



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

**Washington, DC 20515**

**James L. Oberstar**  
**Chairman**

**John L. Mica**  
**Ranking Republican Member**

David Heymsfeld, Chief of Staff  
Ward W. McCarragher, Chief Counsel

**COMMITTEE RESOLUTION**

James W. Coon II, Republican Chief of Staff

**LEASE**  
**DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**  
**ATLANTA, GEORGIA**  
**PGA-01-AT10**

*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 new lease of up to 165,000 rentable square feet for the Department of Housing and Urban Development currently located at Five Points Plaza, 40 Marietta Street, and the Richard B. Russell Federal Building, 75 Spring Street, in Atlanta, GA, at a proposed total annual cost of \$5,445,000 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.*

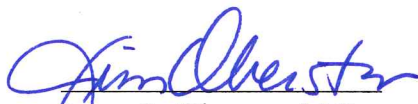
Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*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 HOUSING AND URBAN DEVELOPMENT  
ATLANTA, GA**

Prospectus Number: PGA-01-AT10  
Congressional District: 05

---

**Project Summary**

The General Services Administration (GSA) proposes a new lease of up to 165,000 rentable square feet (rsf) with 24 inside secured parking spaces for the Department of Housing and Urban Development (HUD), currently located at Five Points Plaza, 40 Marietta Street, and the Richard B. Russell Federal Building, 75 Spring Street, in Atlanta, GA.

With the Atlanta HUD offices currently split between two locations, absorption of an anticipated staffing increase of 65 positions is problematic. The existing HUD facilities are incapable of providing the increased square footage necessary to support new functions and do not currently meet HUD's requirement for sufficient meeting and training space. In addition, the current leased location suffers from heating and cooling extremes, offers poor configuration, and does not provide a loading dock, service elevator, or ADA-compliant handicapped parking.

The lease at 40 Marietta Street expires on March 19, 2019 with an early termination date of March 20, 2011. The Russell Federal Building will be backfilled with expiring leases, serve as swing space, or will be used to meet further federal tenant space expansion requests.

**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.

**PROSPECTUS - LEASE  
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
ATLANTA, GA**

Prospectus Number: PGA-01-AT10  
Congressional District: 05

**Description**

Occupants:	HUD
Delineated Area:	North: 10th Street; East: Boulevard; South: 1-20/Abernathy; West Northside Dr.
Lease Type:	New
Justification:	Consolidation, Expanded Mission
Number of Parking Spaces:	24 inside parking spaces
Expansion Space:	11,118 rsf
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	165,000
Current Total Annual Cost:	\$2,446,849
Proposed Total Annual Cost <sup>1</sup> :	\$5,445,000
Maximum Proposed Rental Rate <sup>2</sup> :	\$33.00 per rentable square foot

**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.

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

<sup>2</sup> 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  
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
ATLANTA, GA**

Prospectus Number: PGA-01-AT10  
Congressional District: 05

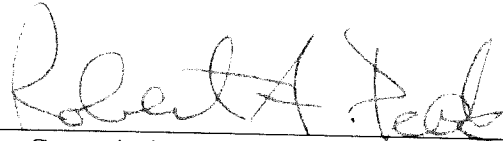
---

**Certification of Need**

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

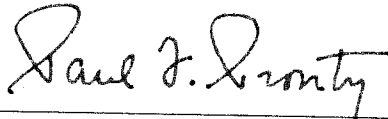
Submitted at Washington, DC, on September 11, 2009

Recommended:



Commissioner, Public Buildings Service

Approved:



Acting Administrator, General Services Administration

Department of Housing and Urban Development  
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
<b>FIVE POINTS PLAZA</b>										
40 Marietta Street	344	344	104,816	0	0	104,816	0	0	0	0
<b>RICHARD B. RUSSELL</b>										
75 Spring Street	76	76	21,373	1,133	913	23,419	0	0	0	0
<b>New Lease</b>							485	105,488	7,219	24,065
<b>Total:</b>	<b>420</b>	<b>420</b>	<b>126,189</b>	<b>1,133</b>	<b>913</b>	<b>128,235</b>	<b>485</b>	<b>105,488</b>	<b>7,219</b>	<b>24,065</b>

	Current	Proposed
Utilization	234	170

Current UR excludes 27,762 USF of office support space  
Proposed UR excludes 23,207 USF of office support space

Special Space	
Clinic	233
Conf/Trng/Interview Room	15,526
Library	776
ADP	3,105
Food Service	311
Mail Rooms	3,881
Secured Room	233
<b>Total:</b>	<b>24,065</b>