



**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**  
**DEPARTMENT OF JUSTICE, BUREAU OF PRISONS**  
**WASHINGTON, DC**  
**PDC-01-WA15**

*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 114,000 rentable square feet of space, including 14 official parking spaces, for the Department of Justice, Bureau of Prisons currently located at 500 First Street, NW in Washington, D.C., at a proposed total annual cost of \$5,700,000 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,* the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 199 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 199 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  
DEPARTMENT OF JUSTICE, BUREAU OF PRISONS  
WASHINGTON, DC**

Prospectus Number: PDC-01-WA15

**Executive Summary**

The General Services Administration (GSA) proposes a replacement lease of up to 114,000 rentable square feet (RSF) of space to house the Department of Justice, Bureau of Prisons (BOP) currently located at 500 First Street, NW, in Washington, DC.

The replacement lease will provide continued housing for BOP and will improve BOP's office and overall utilization rates from 133 to 117 usable square feet (USF) per person and 229 to 199 USF per person, respectively. As a result of the improved utilization, the replacement lease will reduce the rentable square footage of the requirement by 12 percent, a 15,035 RSF reduction from BOP's current occupancy.

**Description**

|   |   |
|---|---|
| Occupant:                                   | Bureau of Prisons                       |
| Lease Type                                  | Replacement                             |
| Current Rentable Square Feet (RSF):         | 129,035 (Current RSF/USF = 1.18)        |
| Proposed Maximum RSF:                       | 114,000 (Proposed RSF/USF = 1.20)       |
| Expansion/Reduction RSF                     | 15,035 RSF reduction                    |
| Current Usable Square Feet/Person:          | 229                                     |
| Proposed Usable Square Feet/Person:         | 199                                     |
| Proposed Maximum Leasing Authority:         | 15 years                                |
| Expiration Dates of Current Lease(s):       | July 31, 2016                           |
| Delineated Area:                            | Washington, DC, Central Employment Area |
| Number of Official Parking Spaces:          | 14                                      |
| Scoring:                                    | Operating Lease                         |
| Maximum Proposed Rental Rate <sup>1</sup> : | \$50.00 per RSF                         |
| Proposed Total Annual Cost <sup>2</sup> :   | \$5,700,000                             |
| Current Total Annual Cost:                  | \$7,040,895 (lease effective 8/01/2006) |

<sup>1</sup>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 negotiating this lease to ensure that the lease award is made in the best interest of the Government. The lease award shall not exceed the maximum rental rate as the specified in this prospectus.

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

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

Prospectus Number: PDC-01-WA15

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**Background**

BOP's mission is to protect society by confining offenders in the controlled environments of prisons and community-based facilities that are safe, humane, cost-efficient, and appropriately secure; that provide work and other self-improvement opportunities to assist offenders in becoming law-abiding citizens.

**Justification**

The current lease at 500 First Street NW expires July 31, 2016, and BOP has a continued need for space. In an effort to reduce its space footprint and increase its space utilization efficiency, the proposed lease will reduce BOP's current space by 15,035 RSF of its current 129,035 RSF at 500 First Street, NW. In the absence of this reduction, the status quo cost of continued occupancy at the proposed market rental rate would be \$6,451,750 per year.

**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 interim leasing actions as necessary to ensure continued housing of the tenant agency prior to the effective date of the proposed lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.



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

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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 September 29, 2014

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

  
Commissioner, Public Buildings Service

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

  
Administrator, General Services Administration

PDC-01-WA15  
Washington, DC

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

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# United States Senate

COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

## COMMITTEE RESOLUTION

20510-6175

RYAN JACKSON, MAJORITY STAFF DIRECTOR  
BETTINA POIRIER, DEMOCRATIC STAFF DIRECTOR

**REPLACEMENT LEASE  
DEPARTMENT OF JUSTICE, BUREAU OF PRISONS  
Washington, DC  
PDC-01-WA15**

**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 114,000 rentable square feet of space, including 14 official parking spaces, for the Department of Justice, Bureau of Prisons currently located at 500 First Street NW in Washington, D.C., at a maximum proposed rental rate of \$50 per rentable square foot, at a proposed total annual cost of \$5,700,000 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