight to manage the contracts and ensure that ICE has a strong national program.

The expansion of ICE has been considered in light of the overall housing plan for DHS in the Washington, DC area. The mission execution components of ICE, currently located at PCN, are planned to move to the St. Elizabeths campus. When this occurs, the mission support components to be housed under the authority of this prospectus at Techworld Plaza II are proposed to backfill the vacated portion of PCN. Therefore, GSA will negotiate termination rights in the lease.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF HOMELAND SECURITY  
U.S. IMMIGRATION AND CUSTOMS ENFORCEMENT  
WASHINGTON, DC**

Prospectus Number: PDC-14-WA09

**Description**

Occupants:	DHS-ICE
Delineated Area:	801 Eye Street, Washington, DC (succeeding lease), and/or a new lease in the Washington, DC Central Employment Area (CEA) /North of Massachusetts Avenue (NoMa) / Waterfront
Lease Type:	Succeeding / New
Justification:	New Hires
Expansion Space:	136,500 RSF
Number of Parking Spaces:	6 official
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	10 years
Maximum Rentable Square Feet:	136,500
Current Total Annual Cost:	\$4,722,030
Proposed Total Annual Cost: <sup>1</sup>	\$6,688,500
Maximum Proposed Rental Rate: <sup>2</sup>	\$49.00 per rentable square foot

**Summary of Energy Compliance**

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

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

<sup>2</sup> This estimate is for fiscal year 2009 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation.

GSA

PBS

PROSPECTUS – LEASE  
DEPARTMENT OF HOMELAND SECURITY  
U.S. IMMIGRATION AND CUSTOMS ENFORCEMENT  
WASHINGTON, DC

Prospectus Number: PDC-14-WA09

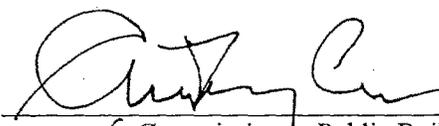
Authorization

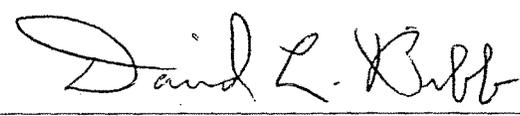
- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required area.
- Approval of this prospectus will constitute authority to provide interim leases, if necessary, prior to the execution of the succeeding/new lease.
- Approval of this prospectus will also constitute authority to lease the space required at a new location, if a succeeding lease at the current location is not feasible.

Certification of Need

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

Submitted at Washington, DC, on June 27, 2008

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Acting Administrator, General Services Administration

March 2008

**HOUSING PLAN**  
U.S. Immigration and Customs Enforcement

Washington, DC  
PDC-14-WA09

Locations	Current				Proposed			
	Personnel		Usable Square Feet (USF)		Personnel		Usable Square Feet (USF)	
	Office	Total	Office	Special	Office	Total	Office	Special
Techworld Plaza II (LDC70239)	322	322	70,575			70,575		
Techworld Plaza II (LDC70227) *	119	119	25,983			25,983		
Space for New Hires	441	441	96,558		517	103,400	10,340	
<b>TOTALS</b>					<b>517</b>	<b>103,400</b>	<b>10,340</b>	
								<b>113,740</b>

Special Space	USF
Food Service	5,170
Conference	5,170
<b>Total</b>	<b>10,340</b>

Current Utilization	Proposed
Rate	156

Current UR excludes 21,243 usf of office support space.  
Proposed UR excludes 22,748 of office support space.

Usable square footage means the portion of the building available for use by tenants' personnel and furnishings and space available jointly to the occupants of the building (e.g. auditorium, health units and snack bars). Usable square footage does not include space devoted to building operations and maintenance (e.g. craft shops, gear rooms, building supply rooms, rest rooms and lobbies).

\* ICE occupies space under a portion of this lease, which is currently in holdover.



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

James L. Oberstar  
Chairman

John L. Mica  
Ranking Republican Member

David Heymsfeld, Chief of Staff  
Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

**COMMITTEE RESOLUTION**

**LEASE**  
**FEDERAL EMERGENCY MANAGEMENT AGENCY**  
**WASHINGTON, DC**  
PDC-01-WA09

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that, pursuant to title 40 U.S.C. § 3307, appropriations are authorized for a superseding lease of up to 101,111 rentable square feet for the Federal Emergency Management Agency, currently located at 800 K Street NW, Washington, DC, at a proposed total annual cost of \$4,954,439 for a lease term of up to 10 years, a prospectus for which is attached to and included in this resolution.*

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

*Provided, that, to the maximum extent practicable, the Administrator of General Services shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.*

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

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

Adopted: September 24, 2008

A handwritten signature in black ink that reads "James L. Oberstar".  
James L. Oberstar, M.C.  
Chairman

GSA

PBS

**PROSPECTUS – LEASE  
FEDERAL EMERGENCY MANAGEMENT AGENCY  
WASHINGTON, DC**

Prospectus Number: PDC-01-WA09

**Project Summary**

The General Services Administration (GSA) proposes a superseding lease of up to 101,111 rentable square feet of space for the Federal Emergency Management Agency (FEMA), currently located at Techworld Plaza I, 800 K Street, NW, Washington, DC. FEMA occupies space at this location under seven leases which need to be incorporated into a single lease agreement that can be extended to accommodate FEMA's future move to new headquarters space at St. Elizabeths West Campus. GSA included a portion of design funding for a consolidated FEMA facility at St. Elizabeths in its fiscal year 2009 budget request. Construction funding will be requested in a future fiscal year. GSA will negotiate a superseding lease term of ten years with cancellation rights to provide flexibility in coordinating FEMA's relocation to St. Elizabeths with any changes to the scheduled delivery of the new space.

**Description**

Occupants:	FEMA
Delineated Area:	Washington, DC Central Employment Area, North of Massachusetts Avenue and Waterfront
Lease Type:	Succeeding
Justification:	Multiple Lease Expirations up to 06/02/10
Expansion Space:	None
Number of Parking Spaces:	6 official vehicles
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	10 years with cancellation rights
Maximum Rentable Square Feet:	101,111
Current Total Annual Cost: <sup>1</sup>	\$3,754,000
Proposed Total Annual Cost: <sup>2</sup>	\$4,954,439
Maximum Proposed Rental Rate:	\$49.00 per rentable square foot

<sup>1</sup> Any new lease may contain an annual escalation clause to provide for increases or decreasing in real estate taxes and operating costs.

<sup>2</sup> The estimate is for fiscal year 2009 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation.

GSA

PBS

PROSPECTUS – LEASE  
FEDERAL EMERGENCY MANAGEMENT AGENCY  
WASHINGTON, DC

Prospectus Number: PDC-01-WA09

Authorization

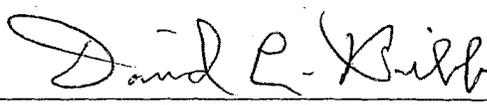
- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required area.
- Approval of this prospectus will constitute authority to provide interim leases, if necessary, prior to the execution of the new lease.
- Approval of this prospectus will also constitute authority to procure a new lease of up to 101,111 rentable square feet to house FEMA at another location in the event that the negotiation of a superseding lease with the current lessor at Techworld I is unsuccessful.

Certification of Need

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

Submitted at Washington, DC, on June 27, 2008

Recommended:   
\_\_\_\_\_  
Commissioner, Public Buildings Service

Approved:   
\_\_\_\_\_  
Acting Administrator, General Services Administration

April 2008

Washington, DC  
PDC-01-WA09

**HOUSING PLAN**  
**Federal Emergency Management Agency**

Location	Current				Proposed			
	Personnel Office	Personnel Total	Usable Square Feet (USF) Office	Usable Square Feet (USF) Total	Personnel Office	Personnel Total	Usable Square Feet (USF) Office	Usable Square Feet (USF) Total
Techworld Plaza I	400	400	74,796	84,259	400	400	74,796	84,259
TOTAL	400	400	74,796	84,259	400	400	74,796	84,259

Utilization Rate		
Rate	Current	Proposed
	146	146

Current U/R excludes 16,455 usf of office support space.  
Proposed UR excludes 16,455 usf of office support space.

Special Space	USF
Food Service	1,500
Conference/Training	5,713
File Room	2,000
ADP /Secure	250
<b>Total</b>	<b>9,463</b>



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

**James L. Oberstar**  
**Chairman**

**John L. Mica**  
**Ranking Republican Member**

David Heysfeld, Chief of Staff  
Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

**COMMITTEE RESOLUTION**

**LEASE**  
**DEPARTMENT OF HEALTH AND HUMAN SERVICES**  
**CHICAGO, IL**  
**PIL-05-CH09**

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that, pursuant to title 40 U.S.C. § 3307, appropriations are authorized for a replacement lease of up to 192,970 rentable square feet for the Department of Health and Human Services, currently located at 233 North Michigan Avenue, Chicago, IL, at a proposed total annual cost of \$10,613,350 for a lease term of up to 10 years, a prospectus for which is attached to and included in this resolution.*

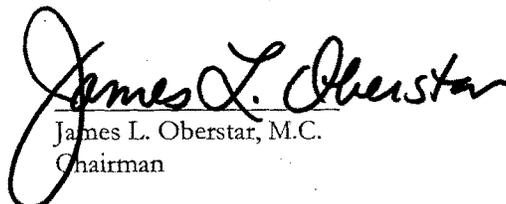
Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided, that, to the maximum extent practicable, the Administrator of General Services shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.*

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

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

**Adopted: September 24, 2008**

  
James L. Oberstar, M.C.  
Chairman

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF HEALTH AND HUMAN SERVICES  
CHICAGO, IL**

Prospectus Number:           PIL-05-CH09  
Congressional District:           7

**Project Summary**

The General Services Administration (GSA) proposes a replacement lease of up to 192,970 rentable square feet of space and 16 structured parking spaces for the Department of Health and Human Services (HHS) in Chicago, IL. HHS is currently housed at 233 North Michigan Avenue in Chicago, IL.

**Description**

Occupants:	HHS
Delineated Area:	The delineated area is bounded by Grand Avenue to the north, Harrison Street to the south, Lake Michigan to the east, and Kennedy Expressway to the west.
Lease Type:	Replacement
Justification:	Expiring Lease (November 30, 2009)
Number of Parking Spaces:	16
Expansion Space:	8,822 rsf
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	10 years
Maximum Rentable Square Feet:	192,970
Current Total Annual Cost:	\$5,737,095
Proposed Total Annual Cost <sup>1</sup> :	\$10,613,350
Maximum Proposed Rental Rate <sup>2</sup> :	\$55.00 per rentable square foot

**Summary of Energy Compliance**

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

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

<sup>2</sup>This estimate is for fiscal year 2010 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation.

GSA

PBS

PROSPECTUS – LEASE  
DEPARTMENT OF HEALTH AND HUMAN SERVICES  
CHICAGO, IL

Prospectus Number: PIL-05-CH09  
Congressional District: 7

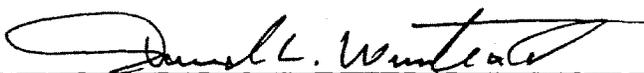
Authorizations

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

Certification of Need

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

Submitted at Washington, DC, on June 27, 2008

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Acting Administrator, General Services Administration

Locations	Current						Proposed					
	Personnel		Usable Square Feet (USF)				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
<b>TWO ILLINOIS CENTER</b>												
HHS	564	564	153,242	0	0	153,242						
Vacant	0	0	7,341	0	0	7,341	0	0	0	0	0	0
<b>Sub Total:</b>	<b>564</b>	<b>564</b>	<b>160,583</b>	<b>0</b>	<b>0</b>	<b>160,583</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Chicago HHS Lease</b>												
HHS	0	0	0	0	0	0	630	630	117,046	6,715	36,822	160,583
<b>Total:</b>	<b>564</b>	<b>564</b>	<b>160,583</b>	<b>0</b>	<b>0</b>	<b>160,583</b>	<b>630</b>	<b>630</b>	<b>117,046</b>	<b>6,715</b>	<b>36,822</b>	<b>160,583</b>

Current	Proposed
Utilization	
Rate	145

Current UR excludes 35,328 USF of office support space  
Proposed UR excludes 25,750 USF of office support space

Special Space	
Laboratory	810
Restroom	459
Conference/Training	23,068
Library	3,085
ADP	2,194
Food Service	3,465
Mail room	2,121
Evidence room	1,485
Interview room	135
<b>Total:</b>	<b>36,822</b>

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



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

Washington, DC 20515

**James L. Oberstar**  
Chairman

**John L. Mica**  
Ranking Republican Member

David Heymsfeld, Chief of Staff  
Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

**COMMITTEE RESOLUTION**

**LEASE  
DEPARTMENT OF THE TREASURY  
PLANTATION, FL  
PFL-01-FL09**

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that, pursuant to title 40 U.S.C. § 3307, appropriations are authorized for a consolidation lease of up to 140,853 rentable square feet for the Department of the Treasury, currently located at 7850 SW 6th Court, Plantation, FL, 300 Lock Road, Deerfield Beach, FL and 1000 South Pine Island Road, Plantation, FL, at a proposed total annual cost of \$4,789,002 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.*

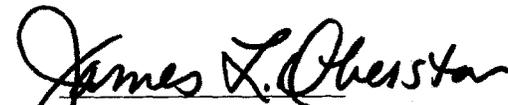
Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided, that, to the maximum extent practicable, the Administrator of General Services shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.*

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

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

**Adopted: September 24, 2008**

  
James L. Oberstar, M.C.  
Chairman

GSA

PBS

**PROSPECTUS - LEASE  
DEPARTMENT OF THE TREASURY  
PLANTATION, FL**

Prospectus Number: PFL-01-FL09  
Congressional District: 23

**Project Summary**

The General Services Administration (GSA) proposes a consolidation lease for up to 140,853 (rsf) for the Internal Revenue Service (IRS) and Treasury Inspector General for Tax Administration (TIGTA). The IRS is currently located at 7850 SW 6th Court, Plantation, FL, 300 Lock Road, Deerfield Beach, FL and 1000 South Pine Island Road, Plantation, FL. This proposed lease project will consolidate all three locations and meet the continuing housing needs of IRS and TIGTA for office and support space. GSA has termination rights for the leases located at 300 Lock Road and 1000 South Pine Island Road, which expire February 28, 2010 and November 25, 2012, respectively.

