



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

Bill Shuster
Chairman

Washington, DC 20515
COMMITTEE RESOLUTION

Nick J. Rahall, III
Ranking Member

Christopher P. Bertram, Staff Director

LEASE
DEPARTMENT OF JUSTICE
WASHINGTON, DC
PDC-01-WA13

James H. Zoia, Democrat Staff Director

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease extension of up to 77,000 rentable square feet of space, including three parking spaces, for the Department of Justice Civil Division, currently located at 20 Massachusetts Avenue, NW, Washington, DC, at a proposed total annual cost of \$3,850,000 for a lease term of up to five years, a prospectus for which is attached to and included in this resolution.

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

Provided that, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 323 square feet or less per person.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 323 square feet or higher per person.

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

Provided further, that the 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: **February 28, 2013**

Bill Shuster, M.C.
Chairman

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

Prospectus Number: PDC-01-WA13

Executive Summary

The General Services Administration (GSA) proposes a lease extension of up to 77,000 rentable square feet (rsf) for the Department of Justice (DOJ) Civil Division. DOJ is currently located at 20 Massachusetts Avenue, NW, Washington, DC under a lease that expires September 23, 2012.

DOJ requires continued housing at this location while undertaking a full scale re-evaluation of its current space allocation standards. This review will provide DOJ with a strategy to significantly improve their space utilization while reducing their office space requirement. Space realignment and utilization rate improvement is not cost-effective or feasible for the proposed short-term lease extension at the current location.

In addition, space realignment and utilization rate improvement would be highly disruptive to DOJ's continuing performance of its mission. This location houses DOJ's Civil Division, Federal Programs Branch. The Federal Programs Branch represents virtually the entire Executive Branch in sensitive and high-profile civil litigation matters. Some Federal Program Branch attorneys and paralegals must work in special space secured for the processing of large volumes of classified information. As some of this specialized litigation winds down, it is anticipated that 9,500 usable square foot of secure space will be released from the DOJ inventory at this location. The Federal Programs Branch must remain in the space at 20 Massachusetts Ave as currently configured. DOJ Civil Division Federal Programs will also accommodate all general growth within this footprint for the extension period.

Description

Occupant:	DOJ Civil Division
Lease Type:	Extension
Current Rentable Square Feet (RSF):	121,300 (Current RSF/USF = 1.15)
Proposed Maximum RSF:	77,000 (Proposed RSF/USF = 1.15)
Expansion Space RSF:	Reduction of 44,300
Current Usable Square Feet/Person:	344
Proposed Usable Square Feet/Person:	323
Proposed Maximum Leasing Authority:	5 years
Expiration Dates of Current Lease(s):	9/23/2012
Delineated Area:	20 Massachusetts Ave, NW, Washington, DC
Number of Official Parking Spaces:	3
Scoring:	Operating Lease

**PROSPECTUS – LEASE
DEPARTMENT OF JUSTICE
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Prospectus Number: PDC-01-WA13

Maximum Proposed Rental Rate ¹ :	\$50.00
Proposed Total Annual Cost ² :	\$3,850,000
Current Total Annual Cost:	\$6,186,334(lease effective 9/24/02)

Justification

The mission of the DOJ Civil Division is to litigate on behalf of the U.S. Government; attorneys constitute 90 percent of the staff. The current leases for DOJ at 20 Massachusetts Avenue, NW, in Washington, DC expired on September 23, 2012 and DOJ Civil Division requires continued housing to carry out its mission.

This prospectus seeks authority to house the continued need of the Civil Division of DOJ at 20 Massachusetts Ave. The U.S. Trustees Division, which currently occupies a portion of the space in 20 Massachusetts Avenue, NW, will be relocating to another federally owned property in January 2013.

Summary of Energy Compliance

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

Resolutions of Approval

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

Interim Leasing

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

¹ This estimate is for fiscal year 2013 and may be escalated by 1.7 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government.

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

PROSPECTUS - LEASE
DEPARTMENT OF JUSTICE
WASHINGTON, DC

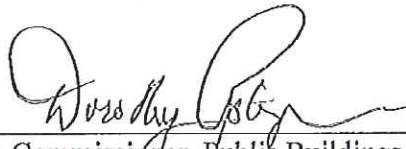
Prospectus Number: PDC-01-WA13

Certification of Need

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

Submitted at Washington, DC, on November 21, 2012

Recommended:



Commissioner, Public Buildings Service

Approved:



Acting Administrator, General Services Administration

September 2012

Housing Plan Department of Justice

PDC-01-WA13
Washington, DC

Lensed Locations	Current				Proposed			
	Personnel		Usable Square Feet (USF)		Personnel		Usable Square Feet (USF)	
	Office	Total	Office	Storage	Office	Total	Office	Storage
20 Massachusetts Avenue								
Civil Division	207	-	51,416	3,877		66,907		
U.S. Trustees	100		26,921	3,421		38,571		
Proposed Lease (Civil Division)								
Total	307	307	78,337	7,298	207	207	51,416	3,877
							11,614	3,877
							66,907	66,907

Office Utilization Rate (UR) *		
Rate	Current	Proposed
	184	179

* UR = average amount of office space per person
Current UR excludes 21,949 sqft of office support space
Proposed UR excludes 14,337 sqft of office support space

USE/Person **		
Rate	Current	Proposed
	344	323

** USE/Person = housing plan total USF divided by total personnel

Special Space (USF)		
Type	Current	Proposed
IT		1,015
Conference		2,970
Copy		744
Kitchen/Break		895
Trail Prep		1,441
SCIF		430
Fitness Room		1,349
Supply/Mail		761
Library		2,009
Total		11,614

The 100 personnel in the U.S. Trustees office will be relocating to federally owned space under the custody and control of the Government Accountability Office in early 2013.

Total USF RSF/USF Maximum RSF			
Current	105,478	1.15	121,300
Proposed	66,907	1.15	77,000

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).