



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

Bill Shuster
Chairman

Washington, DC 20515

Peter A. DeFazio
Ranking Member

Christopher P. Bertram, Staff Director

COMMITTEE RESOLUTION

Katherine W. Dedrick, Democratic Staff Director

LEASE
DRUG ENFORCEMENT ADMINISTRATION
SAN DIEGO, CA
PCA-01-SD15

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 replacement lease of up to 105,000 rentable square feet of space, including 245 official parking spaces, for the Drug Enforcement Administration currently located at 4560 Viewridge Avenue, San Diego, California, at a proposed total annual cost of \$4,124,723 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.

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

Provided that, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 214 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 214 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 12, 2015

Bill Shuster, M.C.
Chairman

**PROSPECTUS – LEASE
DRUG ENFORCEMENT ADMINISTRATION
SAN DIEGO, CA**

Prospectus Number: PCA-01-SD15
Congressional District: 53

Executive Summary

The General Services Administration (GSA) proposes a replacement lease of up to 105,000 rentable square feet (RSF) of space for the Drug Enforcement Administration (DEA), currently located at 4560 Viewridge Avenue, San Diego, CA.

The DEA occupies the entire building under one lease that will expire May 31, 2016. The replacement lease will provide continued housing for DEA and will maintain DEA's office and overall utilization rates of 103 usable square feet (USF) per person and 214 usf per person, respectively.

Description

Occupant:	Drug Enforcement Agency
Lease Type	Replacement
Current Rentable Square Feet (RSF)	100,603 (Current RSF/USF = 1.15)
Proposed Maximum RSF:	105,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF ¹ :	0
Current Usable Square Feet/Person:	214
Proposed Usable Square Feet/Person:	214
Proposed Maximum Leasing Authority:	15 years
Expiration Dates of Current Lease(s):	5/31/2016
Delineated Area:	North: Clairemont Mesa Blvd. South: Friars Road East: Interstate 15 West: Interstate 5
Number of Official Parking Spaces:	245 Structured
Scoring:	Operating Lease
Maximum Proposed Rental Rate ²	\$41 per RSF
Proposed Total Annual Cost ³ :	\$4,124,723

¹ The RSF/USF at the current location is approximately 1.15. However, to maximize competition a RSF/USF ratio of 1.2 is used for the proposed maximum RSF as indicated in the housing plan.

² This estimate is for fiscal year 2016 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as a basis for negotiating with offerors to ensure that lease award is made in the best interest of the government. Lease award shall not exceed the maximum rental rate as specified in this prospectus.

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

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Current Total Annual Cost:	\$3,137,301 (Lease Effective 5/31/1996)
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Justification

Congress created the High Intensity Drug Trafficking Areas (HIDTA) Program in 1988 to provide assistance to law enforcement agencies in areas determined to be critical drug-trafficking regions in the United States. The Drug Enforcement Administration plays a critical role in assisting the state and local government gather intelligence and coordinate law enforcement strategies to reduce the supply of illegal drugs in the United States. The San Diego field office agents gather intelligence, execute on the intelligence in the field, and provide input for legal cases against offenders. In addition to DEA agents, administrative and support groups also operate in the facility.

Summary of Energy Compliance

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

Resolutions of Approval

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

Interim Leasing

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

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DRUG ENFORCEMENT ADMINISTRATION
SAN DIEGO, CA**

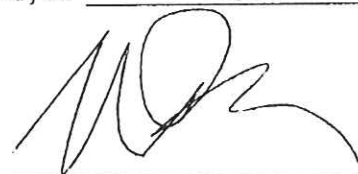
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Certification of Need

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

Submitted at Washington, DC, on September 29, 2014

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration

March 2014

Housing Plan
Drug Enforcement Administration

PCA-01-SD15
San Diego, CA

Locations	CURRENT						PROPOSED					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
4560 Viewridge Ave., San Diego CA	409	409	54,206	11,250	22,025	87,481						
Proposed Lease												
Total	409	409	54,206	11,250	22,025	87,481	409	409	409	54,206	11,250	87,481

Office Utilization Rate (UR) ^a		
	Current	Proposed
Rate	103	103

UR=average amount of office space per person
Current UR excludes 8,975 usf of conference office support space
Proposed UR excludes 8,975 usf of conference office support space

Overall UR ³		
	Current	Proposed
Rate	214	214

	R/U Factor ⁴	Total USF	RSF/USF	Max RSF
Current		87,481	1.15	100,603
Proposed		87,481	1.20	105,000

Special Space	USF
Laboratory	300
Holding Cell	250
Fitness Center	500
Conference	8,975
ADP	8,400
Automotive Maintenance	3,600
Total	22,025

NOTES:

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

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

³³USF/Person = housing plan total USF divided by total personnel.

$$^4\text{R/U Factor} = \text{Max RSF divided by total USF}$$

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United States Senate

COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

COMMITTEE RESOLUTION

HOUSE REPORT NO. 20510-6175

REPLACEMENT LEASE DRUG ENFORCEMENT ADMINISTRATION SAN DIEGO, CA PCA-01-SD15

RESOLVED BY THE COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS OF THE UNITED STATES SENATE

that pursuant to title 40 U.S.C. § 3307, a prospectus providing for a replacement lease of up to 105,000 rentable square feet of space, including 245 official structured parking spaces, for the Drug Enforcement Administration currently located at 4560 Viewridge Avenue, San Diego, California, at a maximum proposed rental rate of \$41 per rentable square foot, at a proposed total annual cost of \$4,124,723 for a lease term of up to 15 years, a description of which is attached hereto and by reference made part of this resolution, is approved.

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

Provided, that to the maximum extent practicable, the Administrator of General Services shall require that the procurement include energy efficiency requirements as would be required for the construction of a federal building.

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 Environment and Public Works of the United States Senate prior to exercising any lease authority provided in this resolution.

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



Chairman



Ranking Member

Adopted: April 28, 2015