**Description**

Occupants:	Treasury – IRS, Tax Administration - IG
Delineated Area:	Bounded by Cleary Boulevard to the north, Hiatus Road to the west, Florida State Road 817 to the east, Nova Drive to the south
Lease Type:	Consolidation
Justification:	Expiring Leases (4/30/09, 2/28/2010, 11/25/2012)
Number of Parking Spaces:	43 official
Expansion Space:	- 41,751 rsf (space reduction)
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	140,853
Current Total Annual Cost:	\$4,128,531
Proposed Total Annual Cost <sup>1</sup> :	\$4,789,002
Maximum Proposed Rental Rate <sup>2</sup> :	\$34.00 per rentable square foot

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

<sup>2</sup>This estimate is for fiscal year 2009 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation.

GSA

PBS

PROSPECTUS - LEASE  
DEPARTMENT OF THE TREASURY  
PLANTATION, FL

Prospectus Number: PFL-01-FL09  
Congressional District: 23

Summary of Energy Compliance

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

Authorizations

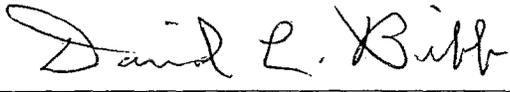
- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required area.
- Approval of this prospectus will constitute authority to provide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

Certification of Need

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

Submitted at Washington, DC, on June 27, 2008

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Acting Administrator, General Services Administration

March 2008  
 Housing Plan  
 Department of Treasury  
 Pension, FL  
 P 1-PL09

Locations	Current						Proposed						
	Personnel			Usable Square Feet (USF)			Personnel			Usable Square Feet (USF)			
	Office	Total	Rate	Office	Storage	Special	Office	Total	Rate	Office	Storage	Special	Total
<b>7850 SW 6TH COURT</b>													
Treasury - IRS National Office	534	534	111,404	0	0	8,490	0	0	0	0	0	0	0
Treasury - Tax Administration - IG	15	15	2,587	0	0	0	0	0	0	0	0	0	0
<b>1000 SOUTH PINE ISLAND RD</b>													
Treasury - IRS National Office	53	53	17,197	0	0	0	0	0	0	0	0	0	0
<b>300 LOCK ROAD</b>													
Treasury - IRS National Office	117	117	23,336	0	0	0	0	0	0	0	0	0	0
<b>New Lease</b>													
Treasury - IRS National Office	0	0	0	0	0	0	0	0	739	739	109,940	0	9,990
Treasury - Tax Administration - IG	0	0	0	0	0	0	0	0	15	15	2,551	0	2,551
<b>Total:</b>	<b>719</b>	<b>719</b>	<b>154,524</b>	<b>0</b>	<b>0</b>	<b>8,490</b>	<b>0</b>	<b>0</b>	<b>754</b>	<b>754</b>	<b>112,491</b>	<b>0</b>	<b>9,990</b>

	Current	Proposed
Utilization	168	116
Rate		

	Special Space
Conference/Training	8,775
ADP	300
Food Service	540
Mail Rooms	375
<b>Total:</b>	<b>9,990</b>

Current UR excludes 33,995 USF of office support space  
 Proposed UR excludes 24,748 USF of office support space

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



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

James L. Oberstar  
Chairman

John L. Mica  
Ranking Republican Member

David Heysfeld, Chief of Staff  
Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

**COMMITTEE RESOLUTION**

**LEASE**  
**DEPARTMENT OF DEFENSE**  
**DEFENSE INTELLIGENCE AGENCY**  
**PRINCE GEORGES COUNTY, MD**  
PMD-03-WA09

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that, pursuant to title 40 U.S.C. § 3307, appropriations are authorized for a new lease of up to 266,000 rentable square feet for the Department of Defense, Defense Intelligence Agency, currently located at 3300 75<sup>th</sup> Street, Landover, MD, at a proposed total annual cost of \$4,788,000 for a lease term of up to 10 years, a prospectus for which is attached to and included in this resolution.*

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

*Provided, that, to the maximum extent practicable, the Administrator of General Services shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.*

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

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

Adopted: September 24, 2008

A handwritten signature in black ink that reads "James L. Oberstar".  
James L. Oberstar, M.C.  
Chairman

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF DEFENSE  
DEFENSE INTELLIGENCE AGENCY  
PRINCE GEORGES COUNTY, MD**

Prospectus Number: PMD-03-WA09

Congressional District: 4

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**Project Summary**

The General Services Administration (GSA) proposes a new lease for up to 266,000 rentable square feet lease of flex/warehouse space for the Department of Defense (DoD), Defense Intelligence Agency (DIA). DoD DIA is currently housed at 3300 75<sup>th</sup> Street, Landover, MD.

DoD DIA's current space was obtained under a service contract effective March 16, 2004 and will expire on August 31, 2009. The DoD DIA warehouse supports DIA personnel deploying overseas to Iraq and Afghanistan. As such, DoD DIA has a continuing need for space and has requested that GSA acquire and administer a new lease in the Prince Georges County, MD area to replace the service contract.

GSA will solicit for a facility that is compliant with the mandatory DoD Minimum Antiterrorism Standards for Buildings in effect for all leases that expire in FY 2007 and beyond. These requirements include but are not limited to: progressive collapse, DoD full building occupancy, 82 foot setback from the curb, and control of underground parking.

**Description**

Occupants:	DoD DIA
Delineated Area:	Prince Georges County, MD I-95 Proximate
Lease Type:	New Lease
Justification:	Expiring DoD Contract
Expansion Space:	None
Number of Parking Spaces <sup>1</sup> :	350 Outdoor Spaces
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	10 years
Maximum Rentable Square Feet:	266,000
Current Total Annual Cost: <sup>2</sup>	\$4,180,858
Proposed Total Annual Cost:	\$4,788,000
Maximum Proposed Rental Rate <sup>3</sup> :	\$18.00 per rentable square foot

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<sup>1</sup> The parking lot will be used as a ware yard to accommodate storage containers for sensitive items, trailers used to stage materials for specific jobs on a long-term basis, specialized military vehicles, and oversized items such as diesel generators. The parking lot will also be used for 10 official government vehicles.

<sup>2</sup> Current total annual cost is based on rent consistent with the terms of the non-government service contract.

<sup>3</sup> This estimate is for fiscal year 2009 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF DEFENSE  
DEFENSE INTELLIGENCE AGENCY  
PRINCE GEORGES COUNTY, MD**

Prospectus Number: PMD-03-WA09  
Congressional District: 4

Summary of Energy Compliance

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

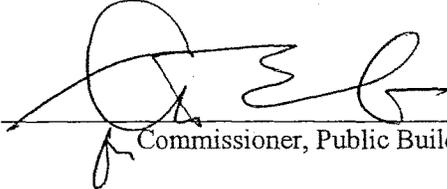
Authorization

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

Certification of Need

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

Submitted at Washington, DC, on June 27, 2008

Recommended:  \_\_\_\_\_  
Commissioner, Public Buildings Service

Approved:  \_\_\_\_\_  
Acting Administrator, General Services Administration

June 2008

Housing Plan  
 Department of Defense  
 Defense Intelligence Agency

Prince Georges County, MD  
 PMD-03-WA09

Locations	Personnel			Current				Proposed			
	Office	Total		Office	Storage	Special	Total	Office	Storage	Special	Total
Current Location	263	263		48,101		217,899	266,000				
Proposed Location								48,101			
Total	263	263		48,101		217,899	266,000	48,101			266,000

Special Space	USF
Warehouse	162,012
Adp	27,941
Armory	2,411
Library	3,908
Conference	21,627
<b>Total</b>	<b>217,899</b>

Utilization Rate	Current	Proposed
	143	143

Current UR excludes 10,582 USF of Office for support space  
 Proposed UR excludes 10,582 USF of office for support space

Usable square footage means the portion of the building available for use by tenants' personnel and furnishings, and space available jointly to the occupants of the building (e.g., auditorium, health units and snack bars). Usable square footage does not include space devoted to building operations and maintenance (e.g., craft shops, gear rooms, building supply rooms, rest rooms and lobbies).

\* With Flex space, there is no difference between the usable and rentable square footage.



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

James L. Oberstar  
 Chairman

John L. Mica  
 Ranking Republican Member

David Heymsfeld, Chief of Staff  
 Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

LEASE  
 FEDERAL AVIATION ADMINISTRATION  
 901 LOCUST STREET  
 KANSAS CITY, MO  
 PMO-02-KA09

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that, pursuant to title 40 U.S.C. § 3307, appropriations are authorized for a succeeding lease of up to 204,607 rentable square feet for the Department of Transportation's Federal Aviation Administration, Federal Railroad Administration, Federal Transit Administration, National Highway Traffic Safety Administration, and Pipeline and Hazardous Materials Safety Administration, and the Social Security Administration, currently located at 901 Locust Street, Kansas City, MO, at a proposed total annual cost of \$5,933,603 for a lease term of up to 10 years, a prospectus for which is attached to and included in this resolution.*

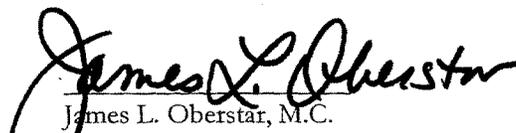
Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided, that, to the maximum extent practicable, the Administrator of General Services shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.*

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

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

Adopted: September 24, 2008

  
 James L. Oberstar, M.C.  
 Chairman

GSA

PBS

**PROSPECTUS - LEASE  
FEDERAL AVIATION ADMINISTRATION  
901 LOCUST STREET  
KANSAS CITY, MO**

Prospectus Number: PMO-02-KA09  
Congressional District: 05

**Project Summary**

The General Services Administration (GSA) proposes a succeeding lease of up to 204,607 rentable square feet of space primarily for the Department of Transportation's (DOT) Federal Aviation Administration (FAA), as well as the Federal Railroad Administration (FRA), Federal Transit Administration (FTA), National Highway Traffic Safety Administration (NHTSA), the Pipeline and Hazardous Materials Safety Administration (PHMSA) agencies; and the Social Security Administration (SSA) located at 901 Locust Street in Kansas City, Missouri.

The current leased property was constructed for DOT in 1999. It consolidated seven dispersed FAA leased locations, and provided the security needed for the agency's sensitive operations.

**Description**

Occupants:	DOT-FAA, FRA, FTA, NHTSA, PHMSA, and SSA
Delineated Area:	901 Locust Street Kansas City, MO
Lease Type:	Succeeding
Justification:	Expiring lease (10/14/09)
Number of Parking Spaces:	104 (structured)
Expansion Space:	None
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	10 years
Maximum Rentable Square Feet:	204,607
Current Total Annual Cost:	\$4,581,591
Proposed Total Annual Cost <sup>1</sup> :	\$5,933,603
Maximum Proposed Rental Rate <sup>2</sup> :	\$29.00 per rentable square foot

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

<sup>2</sup>This estimate is for fiscal year 2010 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation.

