



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

Washington, DC 20515

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COMMITTEE RESOLUTION

LEASE
INTERNAL REVENUE SERVICE
BROOKLYN, NY
PNY-03-NY10

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 120,000 rentable square feet for the Internal Revenue Service, currently located at 10 MetroTech Center, Brooklyn, NY, at a proposed total annual cost of \$6,600,000 for a lease term of up to 10 years, a prospectus for which is attached to and included in this resolution.

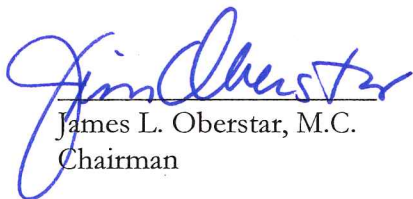
Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

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
INTERNAL REVENUE SERVICE
BROOKLYN, NY**

Prospectus Number: PNY-03-NY10
Congressional District: 10

Project Summary

The General Services Administration (GSA) proposes a replacement lease of up to 120,000 rentable square feet (rsf) of space for the Internal Revenue Service, currently located at 10 MetroTech Center, Brooklyn, NY.

IRS originally occupied 294,084 rsf at this location. As a result of the agency's transition from paper processing to electronic filing, IRS returned space to GSA over the past several years. IRS will be relocated under the authority of this prospectus and the remaining Federal tenants in the building will be relocated through separate, below-prospectus lease procurements.

GSA was able to backfill portions of the space with Federal tenants, but there is still 55,209 rsf of vacant space in the building under the current lease. There are no renewal options in the existing lease and a succeeding lease is not a viable option as the Lessor does not want to re-negotiate the square footage of the original lease.

Description

Occupants:	IRS
Delineated Area:	Downtown Brooklyn, NY
Lease Type:	Replacement
Justification:	Expiring lease (02/11/2012)
Number of Parking Spaces:	43 outside, structured parking spaces
Expansion Space:	None
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	10 years
Maximum Rentable Square Feet:	120,000
Current Total Annual Cost:	\$10,153,096
Proposed Total Annual Cost ¹ :	\$6,600,000
Maximum Proposed Rental Rate ² :	\$55.00 per rsf

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 2012 and may be escalated by 1.8 percent annually to the effective date of the lease to account for inflation.

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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.

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 September 11, 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	Rate	Office	Storage	Special	Total	Office	Storage	Special	Total	Office	Storage	Special	Total	
10 METROTECH CENTER																
Treasury - IRS National Office	470	470	126,855	0	0	0	126,855									
Proposed lease								397				92,921	0	0	6,650	99,571
Total:	470	470	126,855	0	0	0	126,855	397				92,921	0	0	6,650	99,571

	Current	Proposed
Utilization		
Rate	211	183

Current UR excludes 27,908 USF of office support
 Current UR excludes 20,443 USF of office support

Special Space	
Clinic	900
Conference	1,500
ADP	1,000
File Storage	2,000
Mail Rooms	500
Break Rooms	750
Total:	6,650