



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

Washington, DC 20515

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Chairman

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COMMITTEE RESOLUTION

LEASE
U.S. DEPARTMENT OF AGRICULTURE
U.S. DEPARTMENT OF THE INTERIOR
PORTLAND, OR
POR-01-PO10

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 156,000 rentable square feet for the U.S. Department of Agriculture, the U.S. Department of the Interior, and National Business Center currently located in the Robert Duncan Plaza, 333 SW First Avenue, Portland, OR, at a proposed total annual cost of \$6,240,000 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.

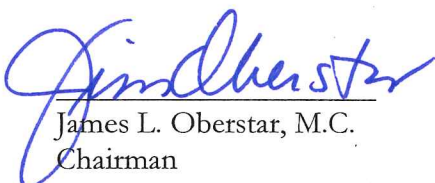
Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided, that, to the maximum extent practicable, the Administrator of General Services shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.

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: July 1, 2010


James L. Oberstar, M.C.
Chairman

**PROSPECTUS - LEASE
U.S. DEPARTMENT OF AGRICULTURE
U.S. DEPARTMENT OF THE INTERIOR
PORTLAND, OR**

Prospectus Number:POR-01-PO10
Congressional District:01 & 03

Project Summary

The General Services Administration (GSA) proposes a replacement lease of 156,000 rentable square feet (rsf) of space for the U.S. Department of Agriculture, Forest Service (USDA-FS), Office of General Counsel (USDA-OGC), U.S. Department of the Interior, Bureau of Land Management (DOI-BLM) and National Business Center (DOI-NBC). The USDA-FS, DOI-BLM and DOI-NBC are currently located in the Robert Duncan Plaza, 333 SW First Avenue, Portland, OR. The USDA-OGC is currently located in the Edith Green Wendell Wyatt Federal Building, 1220 SW Third Avenue, Portland, OR. These agencies are collocating under the Service First program that provides the legal authority to carry out shared or joint management activities to achieve mutually beneficial resource management goals.

Description

Occupants:	USDA-FS, USDA-OGC, DOI-BLM, DOI-NBC
Delineated Area:	Portland CBD
Lease Type:	Replacement
Justification:	Expiring lease (September 17, 2011)
Number of Parking Spaces:	52 inside
Expansion Space:	0 rsf
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	156,000
Current Total Annual Cost:	\$4,316,711
Proposed Total Annual Cost ¹ :	\$6,240,000
Maximum Proposed Rental Rate ² :	\$40.00 per rentable square foot

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Solicitation for Offers and other documents related to the procurement of space for which this prospectus seeks authorization. GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement.

¹Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

²This estimate is for fiscal year 2011 and may be escalated by 1.8 percent annually to the effective date of the lease to account for inflation.

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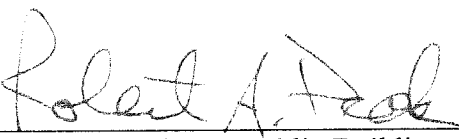
Authorizations

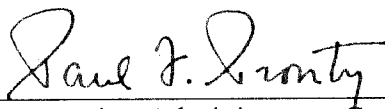
- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required area.
- Approval of this prospectus will constitute authority to provide an interim lease, if necessary, prior to the execution of the new lease.

Certification of Need

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

Submitted at Washington, DC, on October 16, 2009

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Acting Administrator, General Services Administration

U.S. Department of Agriculture
 U.S. Department of the Interior
 Housing Plan

Locations	Current						Proposed					
	Personnel			Usable Square Feet (USF)			Personnel			Usable Square Feet (USF)		
	Office	Total		Office	Storage	Special	Total	Office	Storage	Special	Total	
ROBERT DUNCAN PLAZA												
Interior - Land Management	389	389	63,051	0	0	0	63,051	0	0	0	0	0
Interior - National Business Center	7	7	2,099	0	0	0	2,099	0	0	0	0	0
USDA - Forest Service	484	484	76,066	0	0	0	76,066	0	0	0	0	0
E.GREEN - W.WYATT FB												
USDA - Office of the General Counsel	15	15	5,340	0	0	0	5,340	0	0	0	0	0
TBD-Lease												
Interior - Land Management	0	0	0	0	0	0	0	357	45,456	906	18,379	64,741
Interior - National Business Center	0	0	0	0	0	0	0	10	1,794	282	0	2,076
USDA - Forest Service	0	0	0	0	0	0	0	329	42,062	1,125	16,991	60,178
USDA - Office of the General Counsel	0	0	0	0	0	0	0	16	3,625	0	4,404	8,029
Total:	895	895	146,556	0	0	0	146,556	712	92,937	2,313	39,774	135,024

	Current	Proposed
Utilization	128	102
Rate		

	Special Space
Laboratory	750
Conference	19,548
Library	7,719
ADP	9,110
Food Service	2,647
Total:	39,774

Current UR excludes 32,242 USF of office support space
 Proposed UR excludes 20,446 USF of office support space