GSA

PBS

**PROSPECTUS - LEASE**  
**FEDERAL AVIATION ADMINISTRATION**  
**901 LOCUST STREET**  
**KANSAS CITY, MO**

Prospectus Number: PMO-02-KA09  
 Congressional District: 05

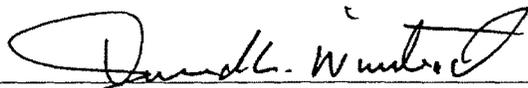
**Authorizations**

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

**Certification of Need**

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

Submitted at Washington, DC, on June 27, 2008

Recommended:   
 Commissioner, Public Buildings Service

Approved:   
 Acting Administrator, General Services Administration

June 8  
 PMF -KA09  
 Kansas City, MO

Hov Plan  
 Federal Aviation Administration

Location	Current						Proposed					
	Personnel			Usable Square Feet (USF)			Personnel			Usable Square Feet (USF)		
	Office	Total	Rate	Office	Storage	Special	Office	Total	Rate	Office	Storage	Special
<b>901 Locust</b>												
DOT - Federal Aviation Administration	450	450	131,518	-	-	17,772	450	450	131,518	-	-	17,772
DOT - Federal Railroad Administration	18	18	4,604	-	-	-	18	18	4,604	-	-	-
DOT - Federal Transit Administration	12	12	3,940	-	194	-	12	12	3,940	-	194	-
DOT - National Highway Traffic Safety Administration	9	9	3,573	-	-	-	9	9	3,573	-	-	-
Social Security Administration	12	12	3,617	-	-	-	12	12	3,617	-	-	-
DOT - Pipeline & Hazardous Materials	11	11	3,672	-	-	-	11	11	3,672	-	-	-
<b>Total</b>	<b>512</b>	<b>512</b>	<b>150,924</b>	<b>-</b>	<b>-</b>	<b>17,966</b>	<b>512</b>	<b>512</b>	<b>150,924</b>	<b>-</b>	<b>-</b>	<b>17,966</b>

Utilization (UR)		
Rate	Current	Proposed
	230	230

Current UR excludes 33,203 usf of office support  
 Proposed UR excludes 33,203 usf of office support

Special Space	
Type	USF
Laboratory	271
Clinic	144
Physical Fitness	2,830
Conference	8,534
ADP	2,833
Food Service	3,354
<b>Total</b>	<b>17,966</b>

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



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

**James L. Oberstar**  
Chairman

**John L. Mica**  
Ranking Republican Member

David Heysfeld, Chief of Staff  
Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

**COMMITTEE RESOLUTION**

**LEASE**  
**DEPARTMENT OF DEFENSE**  
**MISSILE DEFENSE AGENCY**  
**NORTHERN VIRGINIA**  
PVA-07-WA09

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that, pursuant to title 40 U.S.C. § 3307, appropriations are authorized for a new lease of up to 132,516 rentable square feet for the Department of Defense Missile Defense Agency, currently located at 5611 Columbia Pike, Falls Church, VA, at a proposed total annual cost of \$4,505,544 for a lease term of up to four years, a prospectus for which is attached to and included in this resolution.*

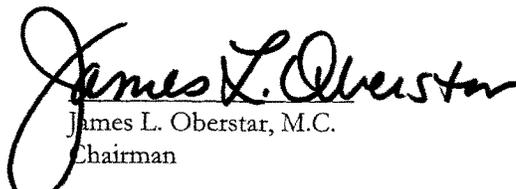
Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided, that, to the maximum extent practicable, the Administrator of General Services shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.*

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

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

Adopted: September 24, 2008

  
James L. Oberstar, M.C.  
Chairman

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF DEFENSE  
MISSILE DEFENSE AGENCY  
NORTHERN VIRGINIA**

Prospectus Number: PVA-07-WA09  
Congressional District: 8

**Project Summary**

The General Services Administration (GSA) proposes a new lease for continuing occupancy of up to 132,516 rentable square feet (rsf) for the Department of Defense (DOD) Missile Defense Agency (MDA), currently located at the Suffolk Building, 5611 Columbia Pike, Falls Church, VA.

The current space was obtained by MDA through a service contract on July 1, 2004 and expires on June 30, 2009. MDA has a continuing need for the space until 2011, when they are required to relocate to owned space in accordance with the 2005 Base Realignment and Closure (BRAC) Act. DoD has requested that a lease to succeed the service contract be acquired and administered through GSA effective July 1, 2009.

The 2005 BRAC Act requires MDA to relocate to DoD owned space by September 2011. Since this is a short-term requirement, GSA has determined that it is not practical to consider relocating MDA prior to their BRAC relocation date. GSA will negotiate with the lessor for termination rights in the new lease to align with the final relocation date, once it is established.

MDA occupies an additional 144,551 rsf under a GSA lease in the Suffolk building that expires December 15, 2013. It was acquired in accordance with prospectus number PVA-11W03 approved by the House Committee on Transportation and Infrastructure on April 9, 2003 and the Senate Committee on Environment and Public Works on February 24, 2003. This MDA requirement is also affected by the BRAC requirement to move to a new location by September 2011. The lease can be terminated with 60 days notice after December 16, 2010.

**Description**

Occupants:	DOD
Delineated Area:	5611 Columbia Pike, Falls Church VA
Lease Type:	New lease to succeed MDA service contract
Justification:	Expiring service contract (6/30/2009); Continuing need for the space until 2011 when they will relocate to owned space in accordance with the 2005 Base Realignment and Closure Act.
Expansion Space:	None

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF DEFENSE  
MISSILE DEFENSE AGENCY  
NORTHERN VIRGINIA**

Prospectus Number: PVA-07-WA09

Congressional District: 8

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Number of Parking Spaces <sup>1</sup> :	0
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	4 years with termination rights to align with final relocation date
Maximum Rentable Square Feet:	132,516
Current Total Annual Cost:	\$2,763,019
Proposed Total Annual Cost <sup>2</sup> :	\$4,505,544
Maximum Proposed Rental Rate <sup>3</sup> :	\$34.00

**Authorization**

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

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

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

<sup>3</sup> This estimate is for fiscal year 2009 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF DEFENSE  
MISSILE DEFENSE AGENCY  
NORTHERN VIRGINIA**

Prospectus Number: PVA-07-WA09  
Congressional District: 8

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**Certification of Need**

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

Submitted at Washington, DC, on June 27, 2008

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Acting Administrator, General Services Administration

**Housing Plan**  
**Missile Defense Agency**  
**Northern VA**

October 2007

PVA-07-WA09

Locations	Current						Proposed					
	Personnel			Usable Square Feet (USF)			Personnel			Usable Square Feet (USF)		
	Office	Total		Office	Storage	Special	Office	Storage	Special	Office	Storage	Special
Suffolk Building	575	575	110,430	110,430	-	-	575	110,430	-	110,430	-	-
Total	575	575	110,430	110,430	-	-	575	110,430	-	110,430	-	-

Utilization Rate	Current	Proposed
	150	150

Current UR excludes 24,295 USF of Office for support space  
Proposed UR excludes 24,295 USF of office for support space

Usable square footage means the portion of the building available for use by tenants' personnel and furnishings, and space available jointly to the occupants of the building (e.g., auditorium, health units and snack bars). Usable square footage does not include space devoted to building operations and maintenance (e.g., craft shops, gear rooms, building supply rooms, rest rooms and lobbies).



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

**James L. Oberstar**  
Chairman

**John L. Mica**  
Ranking Republican Member

David Heysfeld, Chief of Staff  
Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

**COMMITTEE RESOLUTION**

**LEASE**  
**U.S. ATTORNEYS**  
**HOUSTON, TX**  
**PTX-01-HO09**

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that, pursuant to title 40 U.S.C. § 3307, appropriations are authorized for a replacement and expansion lease of up to 132,539 rentable square feet for the U.S. Attorneys, currently located at 910 Travis Street, Houston, TX, at a proposed total annual cost of \$4,638,865 for a lease term of up to 10 years, a prospectus for which is attached to and included in this resolution.*

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

*Provided, that, to the maximum extent practicable, the Administrator of General Services shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.*

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

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

Adopted: September 24, 2008

  
James L. Oberstar, M.C.  
Chairman

GSA

PBS

**PROSPECTUS - LEASE  
U.S. ATTORNEYS  
HOUSTON, TX**

Prospectus Number: PTX-01-HO09  
Congressional District: 18

**Project Summary**

The General Services Administration (GSA) proposes a replacement and expansion lease of up to 132,539 rentable square feet of space and 31 secured parking spaces for the U.S. Attorneys in Houston, TX. The U.S. Attorneys currently occupies 104,528 rentable square feet in the Bank One Center at 910 Travis Street. Due to increases in caseload and resulting personnel growth, they have requested expansion space of 28,011 rentable square feet.

**Description**

Occupants:	U.S. Attorneys
Delineated Area:	Congress Street on the North, Main Street on the East, Dallas Street on the South, and I-45 on the West
Lease Type:	Replacement/Expansion
Justification:	Expiring Lease (May 26, 2009)
Number of Parking Spaces:	31 secure spaces
Expansion Space:	28,011 rsf
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	10 years
Maximum Rentable Square Feet:	132,539
Current Total Annual Cost:	\$2,083,588
Proposed Total Annual Cost <sup>1</sup> :	\$4,638,865
Maximum Proposed Rental Rate <sup>2</sup> :	\$35.00 per rentable square foot

**Summary of Energy Compliance**

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

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

<sup>2</sup>This estimate is for fiscal year 2009 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation.

GSA

PBS

**PROSPECTUS - LEASE  
U.S. ATTORNEYS  
HOUSTON, TX**

Prospectus Number: PTX-01-HO09  
Congressional District: 18

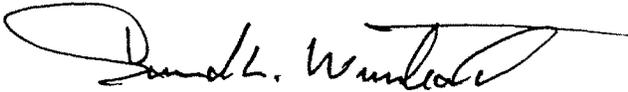
**Authorizations**

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

**Certification of Need**

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

Submitted at Washington, DC, on June 27, 2008

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Acting Administrator, General Services Administration

November 2007

Housing Plan  
U.S. Attorneys

Houston, TX  
PTX-01-H009

Locations	Current						Proposed						
	Personnel			Usable Square Feet (USF)			Personnel			Usable Square Feet (USF)			
	Office	Total	Rate	Office	Storage	Special	Office	Total	Rate	Office	Storage	Special	Total
<b>BANK ONE CENTER</b>													
Justice - Office of U.S. Attorneys	288	288	74,087	6,571	10,236	90,894	0	0	0	0	0	0	0
Replacement Lease	0	0	0	0	0	0	330	330	94,502	8,400	12,350	115,252	115,252
<b>Total:</b>	<b>288</b>	<b>288</b>	<b>74,087</b>	<b>6,571</b>	<b>10,236</b>	<b>90,894</b>	<b>330</b>	<b>330</b>	<b>94,502</b>	<b>8,400</b>	<b>12,350</b>	<b>115,252</b>	<b>115,252</b>

Current		Proposed	
Rate	201	Rate	223
Utilization		Utilization	

Special Space	
Restroom	150
Conference	9,000
Auditorium	1,700
ADP	850
Food Service	650
<b>Total:</b>	<b>12,350</b>

Current UR excludes 16,299 USF of office support space  
Proposed UR excludes 20,790 USF of office support space

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



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

James L. Oberstar  
Chairman

John L. Mica  
Ranking Republican Member

David Heysfeld, Chief of Staff  
Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

**COMMITTEE RESOLUTION**

**LEASE**  
**DEPARTMENT OF DEFENSE**  
**MISSILE DEFENSE AGENCY**  
**HUNTSVILLE, AL**  
PAL-01-HU09

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that, pursuant to title 40 U.S.C. § 3307, appropriations are authorized for a succeeding lease of up to 386,821 rentable square feet for the Department of Defense, including the Missile Defense Agency, currently located at 106 Wynn Drive, Huntsville, AL, at a proposed total annual cost of \$7,736,420 for a lease term of up to 4 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, to the maximum extent practicable, the Administrator of General Services shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.*

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

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

Adopted: September 24, 2008

A handwritten signature in cursive script that reads "James L. Oberstar".  
James L. Oberstar, M.C.  
Chairman

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF DEFENSE  
MISSILE DEFENSE AGENCY  
HUNTSVILLE, AL**

Prospectus Number: PAL-01-HU09

Congressional District: 05

**Project Summary**

The General Services Administration (GSA) proposes a succeeding lease for up to 386,821 rsf for Department of Defense (DOD) agencies including the Missile Defense Agency (MDA), Lower Tier Project Office (LTOI) and Rapid Aerostat Initial Deployment (RAID) currently located at 106 Wynn Drive in Huntsville, AL.

The 2005 Base Realignment and Closure Act mandates that many of the DOD occupants relocate to DOD owned space. According to DOD move plans, they are scheduled to relocate to facilities at the Redstone Arsenal, between 2010 and 2011. The current lease expires 6/15/09 and will need to be extended on a short term basis until the projected final move date of 2011.

Before the move to the Redstone Arsenal occurs, MDA will temporarily consolidate its GSA lease with a service contractor, Systems Planning, Analysis, Research and Technology Association (SPARTA) who currently occupy space in 106 Wynn Drive under their own lease. Therefore, the increase in the proposed total annual cost of the lease is due to this increase in rsf as well as an increase in rental rates.

**Description**

Occupants:	DOD – MDA
Delineated Area:	Huntsville, AL
Lease Type:	Succeeding
Justification:	Expiring Lease 6/15/09
Number of Parking Spaces:	1,180
Expansion Space:	None
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	4 years with termination rights
Maximum Rentable Square Feet:	386,821
Current Total Annual Cost:	\$4,963,446
Proposed Total Annual Cost <sup>1</sup> :	\$7,736,420
Maximum Proposed Rental Rate <sup>2</sup> :	\$20.00 per rentable square foot

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

<sup>2</sup>This estimate is for fiscal year 2009 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation.

GSA

PBS

PROSPECTUS – LEASE  
DEPARTMENT OF DEFENSE  
MISSILE DEFENSE AGENCY  
HUNTSVILLE, AL

Prospectus Number: PAL-01-HU09  
Congressional District: 05

Authorizations

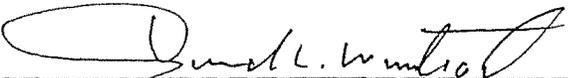
Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required area.

