



**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**

**UNITED STATES PATENT AND TRADEMARK OFFICE**  
**ALEXANDRIA, VA**  
**PVA-02-WA23**

*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 1,623,500 rentable square feet of space, including 25 official parking spaces, for the United States Patent and Trademark Office, currently housed at 600 Dulany Street in Alexandria, VA, at a proposed annual cost of \$57,439,430 for a lease term of up to 5 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 128 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 128 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: **September 29, 2022**



**Peter A. DeFazio**  
Chair

**COMMITTEE RESOLUTION**  
**LEASE**  
**UNITED STATES PATENT AND TRADEMARK OFFICE**  
**ALEXANDRIA, VA**  
**PVA-02-WA23**

**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 2,387,000 rentable square feet, including 25 official parking spaces, for the United States Patent and Trademark Office (USPTO), currently housed at 600 Dulany Street, Alexandria VA, and 2800 Randolph Square, Arlington, VA, at a proposed annual cost of \$84,452,060 for a lease term of up to 5 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: September 29, 2022



**PROSPECTUS – LEASE**  
**UNITED STATES PATENT AND TRADEMARK OFFICE**  
**ALEXANDRIA, VA**

Prospectus Number: PVA-02-WA23  
Congressional District: 8

**Executive Summary**

The General Services Administration (GSA) proposes to exercise an option for an additional 5-year term of approximately 2,387,000 rentable square feet (RSF) for the U.S Patent and Trademark Office (USPTO). USPTO is currently located at 600 Dulany Street, Alexandria, VA, and 2800 Randolph Square, Arlington, VA. USPTO has occupied space at 600 Dulany Street since 2003 under an initial 20-year term that expires on August 23, 2024. USPTO will be consolidating its operations located at 2800 Randolph Square, Arlington, VA into the 600 Dulany Street lease.

The additional 5-year term will allow USPTO to conduct additional analyses related to modernizing its workforce, optimizing space utilization, and making the necessary changes to its union agreements to best define the long-term needs for USPTO’s mission. Upon the completion of the analysis, GSA and USPTO will seek to determine how to best house the USPTO’s continuing, long-term needs in the best interest of the Government.

The lease will provide continued housing for USPTO and will reduce the office and overall utilization from 88 and 154 to 73 and 128 usable square feet (USF) per person, respectively.

**Description**

Occupant:	USPTO
Current RSF:	2,577,486 (Current RSF/USF = 1.20)
Estimated/Proposed Maximum RSF:	2,387,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	190,486 RSF Reduction
Current USF/Person:	154
Estimated/Proposed USF/Person:	128
Expiration Dates of Current Lease(s):	8/23/2024
Proposed Maximum Leasing Authority:	5 years
Delineated Area:	Northern Virginia
Number of Official Parking Spaces:	25
Scoring:	Operating
Current Total Annual Cost:	\$78,598,610 (leases effective 11/1/2003)
Estimated Rental Rate <sup>1</sup> :	\$35.38 / RSF
Estimated Total Annual Cost <sup>2</sup> :	\$84,452,060

<sup>1</sup> The proposed rental rate is net of gas and electric expenses, which is paid directly by the USPTO at \$1.73/RSF.  
<sup>2</sup> Leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

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**Background**

The USPTO mission is to ensure that the intellectual property system contributes to a strong global economy, encourages investment in innovation, and fosters entrepreneurial spirit. The USPTO provides inventors, entrepreneurs, and small businesses with free resources on how to protect their intellectual property.

The USPTO's headquarters are leased on a five-building campus located at 600 Dulany Street, Alexandria, VA. The campus lease expires on August 23, 2024 and contains multiple purchase and renewal options available to the Government for continued occupancy.

**Justification**

The USPTO has worked towards reducing its overall real property footprint and will be releasing 190,486 RSF of office and related space in their GSA leased Randolph Square leased location. The USPTO plans to consolidate its existing and future personnel into the USPTO main campus and reduce its overall footprint by 7.4% in Northern Virginia.

In addition to housing existing personnel, the USPTO plans on adding 1,570 personnel to this location who PTO anticipates on-boarding through FY2027 due to programmatic needs identified in USPTO's Office of Personnel & Budget's (OPB's) out-year hiring data. These are USPTO's authorized position levels through FY 2027.

Patent Examiners in the Office of the Commissioner for Patents and Trademark Attorneys in the Office of the Commissioner for Trademarks make up the majority of the personnel at USPTO. These individuals handle everything from Intellectual Property to designs, hybrid plants, medical devices, prescription drugs, computer software and hardware, fabrics, musical instruments, etc. Other groups housed at the USPTO's Alexandria campus include: The Office of the Administrative Officer (OCAO), The Office of the General Counsel (OGC), The Office of the Chief Information Officer (OCIO), The Office of the Chief Communication Officer (OCCO), The Office of the Chief Financial Officer (OCFO), The Office of Policy and International Affairs (OPIA), Patent Trial and Appeal Board (PTAB), Trademark Trial and Appeal Board (TTAB), The Office of EEO and Diversity (OEEOD), and the Office of the Under Secretary.

The USPTO's Alexandria campus consolidates employees and resources, increases efficiency and productivity, and streamlines operations, thereby reducing costs to USPTO. The consolidated campus helps the USPTO attract and retain the highly skilled and specialized workforce they need to promote U.S. job growth and help America compete in

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the world economy while providing USPTO with the time necessary to undertake additional long term planning activities.

This requirement is consistent with the agency's approved "Return to Workplace" plan.

Before exercising the existing option, GSA will conduct a cost-benefit analysis to ensure that award to any other lessor for a 5-year term would result in substantial relocation costs or duplication of costs of real and personal property needed for USPTO to accomplish its mission that the Government would not recover through competition.

**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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**Certification of Need**

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

Submitted at Washington, DC, on 7/18/2022

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration