



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
DEPARTMENT OF JUSTICE
WASHINGTON, D.C.
PDC-13-WA10

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 replacement leases of up to a total of 468,000 rentable square feet for the Department of Justice (DOJ) Criminal Division and several other smaller components of DOJ Offices, Boards, and Divisions, currently located in three locations in Washington, D.C., at a proposed total annual cost of \$22,932,000 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.

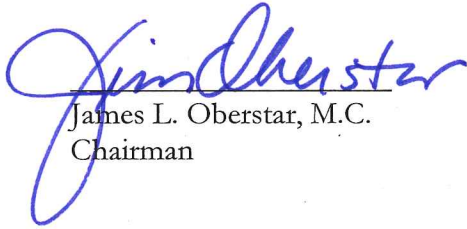
Provided, that, in the event that “best value” procedures are employed in the replacement lease procurement, and the source selection plan is structured such that technical factors in aggregate are more important than price, that the Administrator provide a detailed justification for this procurement structure to the Committee on Transportation and Infrastructure of the House of Representatives, prior to the inception of the procurement.

Provided further, 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

A handwritten signature in blue ink that reads "Jim Oberstar". The signature is written in a cursive style with a large, looping initial "J".

James L. Oberstar, M.C.
Chairman

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

Prospectus Number: PDC-13-WA10

Project Summary

The General Services Administration (GSA) proposes replacement leases in up to three locations for 468,000 rentable square feet of space for the Department of Justice (DOJ) Criminal Division and other smaller components of the DOJ Offices, Boards, and Divisions. The Criminal Division is currently located at 1301 New York Avenue, NW; 1400 New York Avenue, NW; and 1331 F Street, NW, in Washington DC.

The Senate Committee on Environment and Public Works and the House Committee on Transportation and Infrastructure approved prospectuses PDC-06-WA09 and PDC-10-WA09 on September 17 and 24, 2008, respectively, for the DOJ Criminal Division at 1301 New York Avenue and 1400 New York Avenue. These prospectuses propose interim succeeding leases for up to 5 years to remain in place until DOJ finalizes its long-term housing strategy for the Criminal Division. DOJ has subsequently decided to acquire long-term replacement leases for the Criminal Division requirement currently located at 1301 New York Avenue, 1400 New York Avenue and 1331 F Street in FY 2010 through a competitive procurement.

The leases at 1301 New York Avenue and 1400 New York Avenue expired on August 31, 2009. Negotiations are underway to extend these leases using the authority of prospectuses PDC-06-WA09 and PDC-10-WA09, while GSA acquires replacement leases for the Criminal Division's long-term housing requirement. GSA must relocate the Criminal Division from 1400 New York Avenue at the end of the negotiated lease extension period, consistent with the building owner's future development plans for the property. The two leases at 1331 F Street, NW, do not expire until August 21 and September 10, 2011.

Acquisition Strategy

In order to maximize flexibility in acquiring space to house DOJ Criminal Division elements, GSA may issue a single, multiple award lease solicitation that will allow offerors to provide blocs of space able to meet these requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus in the description that follows.

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

Prospectus Number: PDC-13-WA10

Description

Occupant:	DOJ
Lease Type:	Washington, DC Central Employment
Delineated Area:	Area, North of Massachusetts Avenue, and Southwest Waterfront
Justification:	Replacement of expiring leases
Expansion Space:	15,829 RSF
Number of Parking Spaces: ¹	274 Structured
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	468,000
Current Total Annual Cost:	\$14,464,248
Proposed Total Annual Cost: ²	\$22,932,000
Maximum Proposed Rental Rate: ³	\$49.00 per rentable square foot

Energy Performance

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.

¹ DOJ's security requirements may necessitate control of the parking garages at the leased locations. This may be accomplished as a lessor-furnished service as part of the Government's leasehold interest in the buildings at an additional cost above the rental rate approved in this prospectus.

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

³ This estimate is for fiscal year 2012 and may be escalated by 1.8 percent annually to the effective date of the lease to account for inflation.

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

Prospectus Number: PDC-13-WA10

Authorization

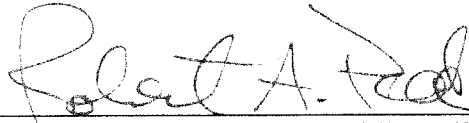
- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in one or more facilities that will yield the required rentable area.
- Approval of this prospectus will constitute authority to provide interim leases, 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.

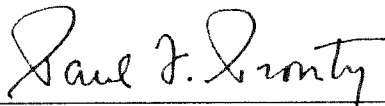
Submitted at Washington, DC, on October 16, 2009

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Acting Administrator, General Services Administration

Locations	Current						Proposed					
	Personnel			Usable Square Feet (USF)			Personnel			Usable Square Feet (USF)		
	Office	Total		Office	Special	Total	Office	Special	Total	Storage	Special	Total
1301 New York Ave, NW	511	511	147,184	29,694	178,665	511	29,694	147,184	1,787	29,694	178,665	
1400 New York Ave, NW	479	479	121,388	24,490	147,352	479	24,490	121,388	1,474	24,490	147,352	
1331 F Street, NW	176	176	41,911	8,455	50,875	204	8,455	52,777	641	10,648	64,066	
	-	-	-	-	-	-	-	-	-	-	-	
Total:	1,166	1,166	310,483	62,639	376,892	1,194	62,639	321,349	3,902	64,832	390,083	

	Current	Proposed
Rate	208	210

Current UR excludes 69,531 USF of office support space
Proposed UR excludes 69,350 USF of office support space

High UR due to a large number of senior graded employees, private offices for attorneys, and need for file, trial preparation and other legal support areas.

Special Space	
Conference/Training	25,632
ADP	7,532
File Rooms	14,431
Break Rooms	6,437
Fitness Rooms	2,340
Toilet/Shower	3,740
SCIFS	3,470
Security	625
Copy Rooms	625
Total	64,832