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

Certification of Need

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

Submitted at Washington, DC, on August 20, 2008

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Acting Administrator, General Services Administration

Locations	Current						Proposed					
	Personnel		Usable Square Feet (USF)				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
<b>106 WYNN DRIVE BLDG.</b>												
Army - Ballistic Missile Defense	534	534	160,662	0	0	160,662	534	534	145,386	0	0	145,386
Army - LTPO	318	318	75,028			75,028	445	445	77,300	1,200	19,650	98,150
Army - RAID	38	38	5,799	0		5,799	38	38	5,402		1,124	6,526
SPARTA-(Contractor)	375	375	70,000	0	0	70,000	375	375	70,000			70,000
GSA - PBS, Field Offices	1	1	518	0	0	518	1	1	518	0	0	518
Joint Use	0	0	0	0	0	7,192	0	0	0	0	0	7,192
Vacant	0	0	8,573	0	0	8,573	0	0	0	0	0	0
<b>Sub Total:</b>	<b>1,266</b>	<b>1,266</b>	<b>320,580</b>	<b>0</b>	<b>7,192</b>	<b>327,772</b>	<b>1,393</b>	<b>1,393</b>	<b>298,606</b>	<b>1,200</b>	<b>27,966</b>	<b>327,772</b>
<b>Total:</b>	<b>1,266</b>	<b>1,266</b>	<b>320,580</b>	<b>0</b>	<b>7,192</b>	<b>327,772</b>	<b>1,393</b>	<b>1,393</b>	<b>298,606</b>	<b>1,200</b>	<b>27,966</b>	<b>327,772</b>

	Current	Proposed
Utilization	198	167

	Special Space
Conference	8,060
ADP	4,114
Food Service	7,192
Vaults	4,300
Secured Room	4,300
<b>Total:</b>	<b>27,966</b>

Current UR excludes 70,527 USF of office support space  
Proposed UR excludes 65,693 USF of office support space

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



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

James L. Oberstar  
Chairman

John L. Mica  
Ranking Republican Member

David Heysfeld, Chief of Staff  
Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

**COMMITTEE RESOLUTION**

**AMENDED LEASE**  
**ENVIRONMENTAL PROTECTION AGENCY**  
**SAN FRANCISCO, CA**  
PCA-09-SF09

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that, pursuant to title 40 U.S.C. § 3307, appropriations are authorized for a replacement lease of up to 290,950 rentable square feet for the Environmental Protection Agency, currently located at 75-95 Hawthorne Street, San Francisco, CA, at a proposed total annual cost of \$17,457,000 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution. This resolution amends the Committee resolution of January 16, 2008, which authorized prospectus PCA-02-SF08, a lease of up to 275,135 of rentable square feet, at a proposed annual cost of \$13,756,750 for a lease term of up to 15 years.*

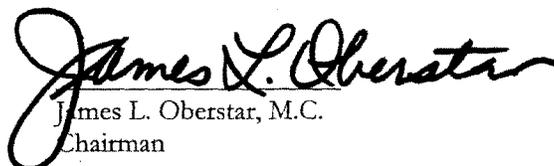
Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided, that, to the maximum extent practicable, the Administrator of General Services shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.*

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

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

Adopted: September 24, 2008

  
James L. Oberstar, M.C.  
Chairman

GSA

PBS

**AMENDED PROSPECTUS - LEASE  
ENVIRONMENTAL PROTECTION AGENCY  
SAN FRANCISCO, CA**

Prospectus Number:       PCA-09-SF09  
Congressional District:       08

**Project Summary**

The General Services Administration (GSA) proposes a replacement lease for up to 290,950 rentable square feet and eight parking spaces for the Environmental Protection Agency (EPA), currently located at the Hawthorne Center, 75-95 Hawthorne Street, San Francisco, CA. The current lease for 268,761 rentable square feet (rsf) expires on September 30, 2009. EPA's space requirements, as proposed in this prospectus, include an additional 19,832 rentable square feet for workplace productivity to meet current standards for space and furniture.

At the beginning of 2008, GSA was notified that the Hawthorne Center had changed ownership. GSA had proposed in Prospectus Number PCA-02-SF08 (approved by the Senate Committee on Environment and Public Works and the House Committee on Transportation and Infrastructure on December 18, 2007, and January 16, 2008, respectively) a succeeding lease at \$50.00 per rsf based on the previous owners' proposal to partly re-locate EPA's space to the less costly lower floors of the building. The new ownership does not support this proposal and would have EPA remain on the upper view floors under any new lease agreement. Consequently, GSA has developed a new rental rate of \$60.00 per rsf that allows the current lessor and other offerors to provide that space that meets EPA's needs under a competitive, replacement lease procurement.

**Description**

Occupants:	EPA
Delineated Area (if competitive):	San Francisco, CA Central Business District
Lease Type:	Replacement/Expansion
Justification:	Expiring Lease 9/30/09
Number of Parking Spaces:	8 structured
Expansion Space:	19,832 rsf
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	290,950
Current Total Annual Cost:	\$7,276,386
Proposed Total Annual Cost <sup>1</sup> :	\$17,457,000
Maximum Proposed Rental Rate <sup>2</sup> :	\$60.00 per rentable square foot

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

<sup>2</sup>This estimate is for fiscal year 2010 and may be escalated by 2.00 percent annually to the effective date of the lease to account for inflation.

GSA

PBS

AMENDED PROSPECTUS - LEASE  
ENVIRONMENTAL PROTECTION AGENCY  
SAN FRANCISCO, CA

Prospectus Number: PCA-09-SF09  
Congressional District: 08

Summary of Energy Compliance

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

Authorizations

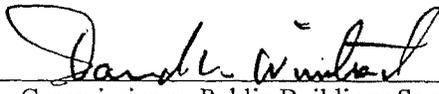
Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required area.

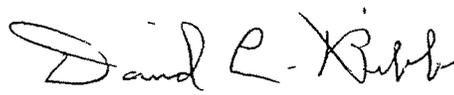
Approval of this prospectus will constitute authority to provide an interim lease, if necessary, prior to the execution of the new lease.

Certification of Need

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

Submitted at Washington, DC, on August 20, 2008

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Acting Administrator, General Services Administration

July 2008

Housing Plan  
E use  
San t Jo, CA

PCA-09-SF09

Locations	Current				Proposed							
	Personnel		Usable Square Feet (USF)		Personnel		Usable Square Feet (USF)					
	Office	Total	Office	Special	Office	Total	Office	Special				
The Hawthorne Center	1,095	1,095	161,989	4,615	68,299	234,903	1,095	1,095	173,793	4,615	74,592	253,000
EPA	6	6	852	0	0	852	0	0	0	0	0	0
HHS - Center for Disease Control	1,101	1,101	162,841	4,615	68,299	235,755	1,095	1,095	173,793	4,615	74,592	253,000
<b>Total:</b>												

	Current	Proposed
Utilization Rate	130	140

Current UR excludes 35,825 USF of office support space  
Proposed UR excludes 38,234 USF of office support space

	Special Space
Conference	10,845
Library	8,748
ADP	1,902
Archives	11,570
Break Rooms	1,749
File Storage	5,682
Evidence Room/SCIF	1,276
Mail Rooms	3,455
Control Booth - Reg. Response	3,500
Control Booth - Security	1,455
Copy Room	1,710
Physical Fitness	5,974
Child Care	13,830
Food Service	2,896
<b>Total:</b>	<b>74,592</b>

Note. 1) Current EPA total usf is greater than the 228,961 usf shown on Prospectus Number PCA-02-SF08 and is due to re-measurement by existing lessor. The increase of 6,794 usf is a new baseline and not expansion space.  
2) Total proposed space shown above represents expansion of 17,245 usf in relation to current total.



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

**James L. Oberstar**  
Chairman

**John L. Mica**  
Ranking Republican Member

David Heysfeld, Chief of Staff  
Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

**COMMITTEE RESOLUTION**

**LEASE**  
**DEPARTMENT OF STATE**  
**WASHINGTON, DC**  
**PDC-17-WA09**

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that, pursuant to title 40 U.S.C. § 3307, appropriations are authorized for a consolidation lease of up to 288,000 rentable square feet for the Department of State in the American Red Cross building at 2025 E Street NW, Washington, DC, at a proposed total annual cost of \$13,248,000 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.*

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

*Provided, that, to the maximum extent practicable, the Administrator of General Services shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.*

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

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

**Adopted: September 24, 2008**

A handwritten signature in black ink that reads "James L. Oberstar".  
James L. Oberstar, M.C.  
Chairman

GSA

PBS

PROSPECTUS – LEASE  
DEPARTMENT OF STATE  
WASHINGTON, DC

Prospectus Number: PDC-17-WA09

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**Project Summary**

The General Services Administration (GSA) proposes a consolidation lease of up to 288,000 rentable square feet of space for the Department of State (DoS) in the American Red Cross (ARC) building at 2025 E Street NW, Washington DC.

The ARC building is on federal land under the administrative control and jurisdiction of GSA. As directed by P.L. 100-637, GSA entered into a ground-lease with ARC for 99-years. Through the ground-lease GSA has the right of first refusal for space not used by the ARC at a price that is reduced by the value of the land, which provides for a lower than market rent rate for GSA. Space will soon be available in the ARC building and authority is requested in order to execute a lease with ARC.

Time is of the essence to authorize this prospectus. Once notice is provided by ARC, GSA has 30 days to confirm its interest in leasing the space.

The proposed lease will allow DoS to consolidate multiple bureaus and substantially improve its mission of providing services to American citizens in an effective and timely manner. The proposed consolidation includes the following bureaus: Information Resource Management (IRM); International Narcotics and Law Enforcement (INL); International Border Commission (IBC); Oceans, International Environmental, and Scientific Affairs (OES); and African Affairs (AF). Due to the limited time to plan, DoS needs the flexibility to consolidate these and/or other bureaus into the Red Cross building. In order to manage the vacancy created by the moves to the ARC building, the vacated space will be either backfilled by DoS or other agencies or GSA will negotiate termination rights.

The consolidation will allow the DoS to co-locate most of its staff, which are currently dispersed primarily in Washington, DC and to a lesser extent, Northern Virginia, improve operational costs by eliminating space redundancies, reduce costs related to servicing multiple locations, and optimize Information Technology (IT) infrastructure.

GSA

PBS

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

Prospectus Number: PDC-17-WA09

**Description**

Occupants:	Department of State
Delineated Area:	2025 E Street, NW
Lease Type:	Consolidation
Justification:	Consolidation
Expansion Space:	32,953 rsf
Number of Parking Spaces <sup>1</sup> :	25 inside
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	288,000
Current Total Annual Cost:	\$7,241,807
Proposed Total Annual Cost <sup>2</sup> :	\$13,248,000
Maximum Proposed Rental Rate <sup>3</sup> :	\$46.00

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<sup>1</sup> Security requirements may necessitate denying public access to parking at the location(s) leased. If this is the case, the lease will include additional parking over and above those for official vehicles. Parking, including parking for official vehicles if need be, will be made a part of the leasehold interest at a market cost outside the parameters of the prospectus rent limitation.

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

<sup>3</sup> This is an estimated rental rate based on the terms in the ground lease. As stipulated in the ground lease this rental rate has been decreased by the imputed value of the ground rent payments. The final rental rate will be negotiated in accordance with the terms of the ground lease.

GSA

PBS

PROSPECTUS – LEASE  
DEPARTMENT OF STATE  
WASHINGTON, DC

Prospectus Number: PDC-17-WA09

Authorization

Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environmental and Public Works will constitute authority to lease space in one or more facilities that will yield the required rentable area.

Approval of this prospectus will constitute authority to provide interim leases, if necessary, prior to the execution of the new lease(s).

Certification of Need

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

Submitted at Washington, DC, on August 20, 2008

Recommended

  
\_\_\_\_\_  
Commissioner, Public Buildings Service

Approved

  
\_\_\_\_\_  
Acting Administrator, General Services Administration





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

James L. Oberstar  
Chairman

John L. Mica  
Ranking Republican Member

David Heysfeld, Chief of Staff  
Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

**COMMITTEE RESOLUTION**

**LEASE**  
**DEPARTMENT OF HOMELAND SECURITY**  
**OFFICE OF THE INSPECTOR GENERAL**  
**WASHINGTON, DC**  
**PDC-05-WA09**

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that, pursuant to title 40 U.S.C. § 3307, appropriations are authorized for a replacement lease of up to 121,700 rentable square feet for the Office of the Inspector General, a unit of the Department of Homeland Security, currently located at 1120 Vermont Avenue NW, Washington, DC, at a proposed total annual cost of \$5,963,300 for a lease term of up to 10 years, a prospectus for which is attached to and included in this resolution.*

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

*Provided, that, to the maximum extent practicable, the Administrator of General Services shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.*

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

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

Adopted: September 24, 2008

A handwritten signature in black ink that reads "James L. Oberstar".  
James L. Oberstar, M.C.  
Chairman

GSAPBS

**PROSPECTUS – LEASE  
DEPARTMENT OF HOMELAND SECURITY  
OFFICE OF THE INSPECTOR GENERAL  
WASHINGTON, DC**

Prospectus Number: PDC-05-WA09

**Project Summary**

The General Services Administration (GSA) proposes a replacement lease of up to 121,700 rentable square feet of space for the Office of the Inspector General (OIG), a unit of the Department of Homeland Security (DHS), currently located at 1120 Vermont Avenue, NW, Washington, DC.

