



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

Bill Shuster
Chairman

Washington, DC 20515

Peter A. DeFazio
Ranking Member

COMMITTEE RESOLUTION

Christopher P. Bertram, Staff Director

Katherine W. Dedrick, Democratic Staff Director

LEASE
U.S. PROBATION OFFICE & U.S. PRETRIAL SERVICES OFFICE
233 BROADWAY, NEW YORK, NY
PNY-06-NY15

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 112,392 rentable square feet of space for the U.S. Probation Office and the U.S. Pretrial Services Office currently located at 233 Broadway in New York, New York, at a proposed total annual cost of \$5,394,816 for a lease term of up to 2 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 379 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 379 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
U.S. PROBATION OFFICE & U.S. PRETRIAL SERVICES OFFICE
233 BROADWAY, NEW YORK, NY

Prospectus Number: PNY-06-NY15
Congressional District: 7

Executive Summary

The U.S. General Services Administration (GSA) proposes a short-term lease extension of up to 112,392 rentable square feet of space for the U.S. Probation Office and the U.S. Pretrial Services Office (Probation and Pretrial Services), currently located at 233 Broadway (Woolworth Building), New York, NY. They have occupied space in the Woolworth Building since November 1, 2005, under a single lease that will expire October 31, 2015. Both offices are planned to relocate to the Daniel P. Moynihan U.S. Courthouse in Manhattan, NY. Funding for this relocation/backfill and build-out of space at the Moynihan USCH has been secured by GSA. GSA is seeking a 2-year lease extension to provide sufficient time to synchronize the completion of the build-out of the new space and the relocation of Probation and Pretrial Services. GSA will attempt to negotiate a flexible lease term with early termination rights to mitigate vacancy risk while continuing to protect the Government's occupancy.

Extension of the current lease will enable Probation and the Pretrial Services to provide continued housing for their current personnel and meet their current mission requirements. They will maintain their current office utilization rate of 261 USF per person and overall utilization rate 379 USF per person.

Description

Occupants:	Probation & Pretrial Services
Lease Type:	Lease Extension
Current Rentable Square Feet (RSF):	112,392
Proposed Maximum RSF:	112,392
Expansion/Reduction RSF:	0
Current Usable Square Feet/Person:	379
Proposed Usable Square Feet/Person:	379
Proposed Maximum Lease Term:	2
Expiration Date of Current Leases:	October 31, 2015
Proposed Delineated Area:	233 Broadway, NY, NY
Number of Official Parking Spaces:	0
Scoring:	Operating Lease

**PROSPECTUS – LEASE
U.S. PROBATION OFFICE & U.S. PRETRIAL SERVICES OFFICE
233 BROADWAY, NEW YORK, NY**

Prospectus Number: PNY-06-NY15
Congressional District: 7

Maximum Proposed Rental Rate ¹ :	\$ 48 per RSF
Proposed Total Annual Cost ² :	\$ 5,394,816
Current Total Annual Cost:	\$ 4,998,072 (lease effective 11/01/2005)

Justification

The current lease at 233 Broadway will expire on October 31, 2015, and Probation and Pretrial Services require continued housing at this location to carry out their missions until they can relocate their personnel to the Daniel P. Moynihan U.S. Courthouse. The plan for the relocation is in process, and GSA has obtained funding to build out the office space in the Moynihan USCH. The process, however, is projected to exceed the duration of the current lease. Therefore, prospectus approval is required to extend this lease and protect the occupancy until the space preparation is completed.

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 agencies 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.

¹This estimate is for fiscal year 2015 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. GSA will conduct the procurement using prevailing market rental rates as a benchmark for negotiating this lease extension 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.

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

PROSPECTUS – LEASE
U.S. PROBATION OFFICE & U.S. PRETRIAL SERVICES OFFICE
233 BROADWAY, NEW YORK, NY

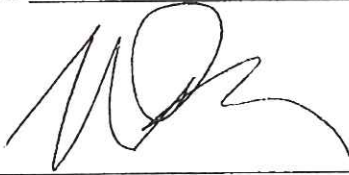
Prospectus Number: PNY-06-NY15
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Certification of Need


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

April 2014

**Housing Plan
U.S. Probation and U.S. Pretrial Services**

PNY-06-NY15
New York, NY

Locations	CURRENT				PROPOSED			
	Personnel		Usable Square Feet (USF) ¹		Personnel		Usable Square Feet (USF)	
233 Broadway	Office	Total	Office	Special	Office	Total	Storage	Special
Proposed Lease	200	200	66,878	-	200	200	-	-
Total	200	200	66,878	-	200	200	66,878	8,930
							66,878	8,930
							-	-
							75,808	75,808

Office Utilization Rate (UR) ²		
Rate	Current	Proposed
	261	261

UR=average amount of office space per person
Current UR excludes 14,713 usf of office support space
Proposed UR excludes 14,713 usf of office support space

Overall UR ³		
Rate	Current	Proposed
	379	379

R/U Factor ⁴		
Current	Total USF	RSF/USF
	75,808	1.48
Proposed	75,808	1.48
		112,392

Special Space		USF
Chambers		5,965
Library		2,965
Total		8,930

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

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

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

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United States Senate

COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

COMMITTEE RESOLUTION

U.S. SENATE, WASHINGTON, D.C. 20510-6175

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

LEASE

U.S. PROBATION OFFICE & U.S. PRETRIAL SERVICES OFFICE
233 BROADWAY, NEW YORK, NY
PNY-06-NY15

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 lease extension of up to 112,392 rentable square feet of space, for the U.S. Probation Office and the U.S. Pretrial Services Office currently located at 233 Broadway in New York, New York, at a maximum proposed rental rate of \$48 per rentable square foot, at a proposed total annual cost of \$5,394,816 for a lease term of up to 2 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