



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

**Peter A. DeFazio**  
**Chairman**

**Washington, DC 20515**

**Sam Graves**  
**Ranking Member**

Katherine W. Dedrick, Staff Director

Jack Ruddy, Republican Staff Director

**COMMITTEE RESOLUTION**  
**LEASE**  
**DEPARTMENT OF THE ARMY**  
**SUMNER, WA**  
**PWA-01-SU22**

*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 442,000 rentable square feet of space, including 238 official parking spaces, for the Department of the Army, Project Management Office (PMO) for the Stryker Brigade Combat Team, currently located at 3700 150<sup>th</sup> Court East in Sumner, WA, at a proposed annual cost of \$5,989,100 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 office utilization rate of 70 square feet or less per person, except that, if the Administrator determines that the office 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 office utilization rate of 70 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.*

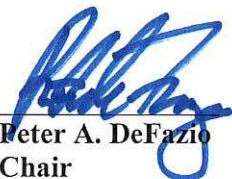
*Provided further,* not later than 30 calendar days after the date on which a request from the Chair or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member 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: **July 20, 2022**

  
**Peter A. DeFazio**  
Chair

THOMAS R. CARPER, DELAWARE, *CHAIRMAN*  
SHELLEY MOORE CAPITO, WEST VIRGINIA, *RANKING MEMBER*

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JONI ERNST, IOWA  
LINDSEY GRAHAM, SOUTH CAROLINA

**United States Senate**

COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

WASHINGTON, DC 20510-6175

MARY FRANCES REPKO, *DEMOCRATIC STAFF DIRECTOR*  
ADAM TOMLINSON, *REPUBLICAN STAFF DIRECTOR*

## COMMITTEE RESOLUTION

### LEASE DEPARTMENT OF ARMY PROJECT MANAGEMENT OFFICE SUMNER, WA PWA-01-SU22

#### 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 of up to 442,000 rentable square feet, including 238 official parking spaces, for the Department of Army, Project Management Office for the Stryker Brigade Combat Team, currently housed at 3700 150<sup>th</sup> Court East in Sumner, WA, at a proposed annual cost of \$5,989,100 for a lease term of up to 20 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 the General Services Administration 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 provide to the Chairman or Ranking Member of the Committee on Environment and Public Works of the Senate, in a timely manner, requested documents and information regarding this prospectus and resulting contractual materials, without redaction other than redactions to exclude business confidential, proprietary, and/or procurement sensitive information.


*Provided further*, the Administrator 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 the 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 this lease, the lease shall be void, except for 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 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 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 further*, that the Administrator shall not delegate to any other agency the authority granted by this resolution.

  
\_\_\_\_\_  
**Chairman**

  
\_\_\_\_\_  
**Ranking Member**

Adopted: May 4, 2022

**PROSPECTUS – LEASE  
DEPARTMENT OF THE ARMY  
SUMNER, WA**

Prospectus Number: PWA-01-SU22  
Congressional District: 10

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 442,000 rentable square feet (RSF) for the Department of the Army, Project Management Office for the Stryker Brigade Combat Team (PMO), currently located at 3700 150<sup>th</sup> Court East in Sumner, WA. The PMO has occupied space in the building since 2014 under two leases that expire on January 31, 2024.

The proposed lease will provide continued housing for the PMO and will maintain the office space utilization rate at 70 usable square feet (USF) per person.

**Description**

Occupant:	Army
Current RSF:	441,250 (Current RSF/USF = 1.00)
Estimated/Proposed Maximum RSF:	442,000 (Proposed RSF/USF = 1.00)
Expansion/Reduction RSF:	None
Current Office USF/Person:	70
Estimated/Proposed Office USF/Person:	70
Expiration Dates of Current Lease(s):	01/31/2024
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	City Limits of Sumner, WA
Number of Official Parking Spaces:	238
Scoring:	Operating
Current Total Annual Cost:	\$ 4,016,487 (leases effective 02/01/2014)
Estimated Rental Rate: <sup>1</sup>	\$13.55/RSF
Estimated Total Annual Cost: <sup>2</sup>	\$ 5,989,100

**Acquisition Strategy**

To maximize the flexibility and competition in acquiring space for the Department of the Army, GSA may issue a single, multiple-award solicitation that will allow offerors to provide blocks of space able to meet requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus.