**Description**

Occupants:	DHS / OIG
Delineated Area:	Washington, DC Central Employment Area (CEA), North of Massachusetts Avenue and Waterfront
Lease Type:	Replacement
Justification:	Expiring Leases 1/21/09 and 3/31/09
Expansion Space:	None
Number of Parking Spaces:	None
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	10 years
Maximum Rentable Square Feet:	121,700
Current Total Annual Cost: <sup>1</sup>	\$4,402,422
Proposed Total Annual Cost: <sup>2</sup>	\$5,963,300
Maximum Proposed Rental Rate:	\$49.00 per rentable square foot

**Project Description/Justification**

The OIG expansion is not part of the overall DHS headquarters consolidation into mission execution and mission support elements. In the case of OIG, the office will remain separate from other DHS components that are moving to St. Elizabeths West Campus (mission execution) and other locations in the NCR (mission support). This stems from the office's mandated independence from the department that it audits, inspects, and investigates and is reflected in the DHS Program of Requirements.

When DHS was created, the OIG focus initially shifted from disaster programs to other program areas. In the wake of Hurricane Katrina and subsequent natural disasters, the OIG redirected resources to create an Office of Emergency Management Oversight. The OIG has also requested additional full time positions to staff this office and handle the increased workload since

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

<sup>2</sup> This estimate is for fiscal year 2009 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation.

GSA

PBS

PROSPECTUS – LEASE  
DEPARTMENT OF HOMELAND SECURITY  
OFFICE OF THE INSPECTOR GENERAL  
WASHINGTON, DC

Prospectus Number: PDC-05-WA09

Hurricane Katrina. The additional staff will backfill space vacated by the Federal Railroad Administration at 1120 Vermont Avenue.

Summary of Energy Compliance

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

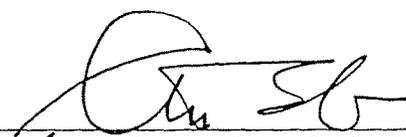
Authorization

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

Certification of Need

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

Submitted at Washington, DC, on August 20, 2008

Recommended:  \_\_\_\_\_  
Commissioner, Public Buildings Service

Approved:  \_\_\_\_\_  
Acting Administrator, General Services Administration

June 2008

**HOUSING PLAN**  
 Department of Homeland Security  
 Office of the Inspector General

Washington, DC  
 PDC-05-WA09

Location(s)	Personnel *			Current			Proposed		
	Office	Total		Office	Storage	Special	Office	Storage	Special
1120 Vi Ave, NW	350	350		70,041	3,795	27,514	70,041	3,795	27,514
Replacement Lease									
<b>TOTALS</b>	<b>350</b>	<b>350</b>		<b>70,041</b>	<b>3,795</b>	<b>27,514</b>	<b>70,041</b>	<b>3,795</b>	<b>27,514</b>

Personnel	
Office	433
Total	433

Utilization Rate	
Current	156
Proposed	126

Special Space	
ADP	2,895
Conference / Training	9,993
Private Toilet	120
Library	1,743
Food Service	1,707
Equipment Rooms	4,403
Public Reception Areas	1,632
File Rooms	1,400
Supply / Distribution	1,485
SCIF	2,136
<b>Total</b>	<b>27,514</b>

Current UR excludes 15,409 sqf of office support space  
 Proposed UR excludes 15,409 sqf of office support space

\* The personnel number will increase as OIG backfills space vacated by the Federal Railroad Administration

Usable square footage means the portion of the building available for use by the tenant's personnel and furnishings and space available jointly to the occupants of the building (e.g. auditorium, health units, and snack bars).



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

James L. Oberstar  
 Chairman

John L. Mica  
 Ranking Republican Member

David Heysfeld, Chief of Staff  
 Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

**COMMITTEE RESOLUTION**

**AMENDED LEASE**  
**DEPARTMENT OF HOMELAND SECURITY**  
**U.S. COAST GUARD**  
**WASHINGTON, DC**  
 PDC-19WA09

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that, pursuant to title 40 U.S.C. § 3307, appropriations are authorized for a succeeding lease of up to 592,378 rentable square feet for the Department of Homeland Security – U.S. Coast Guard, currently located at 2100 2<sup>nd</sup> Street SW, Washington, DC, at a proposed total annual cost of \$21,917,986 for a lease term of up to 10 years, a prospectus for which is attached to and included in this resolution. This resolution amends the Committee resolution of October 26, 2005, which authorized prospectus PDC-11WA06, a lease of up to 577,000 of rentable square feet, at a proposed annual cost of \$17,310,000 for a lease term of up to 5 years.*

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, to the maximum extent practicable, the Administrator of General Services shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.*

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

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

Adopted: September 24, 2008

  
 James L. Oberstar, M.C.

GSA

PBS

**AMENDED PROSPECTUS –LEASE  
DEPARTMENT OF HOMELAND SECURITY – U.S. COAST GUARD  
WASHINGTON, DC**

Prospectus Number: PDC-19WA09

**Project Summary**

The General Services Administration (GSA) proposes to amend Prospectus Number PDC-11-WA06, which requested authority to lease up to 577,000 rentable square feet (rsf) plus 40 official parking spaces for up to five years at a maximum proposed rental rate of \$30.00 per rsf. This prospectus was approved by the Senate Committee on Environment and Public Works and the House Committee on Transportation and Infrastructure on July 20 and October 26, 2005, respectively. This amended prospectus requests authority for a succeeding lease of up to 592,378 rsf for the U.S. Coast Guard (USCG) currently located in the Transpoint Building at 2100 2nd Street, SW, Washington, DC. GSA proposes to extend the current lease at Transpoint to coincide with the occupancy of Coast Guard's new headquarters space at St. Elizabeths. Design funding for a consolidated USCG facility at St. Elizabeths was appropriated in fiscal year 2006. Construction funding has been requested in fiscal year 2009 to commence construction of the new USCG headquarters. Occupancy is currently planned for 2013. GSA will negotiate cancellation options with the current landlord to provide flexibility needed as the occupancy date for St. Elizabeths approaches.

**Description**

Occupants:	USCG
Delineated Area:	2100 2 <sup>nd</sup> Street, SW, Washington, DC
Lease Type:	Succeeding
Justification:	Expiring lease (August 31, 2008)
Expansion Space:	None
Parking: <sup>1</sup>	40 official vehicles
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	10 years
Maximum Rentable Square Feet:	592,378
Current Total Annual Cost:	\$11,207,469
Proposed Total Annual Cost: <sup>2</sup>	\$21,917,986
Maximum Proposed Rental Rate: <sup>3</sup>	\$37.00 per rentable square foot

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

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

<sup>3</sup> This estimate is for fiscal year 2008 and may be escalated by 2.1 percent annually to the effective date of the lease to account for inflation.

GSA

PBS

AMENDED PROSPECTUS -LEASE  
DEPARTMENT OF HOMELAND SECURITY - U.S. COAST GUARD  
WASHINGTON, DC

Prospectus Number: PDC-19WA09

Authorization

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

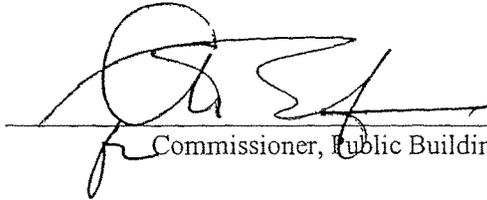
Approval of this prospectus will constitute authority to provide an interim lease, if necessary, prior to the execution of the new lease.

Certification of Need

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

Submitted at Washington, DC, on August 20, 2008

Recommended:

  
\_\_\_\_\_  
Commissioner, Public Buildings Service

Approved:

  
\_\_\_\_\_  
Acting Administrator, General Services Administration

August 2008

HOUSING PLAN  
Department of Homeland Security -- U.S. Coast Guard

Washington, DC  
PDC-19WA09

Locations	Current				Proposed				
	Personnel		Usable Square Feet (USF)		Personnel		Usable Square Feet (USF)		Total
	Office	Total	Office	Special	Office	Total	Storage	Special	
Transpoint	2,664	2,664	394,571	99,077	2,664	2,664	394,571	99,077	493,648
<b>TOTALS</b>	<b>2,664</b>	<b>2,664</b>	<b>394,571</b>	<b>99,077</b>	<b>2,664</b>	<b>2,664</b>	<b>394,571</b>	<b>99,077</b>	<b>493,648</b>

Special Space	USF
ADP/Communications Center	3,149
Auditorium/Chapel	21,645
Conference/Training/Board Rooms	11,108
Food Service/Flag Mess	1,448
Health Unit/Clinic	61,727
<b>Total</b>	<b>99,077</b>

Since the original prospectus was prepared, Transpoint has been remeasured and the space occupied by USCG was determined to be 592,378 RSF or 493,648 USF using a conversion factor of 1.2

Current	Proposed
Utilization Rate	116

Note. Current and Proposed UR exclude 86,806 usf of support space.

Usable square footage means the portion of the building available for use by tenants' personnel and furnishings and space available jointly to the occupants of the building (e.g. auditorium, health units and snack bars). Usable square footage does not include space devoted to building operations and maintenance (e.g. craft shops, gear rooms, building supply rooms, rest rooms and lobbies).



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

**James L. Oberstar**  
Chairman

**John L. Mica**  
Ranking Republican Member

David Heysfeld, Chief of Staff  
Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

**COMMITTEE RESOLUTION**

**LEASE**  
**DEPARTMENT OF JUSTICE**  
**1301 NEW YORK AVENUE, NW**  
**WASHINGTON, DC**  
**PDC-06-WA09**

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that, pursuant to title 40 U.S.C. § 3307, appropriations are authorized for a succeeding lease of up to 214,398 rentable square feet for the Department of Justice's Criminal Division and smaller elements of other DOJ Offices, currently located at 1301 New York Avenue NW, Washington, DC, at a proposed total annual cost of \$10,505,502 for a lease term of up to 5 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, to the maximum extent practicable, the Administrator of General Services shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.*

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

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

**Adopted: September 24, 2008**

  
James L. Oberstar, M.C.  
Chairman

GSAPBS

PROSPECTUS – LEASE  
DEPARTMENT OF JUSTICE  
1301 NEW YORK AVENUE, NW  
WASHINGTON, DC

Prospectus Number: PDC-06-WA09

---

**Project Summary**

The General Services Administration (GSA) proposes succeeding leases of up to 214,398 rentable square feet of space for the Department of Justice's (DOJ) Criminal Division (CRM) and smaller elements of other DOJ Offices Boards and Divisions, currently located at 1301 New York Avenue NW, Washington, DC.

The Senate Committee on Environment and Public Works and the House Committee on Transportation and Infrastructure approved prospectus PDC-06-WA07 on May 23 and July 19, 2006, respectively. That prospectus proposed the second phase of what had been planned as a three-phase Department of Justice (DOJ) lease consolidation in Washington, DC. It would have consolidated three separate leased locations into one location. Upon further review, DOJ determined that there was a greater need to consolidate the more fragmented main elements of Justice Management Division (JMD) than to consolidate CRM, and the committees were notified accordingly of the change in housing plan. A lease to accomplish this JMD consolidation was subsequently awarded. Maintaining several facilities for CRM now is preferred for continuity of operations purposes.

While DOJ and GSA are still working on finalizing the long-term requirements for CRM, GSA plans to perform short-term extensions of up to five years at the current locations to address the expiring leases.

GSAPBS

**PROSPECTUS – LEASE  
DEPARTMENT OF JUSTICE  
1301 NEW YORK AVENUE, NW  
WASHINGTON, DC**

Prospectus Number: PDC-06-WA09

Description

Occupant:	DOJ
Lease Type:	Succeeding lease authority to extend
Delineated Area:	leases expiring at following location: 1301 New York Ave., NW
Justification:	Expiring Leases (3/12/09)
Expansion Space:	None
Number of Parking Spaces: <sup>1</sup>	(See footnote below)
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	5 years
Maximum Rentable Square Feet:	214,398
Current Total Annual Cost:	\$6,209,258
Proposed Total Annual Cost: <sup>2</sup>	\$10,505,502
Maximum Proposed Rental Rate: <sup>3</sup>	\$49.00 per rentable square foot

Authorization

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

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

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

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

<sup>3</sup> This estimate is for fiscal year 2009 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation.

GSA

PBS

PROSPECTUS – LEASE  
DEPARTMENT OF JUSTICE  
1301 NEW YORK AVENUE, NW  
WASHINGTON, DC

Prospectus Number: PDC-06-WA09

---

Certification of Need

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

Submitted at Washington, DC, on August 20, 2008

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Acting Administrator, General Services Administration





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

**James L. Oberstar**  
Chairman

**John L. Mica**  
Ranking Republican Member

David Heymsfeld, Chief of Staff  
Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

**COMMITTEE RESOLUTION**

**LEASE**  
**DEPARTMENT OF JUSTICE**  
**1400 NEW YORK AVENUE, NW**  
**WASHINGTON, DC**  
**PDC-10-WA09**

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that, pursuant to title 40 U.S.C. § 3307, appropriations are authorized for a succeeding lease of up to 176,822 rentable square feet for the Department of Justice's Criminal Division and smaller elements of other DOJ Offices, currently located at 1400 New York Avenue NW, Washington, DC, at a proposed total annual cost of \$8,664,278 for a lease term of up to 5 years, a prospectus for which is attached to and included in this resolution.*

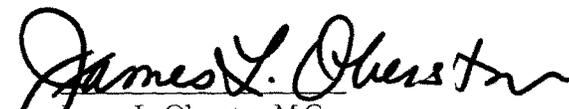
Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided, that, to the maximum extent practicable, the Administrator of General Services shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.*

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

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

Adopted: September 24, 2008

  
James L. Oberstar, M.C.  
Chairman

GSAPBS

PROSPECTUS – LEASE  
DEPARTMENT OF JUSTICE  
1400 NEW YORK AVENUE, NW  
WASHINGTON, DC

Prospectus Number: PDC-10-WA09

---

**Project Summary**

The General Services Administration (GSA) proposes a succeeding lease of up to 176,822 rentable square feet of space for the Department of Justice's (DOJ) Criminal Division (CRM) and smaller elements of other DOJ Offices Boards and Divisions, currently located at 1400 New York Avenue, NW, Washington, DC.

