



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

Peter A. DeFazio
Chairman

Washington, DC 20515

Sam Graves, MO
Ranking Member

Katherine W. Dedrick, Staff Director

COMMITTEE RESOLUTION

Paul J. Sass, Republican Staff Director

LEASE
BUREAU OF FISCAL SERVICE
U.S. DEPARTMENT OF THE TREASURY
PARKERSBURG, WV
PWV-01-PA19

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 182,500 rentable square feet of space, including 26 official parking spaces, for the Bureau of Fiscal Service – U.S. Department of the Treasury currently located at 320 Avery Street in Parkersburg, WV at a proposed total annual cost of \$4,927,500 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

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

Provided that, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 162 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 162 square feet or higher per person.

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

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

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation

and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

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

Provided further, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

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

Provided that, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

Adopted: May 8, 2019


Peter A. DeFazio
Chairman

**PROSPECTUS – LEASE
BUREAU OF FISCAL SERVICE
U.S. DEPARTMENT OF THE TREASURY
PARKERSBURG, WV**

Prospectus Number: PWV-01-PA19
Congressional District: 01

Executive Summary

The General Services Administration (GSA) proposes a lease for approximately 182,500 rentable square feet for the Department of the Treasury, Bureau of the Fiscal Service (FS). FS is currently housed at 320 Avery Street in Parkersburg, WV, under a lease that expires on March 14, 2021. The lease will provide continued housing for FS, and will improve the office and overall utilization rates from 109 and 182 to 97 and 162 usable square feet (USF) per person respectively.

Description

Occupant:	Bureau of the Fiscal Service
Current Rentable Square Feet (RSF)	182,500 RSF (Current RSF/USF = 1.06)
Estimated/Proposed Maximum RSF:	182,500 RSF (Proposed RSF/USF = 1.06)
Expansion/Reduction RSF:	None
Current USF/Person:	182
Estimated/Proposed USF/Person:	162
Expiration Dates of Current Lease(s):	03/14/2021
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	Central Business Area of Parkersburg, WV. Begin at the intersection of 1st Street and Anne Street; northeast to 9th Street; southeast along 9th to William Court Alley; northeast along William Court Alley to 10th Street; southeast on 10th Street to Green Street; southwest along Green Street to 1st Street; northwest along 1st Street to Anne Street.
Number of Official Parking Spaces:	26
Scoring:	Operating
Current Total Annual Cost:	\$ 5,503,174 (lease effective 09/01/2004)
Estimated Rental Rate ¹ :	\$27.00 / RSF
Estimated Total Annual Cost ² :	\$4,927,500

¹ This estimate is for fiscal year 2021 and may be escalated by 2 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including standard operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

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

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Background

The FS mission is to provide central payment services to Federal Program Agencies, operate the Federal Government's collections and deposit systems, provide Government-wide accounting and reporting services, and manage the collection of delinquent debt owed to the Government.

In addition, FS's operations in Parkersburg, WV, provide cost-effective administrative services to the Treasury and other Federal agencies. FS provides human resources, staffing, procurement, and travel services through a shared services model promoting Government efficiency.

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

Justification

FS currently occupies 182,500 RSF of Class A office space at 320 Avery Street, Parkersburg, WV, under a lease that expires on March 14, 2021. The facility was constructed for FS in 2004 as a built-to-suit lease, and FS has occupied the facility since its construction. This facility is one of two facilities that FS currently occupies in the Parkersburg Central Business Area. The other building is located at 200 3rd Street in Parkersburg. FS is the sole tenant in both locations. Because these buildings are only one block apart, employees collaborate on a daily basis and are able to share resources and amenities, creating a campus-like environment. The ability to share resources increases utilization and efficiencies at both locations.

In order to carry out its mission and maintain these efficiencies, FS has a continuing need for housing of similar size proximate to its other leased location.

Summary of Energy Compliance

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

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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, FS, prior to the effective date of the extension. It is in the best interest of the Government to avert the financial risk of holdover tenancy.


Certification of Need

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

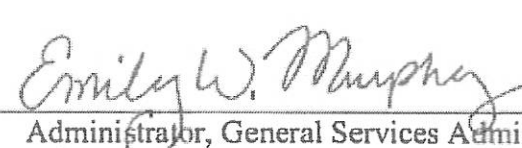
October 16, 2018

Submitted at Washington, DC, on _____

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration

December 2017

Housing Plan
Bureau of Fiscal Service
U.S. Department of Treasury

PWV-01-PA19
Parkersburg, WV

Leased Locations	CURRENT						ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage ⁵	Special ⁶	Total
320 Avery Street, Parkersburg, West Virginia	944	944	132,416	16,366	23,135	171,917						
Estimated/Proposed Lease	-	-	-	-	-	-	1,064	1,064	132,416	16,366	23,135	171,917
Total	944	944	132,416	16,366	23,135	171,917	1,064	1,064	132,416	16,366	23,135	171,917

Office Utilization Rate (UR) ²		
Rate	Current	Proposed
	109	97

UR = average amount of office space per person
 Current UR excludes 29,132 usf of office support space
 Proposed UR excludes 29,132 usf of office support space

Overall UR ³		
Rate	Current	Proposed
	182	162

R/U Factor ⁴			
	Total USF	RSF/USF	Max RSF
Current	171,917	1.06	182,500
Estimated/Proposed	171,917	1.06	182,500

Special Space ⁶		USF
Conference/Training		5,348
Radio/ PA Room		140
Loading/Shipping/Staging		868
Duplication Shop		840
Graphics Shop		630
Lunch Room + Break Room		5,600
Security Control Center and Guard		5,222
Fitness Center and Health Center		2,863
Computer Work Room		1,624
Total		23,135

NOTES:

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

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

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

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

⁵ Storage excludes warehouse, which is part of Special Space.

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