<sup>1</sup> This estimate is for fiscal year FY 2024 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 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 the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

<sup>2</sup> 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 Army's mission is to deploy, fight, and win our Nation's wars by providing ready, prompt, and sustained land dominance by Army forces across the full spectrum of conflict as part of the joint force. This location houses the Project Management Office of the Stryker Brigade Combat Team (PMO). The mission of the PMO is to provide logistics to support the U.S. Army and its customers.

The PMO provides all repair parts for Stryker vehicles stored on military bases and contains a repository of about 350 of these vehicles. Nearby installations under the custody and control of the Department of Defense do not have capacity to meet this need.

GSA will consider whether the Army'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, a cost-benefit analysis will be conducted to determine whether the Government can expect to recover the relocation and duplication costs of real and personal property needed for the PMO to accomplish its mission.

**Justification**

The Stryker Brigade Combat Team PMO is currently housed at 3700 150<sup>th</sup> Court East in Sumner, WA, in leases that expire on January 31, 2024. The Army requires continued housing to carry out its mission and maintain mission readiness.

The repair parts housed at this location are distributed throughout the military and the National Guard, including to the Army's worldwide operations. It is imperative that the PMO be located centrally to road and rail transportation, military, and commercial airfields as well as supported military installations and training facilities. Additionally, the property must possess the infrastructure required to maintain the large-scale warehousing, logistics, and distribution activities of the PMO.

**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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DEPARTMENT OF THE ARMY  
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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 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.

**OMB Memorandum M-21-25 Implementations and Long-Term Space Requirements**

The requirements within this prospectus reflect the known space needs prior to its submission to Congress. Agencies continue to develop their return to physical workplaces strategies consistent with OMB Memorandum M-21-25, incorporate lessons learned while working both in-person and under maximum telework during the COVID-19 pandemic, and determine each agency's long-term space posture. Accordingly, the requirements outlined in this prospectus may change prior to award of a lease. In the event that a change results in a revised requirement that makes a material change and does not fit within the acceptable parameters of the Congressional resolutions, GSA will submit an amended prospectus for consideration by the House Committee on Transportation and Infrastructure and Senate Committee on Environment and Public Works.

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DEPARTMENT OF THE ARMY  
SUMNER, WA**


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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 11/22/2021

Recommended:  \_\_\_\_\_  
Commissioner, Public Buildings Service

Approved:  \_\_\_\_\_  
Administrator, General Services Administration

November 2020

**Housing Plan  
Department of the Army**

**PWA-01-SU22  
Sumner, WA**

Leased Locations	CURRENT						ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF) <sup>1</sup>				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage <sup>5</sup>	Special <sup>6</sup>	Total
3700 150th Ave Ct E, Sumner, WA	151	151	13,574		427,676	441,250						
Estimated/Proposed Lease							151	151	13,574		427,676	441,250
<b>Total</b>	<b>151</b>	<b>151</b>	<b>13,574</b>		<b>427,676</b>	<b>441,250</b>	<b>151</b>	<b>151</b>	<b>13,574</b>		<b>427,676</b>	<b>441,250</b>

Office Utilization Rate (UR) <sup>2</sup>		
	Current	Proposed
Rate	70	70

UR = average amount of office space per person

Current UR excludes 2,986 usf of office support space

Proposed UR excludes 2,986 usf of office support space

Overall UR <sup>3</sup>		
	Current	Proposed
Rate	2,922	2,922

R/U Factor <sup>4</sup>			
	Total USF	RSF/USF	Max RSF
Current	441,250	1.00	441,250
Estimated/Proposed	441,250	1.00	442,000

Special Space <sup>6</sup>	USF
Conference/Training	2,000
Copy Center	500
Food Service	1,500
Warehouse	423,176
Light Industrial	500
<b>Total</b>	<b>427,676</b>

**NOTES:**<sup>1</sup> 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.<sup>2</sup> Calculation excludes the judiciary, Congress, and agencies with fewer than 10 people.<sup>3</sup> USF/Person = housing plan total USF divided by total personnel<sup>4</sup> R/U Factor (R/U) = Max RSF divided by total USF<sup>5</sup> Storage excludes warehouse, which is part of Special Space.<sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time Request for Lease Proposals (RLP) are issued to meet specific agency requirements.