The Senate Committee on Environment and Public Works and the House Committee on Transportation and Infrastructure approved prospectus PDC-06-WA07 on May 23 and July 19, 2006, respectively. That prospectus proposed the second phase of what had been planned as a three-phase Department of Justice (DOJ) lease consolidation in Washington, DC. It would have consolidated three separate leased locations into one location. Upon further review, DOJ determined that there was a greater need to consolidate the more fragmented main elements of Justice Management Division (JMD) than to consolidate CRM, and the committees were notified accordingly of the change in housing plan. A lease to accomplish this JMD consolidation was subsequently awarded. Maintaining several facilities for CRM now is preferred for continuity of operations purposes.

While DOJ and GSA are still working on finalizing the long-term requirements for CRM, GSA plans to perform short-term extensions of up to five years at the current locations to address the expiring leases.

GSAPBS

**PROSPECTUS – LEASE  
DEPARTMENT OF JUSTICE  
1400 NEW YORK AVENUE, NW  
WASHINGTON, DC**

Prospectus Number: PDC-10-WA09

Description

Occupant:	DOJ
Lease Type:	Succeeding lease authority to extend the
Delineated Area:	lease expiring at following location: 1400 New York Ave., NW
Justification:	Expiring Lease (8/31/09)
Expansion Space:	None
Number of Parking Spaces: <sup>1</sup>	(See footnote below)
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	5 years
Maximum Rentable Square Feet:	176,822
Current Total Annual Cost:	\$7,970,698
Proposed Total Annual Cost: <sup>2</sup>	\$8,664,278
Maximum Proposed Rental Rate: <sup>3</sup>	\$49.00 per rentable square foot

Authorization

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

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

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

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

<sup>3</sup> This estimate is for fiscal year 2009 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation.

GSA

PBS

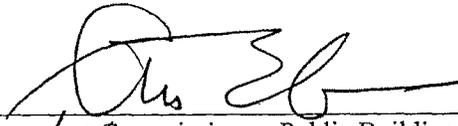
PROSPECTUS - LEASE  
DEPARTMENT OF JUSTICE  
1400 NEW YORK AVENUE, NW  
WASHINGTON, DC

Prospectus Number: PDC-10-WA09

Certification of Need

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

Submitted at Washington, DC, on August 20, 2008

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Acting Administrator, General Services Administration

August 2008

HOUSING PLAN  
DEPARTMENT OF JUSTICE

Washington, DC  
-WA09

Locations	Personnel				Current				Proposed			
	Office		Total		Office		Total		Office		Total	
	Office	Total	Office	Total	Office	Total	Office	Total	Office	Total	Office	Total
1400 New York Ave, NW	479	479	121,388	147,352	121,388	147,352	1,474	24,490	121,388	147,352	1,474	24,490
New Lease												
<b>Total:</b>	<b>479</b>	<b>479</b>	<b>121,388</b>	<b>147,352</b>	<b>121,388</b>	<b>147,352</b>	<b>1,474</b>	<b>24,490</b>	<b>121,388</b>	<b>147,352</b>	<b>1,474</b>	<b>24,490</b>

Rate	Current Utilization	Proposed
	198	198

Current UR excludes 69,531 USF of office support space  
Proposed UR excludes 69,350 USF of office support space

High UR due to a large number of senior graded employees, private offices for attorneys, and need for file, trial preparation and other legal support areas.

Special Space	Special Space
Conference/Training	9,701
ADP	2,829
File Rooms	5,452
Break Rooms	2,432
Fitness Rooms	884
Toilet/Showers	1,410
SCIPS	1,310
Security	236
Copy Rooms	236
<b>Total</b>	<b>24,490</b>



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

**James L. Oberstar**  
Chairman

**John L. Mica**  
Ranking Republican Member

David Heymsfeld, Chief of Staff  
Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

**COMMITTEE RESOLUTION**

**LEASE**  
**DEPARTMENT OF JUSTICE**  
**DRUG ENFORCEMENT ADMINISTRATION**  
**MIAMI/DADE & BROWARD COUNTIES, FL**  
**PFL-02-MI08**

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that, pursuant to title 40 U.S.C. § 3307, appropriations are authorized for a consolidation and expansion lease of up to 150,273 rentable square feet for the Department of Justice's Drug Enforcement Administration, currently located in five separate leased locations throughout Miami and South Florida, at a proposed total annual cost of \$5,259,555 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.*

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

*Provided, that, to the maximum extent practicable, the Administrator of General Services shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.*

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

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

Adopted: September 24, 2008

A handwritten signature in black ink that reads "James L. Oberstar".  
James L. Oberstar, M.C.  
Chairman

GSAPBS

**PROSPECTUS – LEASE  
DEPARTMENT OF JUSTICE  
DRUG ENFORCEMENT ADMINISTRATION  
MIAMI/DADE & BROWARD COUNTIES, FL**

Prospectus Number: PFL-02-MI08  
Congressional District: 21

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**Project Summary**

The General Services Administration (GSA) proposes consolidation and expansion lease for up to 150,273 rentable square feet (rsf), 360 structured and 190 surface parking spaces for the Department of Justice (DOJ), Drug Enforcement Administration (DEA). This agency is currently housed in five separate leased locations throughout Miami and South Florida. The proposed lease will consolidate all of these locations and meet the long-term housing needs of DEA for the Miami Field Division and support space in Miami and Dade County, FL.

The requirement for DEA's consolidated Miami Field Division was to be included in Miami-Miramar, FL, DOJ lease consolidation (Prospectus No. PFL-01-MI06), along with the Federal Bureau of Investigation (FBI) and the Bureau of Alcohol, Tobacco, Firearms, and Explosives (ATF). This prospectus was authorized by the Senate Committee on Environment & Public Works on November 17, 2005, and the House Committee on Transportation & Infrastructure on February 16, 2006. Due to extenuating circumstances in the Miami area and the existing leased locations for DEA and ATF in Doral, FL, it was determined by DOJ that the original consolidated campus strategy is no longer logistically or financially feasible for DEA. Therefore, GSA is planning to procure space separately to meet the requirements of the three agencies.

**Justification**

GSA has a critical need to relocate both DEA and ATF from their current leased locations. DEA and ATF currently occupy five buildings within the Doral Center Office Park (the Columbus Building, Covington Building, Phoenix Building, Portland Building, and Miami Trans Financial Building). The owner of this office park has plans with the City of Doral to demolish these buildings and redevelop the entire property as a downtown district for the City. Due to this planned redevelopment, GSA cannot retain DEA and ATF space in the Doral Center during the interim period while long-term space to house these tenants is procured. The owner of Doral Center has granted extensions for these leases until December 31, 2008. If DEA and ATF do not relocate by this date, the Government will be faced with an estimated \$34 million condemnation risk.

DEA is planning to relocate to Weston Pointe in Weston, FL on a temporary basis prior to the expiration of the lease. This relocation will be conducted using the interim leasing authority of the approved DOJ consolidation prospectus. A longer term lease for DEA will be based on the approval of this current DEA lease prospectus and a competitive procurement involving the lessor of the temporary space as well as other offerors. ATF's requirements will be met under a separate below prospectus procurement.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF JUSTICE  
DRUG ENFORCEMENT ADMINISTRATION  
MIAMI/DADE & BROWARD COUNTIES, FL**

Prospectus Number: PFL-02-MI08  
Congressional District: 21

**Description**

Occupants:	DOJ – DEA
Delineated Area:	NORTH: Interstate 595 WEST: Highway 27 SOUTH: Highway 826 (Palmetto Expressway) EAST: Interstate 95
Lease Type:	Replacement
Justification:	Expiring leases December 31, 2008
Expansion Space:	27,807 rsf
Number of Parking Spaces:	360 structured; 190 surface
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	150,273 rsf
Current Total Annual Cost:	\$3,729,992
Proposed Total Annual Cost: <sup>1</sup>	\$5,259,555
Maximum Proposed Rental Rate: <sup>2</sup>	\$35.00 per rsf

**Summary of Energy Compliance**

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

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

<sup>2</sup> This estimate is for fiscal year 2009 and may be escalated by 2.05 percent annually to the effective date of the lease to account for inflation

GSA

PBS

PROSPECTUS – LEASE  
DEPARTMENT OF JUSTICE  
DRUG ENFORCEMENT ADMINISTRATION  
MIAMI/DADE & BROWARD COUNTIES, FL

Prospectus Number: PFL-02-MI08  
Congressional District: 21

Authorization

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

Certification of Need

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

Submitted at Washington, DC, on August 20, 2008

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Acting Administrator, General Services Administration

Feb, 1, 2008

Department of Justice  
DEA

Miami, FL  
PFL-02-MI08

Locations	Current				Proposed				
	Personnel		Usable Square Feet (USF)		Personnel		Usable Square Feet (USF)		
	Office	Total	Office	Storage / Special	Office	Total	Office	Storage / Special	
DEA - Miami, FL									
5205 NW 84th Ave (Columbus Building)	12	12	3,961	-		3,961			
8070 NW 53rd St. (Covington Building)	69	69	11,763	-		15,745			
5225 NW 87th Ave. (Miami Trans Financial Bldg)	66	66	11,920	-		11,920			
8400 53rd St. (Phoenix Building)	134	134	29,538	900		36,458			
5200 NW 84th Ave. (Portland Building)	119	119	29,538	670		38,408			
Proposed Lease					563		99,072	6,800	24,800
Total:	400	400	86,722	1,570	563	106,492	99,072	6,800	130,672

Rate	Utilization	
	Current	Proposed
	169	137

Current UR excludes 19,079 usf of office support space  
Proposed UR excludes 21,796 usf of office support space

Special Space	USF
Food Service	800
ADP	8,700
Conference/Training	7,100
Physical Fitness	3,000
Locker Rooms	1,600
Holding Cells	300
Special/Secure Storage	3,300
Total:	24,800



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

James L. Oberstar  
Chairman

John L. Mica  
Ranking Republican Member

David Heysfeld, Chief of Staff  
Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

**COMMITTEE RESOLUTION**

**LEASE**  
**ENVIRONMENTAL PROTECTION ADMINISTRATION**  
**KANSAS CITY, KS**  
**PKS-01-KC09**

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that, pursuant to title 40 U.S.C. § 3307, appropriations are authorized for a succeeding lease of up to 203,475 rentable square feet for the Environmental Protection Agency, currently located at 901 North 5<sup>th</sup> Street, Kansas City, KS, at a proposed total annual cost of \$6,205,987 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, to the maximum extent practicable, the Administrator of General Services shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.*

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

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

Adopted: September 24, 2008

A handwritten signature in black ink that reads "James L. Oberstar".  
James L. Oberstar, M.C.  
Chairman

GSA

PBS

**PROSPECTUS – LEASE  
ENVIRONMENTAL PROTECTION AGENCY  
901 NORTH 5TH STREET  
KANSAS CITY, KS**

Prospectus Number:           PKS-01-KC09  
Congressional District:       03

**Project Summary**

The General Services Administration (GSA) proposes a succeeding lease of 203,475 rentable square feet (rsf) for the Region VII office of the Environmental Protection Agency (EPA) located at 901 North 5th Street, Kansas City, Kansas.

The regional office is responsible for environmental programs in Iowa, Kansas, Missouri, and Nebraska and is located in a build-to-suit lease facility that was constructed in 1999. The facility consolidated the inefficient and difficult to manage dispersion of EPA operations among eight different buildings. Built on a brownfield site and constructed with large amounts of recycled and sustainable building materials, the regional office building exemplifies the redevelopment model that the EPA encourages.

Although the building was built with green principles in mind, there are numerous improvements that can be made to the sustainability of the ongoing operation of the building. To demonstrate the seriousness of EPA's commitment to the long term stewardship and sustainability of the environment, the operations and maintenance of the building will be improved to achieve the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED) Existing Buildings Silver Rating.

**Description**

Occupants:	EPA
Delineated Area:	901 North 5 <sup>th</sup> Street, Kansas City, KS
Lease Type:	Succeeding
Justification:	Expiring lease (6/14/09)
Number of Parking Spaces:	450 (50 structured, 400 surface)
Expansion Space:	None
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	20 years
Maximum Rentable Square Feet:	203,475
Current Total Annual Cost:	\$5,643,780
Proposed Total Annual Cost <sup>1</sup> :	\$6,205,987
Maximum Proposed Rental Rate <sup>2</sup> :	\$30.50 per rentable square foot

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

<sup>2</sup>This estimate is for fiscal year 2009 and may be escalated by 2.1 percent annually to the effective date of the lease to account for inflation.

