



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

Washington, DC 20515

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Chairman

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Ranking Republican Member

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COMMITTEE RESOLUTION

LEASE
DEPARTMENT OF EDUCATION
WASHINGTON, D.C.
PDC-11-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 a replacement lease of up to 252,000 rentable square feet for the Department of Education, currently located in the Union Center Plaza building at 830 First Street, NE, in Washington, D.C., at a proposed total annual cost of \$12,348,000. for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.

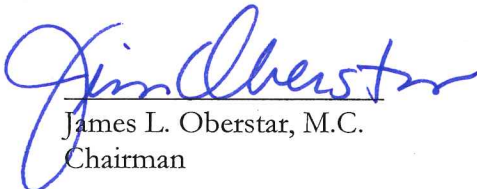
Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

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
DEPARTMENT OF EDUCATION
WASHINGTON, DC**

Prospectus Number: PDC-11-WA10

Project Summary

The General Services Administration (GSA) proposes a replacement lease of up to 252,000 rentable square feet (rsf) of space for the Department of Education (DoEd) currently located in the Union Center Plaza building at 830 First Street, NE in Washington, DC.

Acquisition Strategy

GSA may satisfy this requirement through a single award solicitation or as part of a multiple award solicitation.

Description

Occupants:	DoEd
Delineated Area:	Washington, DC Central Employment Area, North of Massachusetts Avenue, and Southwest Waterfront
Lease Type:	Replacement
Justification:	Expiring Lease (July 31, 2011)
Expansion Space:	None
Number of Parking Spaces:	24 spaces
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	252,000
Current Total Annual Cost:	\$7,814,193
Proposed Total Annual Cost: ¹	\$12,348,000
Maximum Proposed Rental Rate: ²	\$49.00

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.

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

² This 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.

**PROSPECTUS – LEASE
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Prospectus Number: PDC-11-WA10

GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement

Authorization

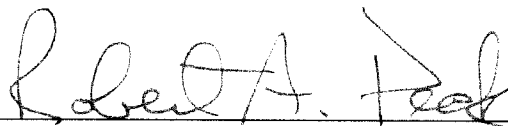
- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.
- Approval of this prospectus will constitute authority 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.

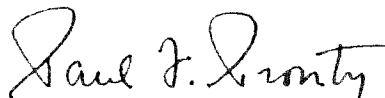
Submitted at Washington, DC, on October 16, 2009

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Acting Administrator, General Services Administration

Housing Plan
Department of Education

Locations	Current				Proposed			
	Personnel		Usable Square Feet (USF)		Personnel		Usable Square Feet (USF)	
	Office	Total	Office	Storage Special	Office	Total	Office	Storage Special
830 First Street, NE	900	900	185,187		900	209,369	185,187	
Proposed Lease	-	-	-	24,182	900	-	24,182	209,369
Total	900	900	185,187	24,182	900	209,369	185,187	209,369

	Current	Proposed
Utilization	161	161
Rate	161	161

Special	USF
Conference	15,000
LAN closets	5,000
Training	4,182
Total	24,182

Current UR excludes 40,615 USF of Office for support space
Proposed UR excludes 40,615 USF of office for support space