GSA

PBS

PROSPECTUS – LEASE  
 ENVIRONMENTAL PROTECTION AGENCY  
 901 NORTH 5TH STREET  
 KANSAS CITY, KS

Prospectus Number: PKS-01-KC09  
 Congressional District: 03

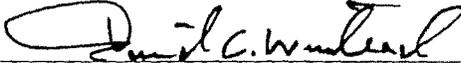
Authorizations

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

Certification of Need

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

Submitted at Washington, DC, on August 20, 2008

Recommended:   
 Commissioner, Public Buildings Service

Approved:   
 Acting Administrator, General Services Administration

June 2008

Housing Plan  
Environmental Protection Agency

PKS-01-KA09  
Kansas City, KS

Locations	Current						Proposed					
	Personnel		Usable Square Feet (USF)			Personnel		Usable Square Feet (USF)			Total	
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
EPA - Regional Office	600	600	143,402	18,651	20,501	182,554	600	600	143,402	18,651	20,501	182,554
<b>Total</b>	<b>600</b>	<b>600</b>	<b>143,402</b>	<b>18,651</b>	<b>20,501</b>	<b>182,554</b>	<b>600</b>	<b>600</b>	<b>143,402</b>	<b>18,651</b>	<b>20,501</b>	<b>182,554</b>

Current		Proposed	
Rate	186	Utilization (UR)	186

Special Space	USF
Clinic	321
Physical Fitness	1,838
Conference	12,818
ADP	2,337
Food Service	3,187
<b>Total</b>	<b>20,501</b>

Current UR excludes 31,548 usf of office support space  
Proposed UR excludes 31,548 usf of office support space



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

James L. Oberstar  
 Chairman

John L. Mica  
 Ranking Republican Member

David Heysfeld, Chief of Staff  
 Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

**COMMITTEE RESOLUTION**

**LEASE**  
**DEPARTMENT OF DEFENSE**  
**DEFENSE INTELLIGENCE AGENCY**  
**NORTHERN VIRGINIA**  
 PVA-06-VA09

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that, pursuant to title 40 U.S.C. § 3307, appropriations are authorized for a new, consolidated lease of up to 523,482 rentable square feet for the Department of Defense Defense Intelligence Agency, currently located at multiple locations including 3100 Clarendon Boulevard in Arlington, VA, Bolling Air Force Base in Washington, DC, and in several classified locations in Northern Virginia, at a proposed total annual cost of \$20,939,280 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.*

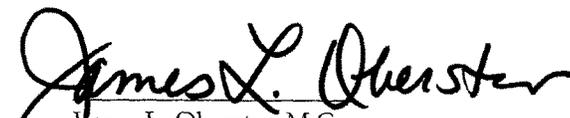
Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided, that, to the maximum extent practicable, the Administrator of General Services shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.*

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

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

**Adopted: September 24, 2008**

  
 James L. Oberstar, M.C.  
 Chairman

GSAPBS

**PROSPECTUS – LEASE  
DEPARTMENT OF DEFENSE  
DEFENSE INTELLIGENCE AGENCY  
NORTHERN VIRGINIA**

Prospectus Number: PVA-06-VA09  
Congressional Districts: 8,10,11

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**Project Summary**

The General Services Administration (GSA) proposes a new, consolidated lease of up to 523,482 rsf and 100 parking spaces for the Department of Defense (DoD) Defense Intelligence Agency (DIA) currently located at multiple locations including 3100 Clarendon Boulevard, Arlington, VA, Bolling Air Force Base, Washington, DC and in several classified locations in Northern Virginia.

DIA's current leased location is not compliant with DoD Minimum Anti-Terrorism Standards for Buildings effective for all leases that expire in FY 2007 and beyond. These requirements include but are not limited to: progressive collapse, DoD full building occupancy, 82 foot setback from the curb, and control of underground parking. The new leased location will be compliant with the DoD Minimum Antiterrorism Standards for Buildings.

In anticipation of a May 31, 2008 lease expiration at 3100 Clarendon Boulevard, GSA sought and received authorization for a replacement lease for 3100 Clarendon Boulevard as part of its FY2007 Capital Investment and Leasing Program (PVA-01-NO07). The request for a 10 year, 221,084 rentable square foot lease was authorized by both the House Committee on Transportation and Infrastructure and the Senate Committee on Public Works on April 5, and May 23, 2006 respectively. Subsequent to this authorization, however, DoD DIA decided to consolidate several of its existing operations, including Clarendon Boulevard into one location. Included in the consolidation were operations housed at Bolling Air Force Base, and several other classified locations. In addition to accommodating its consolidated operations, DoD needs a facility that will accommodate anticipated personnel growth that is set to occur over the next three years.

GSA has used the interim leasing authority granted by prospectus number PVA-01-NO07 to enter into a short standstill agreement with the current lessor at 3100 Clarendon Boulevard. However, a longer interim leasing solution is required, given the anticipated delivery of the proposed consolidated leased facility in 2013.

GSAPBS

**PROSPECTUS – LEASE  
DEPARTMENT OF DEFENSE  
DEFENSE INTELLIGENCE AGENCY  
NORTHERN VIRGINIA**

Prospectus Number: PVA-06-VA09  
Congressional Districts: 8,10,11

Description

Occupants:	DoD DIA
Delineated Area:	Northern Virginia
Lease Type:	Consolidation
Justification:	Expansion, Consolidation Compliance with DoD Anti-Terrorism Standards
Expansion Space:	Not Available
Number of Parking Spaces <sup>1</sup> :	100 (Official Government vehicles)
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	20 years
Maximum Rentable Square Feet:	523,482
Current Total Annual Cost <sup>2</sup> :	\$7,478,537
Proposed Total Annual Cost <sup>3</sup> :	\$20,939,280
Maximum Proposed Rental Rate <sup>4</sup> :	\$40.00

Summary of Energy Compliance

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

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

<sup>2</sup> Current Total Annual Cost of 3100 Clarendon Boulevard only.

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

<sup>4</sup> This estimate is for fiscal year 2013 and may be escalated by 2.05 percent annually to the effective date of the lease to account for inflation.

GSA

PBS

PROSPECTUS – LEASE  
DEPARTMENT OF DEFENSE  
DEFENSE INTELLIGENCE AGENCY  
NORTHERN VIRGINIA

Prospectus Number: PVA-06-VA09  
Congressional Districts: 8,10,11

Authorization

- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.
- Approval of this prospectus will also constitute authority to enter into an interim lease at the current location or, if necessary, at an alternative location, until occupancy of the space provided by the new lease.

Certification of Need

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

Submitted at Washington, DC, on August 20, 2008

Recommended:



Commissioner, Public Buildings Service

Approved:



Acting Administrator, General Services Administration

Northern Virginia  
PVA-06-VA09

Housing Plan  
Department of Defense  
Defense Intelligence Agency

June 2008

Locations	Current				Proposed SCIF				
	Personnel		Usable Square Feet (USF)		Personnel		Usable Square Feet (USF)		
	Office	Special	Office	Storage	Office	Storage	Office	Special	
3100 Clarendon Blvd	1,603	-	184,237	-	2,940	-	-	-	-
Bolling Air Force Base	-	-	-	-	-	-	-	-	-
Classified Locations	-	-	-	-	-	-	-	-	-
New Lease	1,603	-	184,237	-	2,940	-	436,235	-	-
<b>Total</b>	<b>1,603</b>	<b>-</b>	<b>184,237</b>	<b>-</b>	<b>2,940</b>	<b>-</b>	<b>436,235</b>	<b>-</b>	<b>436,235</b>

\* Not Available

Usable square footage means the portion of the building available for use by tenants' personnel and furnishings, and space available jointly to the occupants of the building (e.g., auditorium, health units and snack bars). Usable square footage does not include space devoted to building operations and maintenance (e.g., craft shops, gear rooms, building supply rooms, rest rooms and lobbies).



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

**James L. Oberstar**  
Chairman

**John L. Mica**  
Ranking Republican Member

David Heysfeld, Chief of Staff  
Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

**COMMITTEE RESOLUTION**

**LEASE**  
**GENERAL SERVICES ADMINISTRATION**  
**NORTHERN VIRGINIA**  
PVA-09-WA09

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that, pursuant to title 40 U.S.C. § 3307, appropriations are authorized for a succeeding lease of up to 92,992 rentable square feet for the General Services Administration, currently located at 10304 Eaton Place, Fairfax, VA, at a proposed total annual cost of \$3,533,696 for a lease term of up to 3 years, a prospectus for which is attached to and included in this resolution.*

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

*Provided, that, to the maximum extent practicable, the Administrator of General Services shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.*

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

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

Adopted: September 24, 2008

  
James L. Oberstar, M.C.  
Chairman

GSA

PBS

**PROSPECTUS – LEASE  
GENERAL SERVICES ADMINISTRATION  
NORTHERN VIRGINIA**

Prospectus Number: PVA-09-WA09  
Congressional District: 11

**Project Summary**

The General Services Administration (GSA) proposes a succeeding lease of up to 92,992 rentable square feet for the GSA Federal Acquisition Service (FAS) currently located at the WillowWood Plaza 3 Building, 10304 Eaton Place in Fairfax, VA. GSA is preparing a consolidation plan for FAS elements located in leased space in Northern, VA, and will submit a prospectus for the consolidation requirements in a future fiscal year. GSA will negotiate with the current lessor for a lease term consistent with planned occupancy under the consolidation plan. The current lease for FAS expires in May 2009 and a succeeding lease will provide continued housing until FAS can relocate to a consolidated facility.

**Description**

Occupants:	GSA-FAS
Delineated Area:	10304 Eaton Place, Fairfax VA
Lease Type:	Succeeding
Justification:	Expiring lease (5/3/09)
Expansion Space:	None
Number of Parking Spaces:	None
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	3 years
Maximum Rentable Square Feet:	92,992
Current Total Annual Cost:	\$2,545,116
Proposed Total Annual Cost: <sup>1</sup>	\$3,533,696
Maximum Proposed Rental Rate: <sup>2</sup>	\$38 per rentable square foot

**Authorization**

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

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

<sup>2</sup> This estimate is for fiscal year 2009 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation.

GSA

PBS

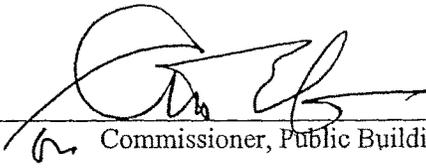
PROSPECTUS – LEASE  
GENERAL SERVICES ADMINISTRATION  
NORTHERN VIRGINIA

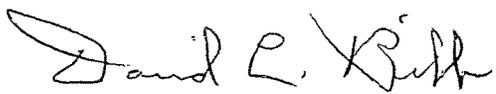
Prospectus Number: PVA-09-WA09  
Congressional District: 11

Certification of Need

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

Submitted at Washington, DC, on August 20, 2008

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Acting Administrator, General Services Administration

July 2008

House Bill Plan

North Carolina, Virginia  
I WA09

Location	Current						Proposed					
	Personnel		Usable Square Feet (USF)*			Total	Personnel		Usable Square Feet (USF)*			Total
	Office	Total	Office	Storage	Special		Office	Total	Office	Storage	Special	
Willow Wood Plaza	390	390	76,528	5,856	1,375	83,759	390	390	76,528	5,856	1,375	83,759
<b>Total</b>	<b>390</b>	<b>390</b>	<b>76,528</b>	<b>5,856</b>	<b>1,375</b>	<b>83,759</b>	<b>390</b>	<b>390</b>	<b>76,528</b>	<b>5,856</b>	<b>1,375</b>	<b>83,759</b>

Utilization Rate (UR)	
Current	153
Proposed	153

Current UR excludes 16,836 USF of office support space.  
Proposed UR excludes 16,836 USF of office support space.

Special Space	USF*
Copy Room	150
ADP	1,025
Break Room	200
<b>Total</b>	<b>1,375</b>

\*Usable square footage means the portion of the building available for use by tenants' personnel and furnishings, and space available jointly to the occupants of the building (e.g., auditorium, health units and snack bars). Usable square footage does not include space devoted to building operations and maintenance (e.g., craft shops, building supply rooms, rest rooms and lobbies).



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

**James L. Oberstar**  
Chairman

**John L. Mica**  
Ranking Republican Member

David Heymsfeld, Chief of Staff  
Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

**COMMITTEE RESOLUTION**

**LEASE**  
**FEDERAL BUREAU OF INVESTIGATION**  
**1110 THIRD AVENUE**  
**SEATTLE, WA**  
**PWA-02-SE09**

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that, pursuant to title 40 U.S.C. § 3307, appropriations are authorized to exercise two five-year options of an existing lease of up to 130,876 rentable square feet for the Federal Bureau of Investigation, currently located at 1110 Third Avenue, Seattle, WA, at a proposed total annual cost of \$4,589,821 for a lease term of up to 10 years, a prospectus for which is attached to and included in this resolution.*

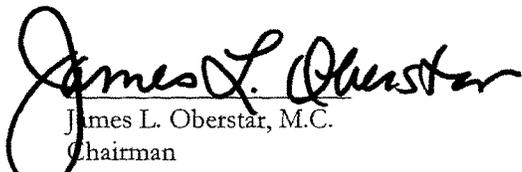
Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided, that, to the maximum extent practicable, the Administrator of General Services shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.*

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

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

Adopted: September 24, 2008

  
James L. Oberstar, M.C.  
Chairman

GSA

PBS

**PROSPECTUS – LEASE**  
**FEDERAL BUREAU OF INVESTIGATION**  
**1110 3<sup>RD</sup> AVE., SEATTLE, WA**

Prospectus Number: PWA 02 SE09  
Congressional District: 7th

---

**Project Summary**

The General Services Administration proposes to exercise two (2) five (5) year options for 130,876 rentable square feet (RSF) currently leased at 1110 Third Avenue in Seattle, WA, for the Federal Bureau of Investigation (FBI). In 1999, GSA leased 98,507 RSF for FBI for a 10 year term, and negotiated two 5-year options with an escalating rate structure. Subsequent growth in FBI needs led to adjusting the lease to the current 130,876 RSF.

The initial negotiated lease was below the prospectus threshold, but subsequent expansion and rent escalation now require prospectus approval.

**Description**

Occupants:	FBI
Location:	1110 Third Ave., Seattle, WA 98101
Lease Type:	Existing/Exercise of Renewal Option
Justification:	Expiration of existing lease on 10/31/09, client determination of ongoing need and favorable option terms
Expansion Space:	None
Number of Parking Spaces:	75 inside
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	10 years
Maximum Rentable Square Feet:	130,876
Current Annual Cost:	\$3,624,181
Proposed Total Annual Cost: <sup>1,3</sup>	\$4,589,821
Maximum Proposed Rental Rate: <sup>2</sup>	\$31.47
Maximum Proposed Rental Rate: <sup>3</sup>	\$35.07

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

<sup>2</sup> Last year of the initial 5-year extension.

<sup>3</sup> Last year of the initial 5-year extension.

GSA

PBS

PROSPECTUS – LEASE  
FEDERAL BUREAU OF INVESTIGATION  
1110 3<sup>RD</sup> AVE., SEATTLE, WA

Prospectus Number: PWA 02 SE09  
Congressional District: 7th

Justification

The space continues to satisfy the FBI's location and security needs. The renewal option rates are dramatically lower than the cost of alternative space in Seattle's Central Business District.

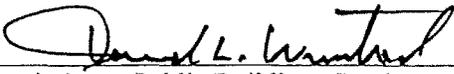
Authorization

Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to exercise the first of two five-year options, and authority in the future to exercise the second five year option should client needs at that time so warrant.

Certification of Need

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

Submitted at Washington, DC, on August 20, 2008

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Acting Administrator, General Services Administration

Locations	Current						Proposed					
	Personnel		Usable Square Feet (USF)				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
1110 Third Ave Building	309	309	100,422	10,248	0	110,690	309	309	100,422	10,248	0	110,690
<b>Total</b>	<b>309</b>	<b>309</b>	<b>100,422</b>	<b>10,248</b>	<b>0</b>	<b>110,690</b>	<b>309</b>	<b>309</b>	<b>100,422</b>	<b>10,248</b>	<b>0</b>	<b>110,690</b>

Current	Proposed
Utilization	
Rate	253

Current UR excludes 22,093 USF of office support  
Proposed UR excludes 22,093 USF of office support

Additional building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.



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

**James L. Oberstar**  
Chairman

**John L. Mica**  
Ranking Republican Member

David Heysfeld, Chief of Staff  
Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

**COMMITTEE RESOLUTION**

**LEASE**  
**SOCIAL SECURITY ADMINISTRATION**  
**SEATTLE, WA**  
**PWA-01-SE09**

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that, pursuant to title 40 U.S.C. § 3307, appropriations are authorized for a replacement lease of up to 104,841 rentable square feet for the Social Security Administration, currently located at 701 Fifth Avenue, Seattle, WA, at a proposed total annual cost of \$5,032,368 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.*

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

*Provided, that, to the maximum extent practicable, the Administrator of General Services shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.*

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

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

Adopted: September 24, 2008

A handwritten signature in black ink that reads "James L. Oberstar".  
James L. Oberstar, M.C.  
Chairman

GSA

FBS

**PROSPECTUS - LEASE  
SOCIAL SECURITY ADMINISTRATION  
SEATTLE, WA**

Prospectus Number: PWA-01-SE09  
Congressional District: 07

**Project Summary**

The General Services Administration (GSA) proposes a replacement lease of 104,841 rentable square feet (rsf) of space for the Social Security Administration (SSA) currently located at 701 Fifth Avenue, Seattle, Washington.

**Description**

Occupants:	Social Security Administration
Delineated Area:	Seattle CBD
Lease Type:	Replacement
Justification:	Expiring lease (October 31, 2009)
Number of Parking Spaces:	48 inside
Expansion Space:	None
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	104,841
Current Total Annual Cost:	\$2,227,232
Proposed Total Annual Cost <sup>1</sup> :	\$5,032,368
Maximum Proposed Rental Rate <sup>2</sup> :	\$48.00 per rentable square foot

**Summary of Energy Compliance**

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

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

<sup>2</sup>This estimate is for fiscal year 2010 and may be escalated by 2.05 percent annually to the effective date of the lease to account for inflation.

GSA

PBS

PROSPECTUS - LEASE  
SOCIAL SECURITY ADMINISTRATION  
SEATTLE, WA

Prospectus Number: PWA-01-SE09  
Congressional District: 07

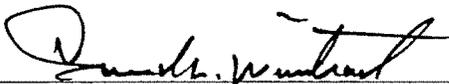
Authorizations

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

Certification of Need

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

Submitted at Washington, DC, on August 20, 2008

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Acting Administrator, General Services Administration

Locations	Current						Proposed					
	Personnel			Usable Square Feet (USF)			Personnel			Usable Square Feet (USF)		
	Office	Total	Rate	Office	Storage	Special	Total	Office	Storage	Special	Total	
701 5th Avenue	295	295	91,166	0	0	0	91,166	0	0	0	0	
Proposed Lease	0	0	0	0	0	0	0	295	59,141	9,005	23,020	
<b>Total:</b>	<b>295</b>	<b>295</b>	<b>91,166</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>91,166</b>	<b>295</b>	<b>59,141</b>	<b>9,005</b>	<b>23,020</b>	

Current	Proposed
Utilization	
Rate	241
	156

Restroom	2,100
Clinic	950
Conference	16,770
ADP	3,200
<b>Total:</b>	<b>23,020</b>

Current UR excludes 20,056 USF of office support space  
Proposed UR excludes 13,011 USF of office support space

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

There was no objection.

#### MESSAGE FROM THE SENATE

A message from the Senate by Ms. Curtis, one of its clerks, announced that the Senate has passed with an amendment in which the concurrence of the House is requested, bills of the House of the following titles:

H.R. 6049. An act to amend the Internal Revenue Code of 1986 to provide incentives for energy production and conservation, to extend certain expiring provisions, to provide individual income tax relief, and for other purposes.

#### MESSAGE FROM THE SENATE

A message from the Senate by Ms. Curtis, one of its clerks, announced that the Senate had passed with an amendment a bill of the House of the following title:

H.R. 6849. An act to amend the commodity provisions of the Food, Conservation, and Energy Act of 2008 to permit producers to aggregate base acres and reconstitute farms to avoid the prohibition on receiving direct payments, counter-cyclical payments, or average crop revenue election payments when the sum of the base acres of a farm is 10 acres or less, and for other purposes.

□ 1430

#### DESIGNATING THE JOHN W. WARNER RAPIDS

Mr. RAHALL. Madam Speaker, I ask unanimous consent that the Committee on Natural Resources be discharged from further consideration of the Senate bill (S. 3550) to designate a portion of the Rappahannock River in the Commonwealth of Virginia as the "John W. Warner Rapids," and ask for its immediate consideration in the House.

The Clerk read the title of the Senate bill.

The SPEAKER pro tempore (Ms. CLARKE). Is there objection to the request of the gentleman from West Virginia?

There was no objection.

The text of the Senate bill is as follows:

S. 3550

*Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,*

#### SECTION 1. JOHN W. WARNER RAPIDS, FREDERICKSBURG, VIRGINIA.

(a) DESIGNATION.—The portion of the Rappahannock River comprised of the manmade rapids located at the site of the former Embrey Dam in Fredericksburg, Virginia, and centered at the coordinates of N. 38.3225 latitude, W. 077.4900 longitude, shall be known and designated as the "John W. Warner Rapids".

(b) REFERENCES.—Any reference in a law, map, regulation, document, paper, or other record of the United States to the portion of the Rappahannock River referred to in subsection (a) shall be deemed to be a reference to the John W. Warner Rapids.

The Senate bill was ordered to be read a third time, was read the third

time, and passed, and a motion to reconsider was laid on the table.

#### WHITE MOUNTAIN APACHE TRIBE RURAL WATER SYSTEM LOAN AUTHORIZATION ACT

Mr. RAHALL. Madam Speaker, I ask unanimous consent that the Committee on Natural Resources be discharged from further consideration of the Senate bill (S. 3128) to direct the Secretary of the Interior to provide a loan to the White Mountain Apache Tribe for use in planning, engineering, and designing a certain water system project, and ask for its immediate consideration in the House.

The Clerk read the title of the Senate bill.

The SPEAKER pro tempore. Is there objection to the request of the gentleman from West Virginia?

There was no objection.

The text of the Senate bill is as follows:

S. 3128

*Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,*

#### SECTION 1. SHORT TITLE.

This Act may be cited as the "White Mountain Apache Tribe Rural Water System Loan Authorization Act".

#### SEC. 2. DEFINITIONS.

(a) MINER FLAT PROJECT.—The term "Miner Flat Project" means the White Mountain Apache Rural Water System, comprised of the Miner Flat Dam and associated domestic water supply components, as described in the project extension report dated February 2007.

(b) SECRETARY.—The term "Secretary" means the Secretary of the Interior, acting through the Commissioner of Reclamation (or any other designee of the Secretary).

(c) TRIBE.—The term "Tribe" means the White Mountain Apache Tribe, a federally recognized Indian tribe organized pursuant to section 16 of the Indian Reorganization Act of 1934 (25 U.S.C. 476 et seq.).

#### SEC. 3. MINER FLAT PROJECT LOAN.

(a) LOAN.—Subject to the availability of appropriations and the condition that the Tribe and the Secretary have executed a cooperative agreement under section 4(a), not later than 90 days after the date on which amounts are made available to carry out this section and the cooperative agreement has been executed, the Secretary shall provide to the Tribe a loan in an amount equal to \$9,800,000, adjusted, as appropriate, based on ordinary fluctuations in engineering cost indices applicable to the Miner Flat Project during the period beginning on October 1, 2007, and ending on the date on which the loan is provided, as determined by the Secretary, to carry out planning, engineering, and design of the Miner Flat Project in accordance with section 4.

(b) TERMS AND CONDITIONS OF LOAN.—The loan provided under subsection (a) shall—

(1) be at a rate of interest of 0 percent; and

(2) be repaid over a term of 25 years, beginning on January 1, 2013.

(c) ADMINISTRATION.—Subject to section 4, the Secretary shall administer the planning, engineering, and design of the Miner Flat Project.

#### SEC. 4. PLANNING, ENGINEERING, AND DESIGN.

(a) COOPERATIVE AGREEMENT.—

(1) IN GENERAL.—Not later than 90 days after the date of enactment of this Act, the

Secretary shall offer to enter into a cooperative agreement with the Tribe for the planning, engineering, and design of the Miner Flat Project in accordance with this Act.

(2) MANDATORY PROVISIONS.—A cooperative agreement under paragraph (1) shall—

(A) specify, in a manner that is acceptable to the Secretary and the Tribe, the rights, responsibilities, and liabilities of each party to the agreement; and

(B) require that the planning, engineering, design, and construction of the Miner Flat Project be in accordance with all applicable Federal environmental laws.

(b) APPLICABILITY OF INDIAN SELF-DETERMINATION AND EDUCATION ASSISTANCE ACT.—Each activity for the planning, engineering, or design of the Miner Flat Project shall be subject to the requirements of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450 et seq.).

#### SEC. 5. AUTHORIZATION OF APPROPRIATIONS.

There are authorized to be appropriated such sums as are necessary to carry out this Act.

The Senate bill was ordered to be read a third time, was read the third time, and passed, and a motion to reconsider was laid on the table.

#### PECHANGA BAND OF LUISENO MISSION INDIANS LAND TRANSFER ACT OF 2007

Mr. RAHALL. Madam Speaker, I ask unanimous consent to take from the Speaker's table the bill (H.R. 2963) to transfer certain land in Riverside County, California, and San Diego County, California, from the Bureau of Land Management to the United States to be held in trust for the Pechanga Band of Luiseno Mission Indians, and for other purposes, with Senate amendments thereto, and concur in the Senate amendments.

The Clerk read the title of the bill.

The Clerk read the Senate amendments, as follows:

Senate amendments:

On page 3, line 12, strike "and the United States Fish and Wildlife Service," and insert "the Bureau of Land Management, and the United States Fish and Wildlife Service on November 11, 2005, which shall remain in effect until the date on which the Western Riverside County Multiple Species Habitat Conservation Plan expires.

"(3) NOTIFICATION.—At least 45 days before terminating the memorandum of understanding entered into under paragraph (2)(B), the Director of the Bureau of Land Management, the Director of the United States Fish and Wildlife Service, or the Pechanga Band of Luiseno Mission Indians, as applicable, shall submit notice of the termination to—

"(A) the Committee on Natural Resources of the House of Representatives;

"(B) the Committee on Indian Affairs of the Senate;

"(C) the Assistant Secretary for Indian Affairs; and

"(D) the members of Congress representing the area subject to the memorandum of understanding.

"(4) TERMINATION OR VIOLATION OF THE MEMORANDUM OF UNDERSTANDING.—The Director of the Bureau of Land Management and the Pechanga Band of Luiseno Mission Indians shall submit to Congress notice of the termination or a violation of the memorandum of understanding entered into under paragraph (2)(B) unless the purpose for the termination or violation is the expiration or