



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

**Washington, DC 20515**

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

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

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

James W. Coon II, Republican Chief of Staff

**COMMITTEE RESOLUTION**

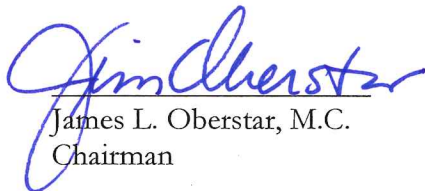
**LEASE**  
**INTERNAL REVENUE SERVICE**  
**GUAYABO, PR**  
**PPR-01-GU10**

*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 to exercise a renewal option of up to 111,541 rentable square feet for the Internal Revenue Service, currently located in the San Patricio Office Building, 7 Tabonuco Street, Guaynabo, PR, at a proposed total annual cost of \$4,433,754 for a lease term of up to five years, a prospectus for which is attached to and included in this resolution.*

*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 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  
GUAYNABO, PR**

Prospectus Number: PPR-01-GU10  
Congressional District: 01

**Project Summary**

The General Services Administration (GSA) is seeking authority to exercise a renewal option of up to five years for the Internal Revenue Service (IRS), currently located in the San Patricio Office Building, 7 Tabonuco Street, Guaynabo, PR. IRS needs additional time to develop their long-term requirements.

**Justification**

It is in the Government's best interest to exercise the five-year renewal option to extend IRS's occupancy at the existing location. This location provides special data and security installations that supports IRS' current mission. The renewal rate is below current market rates and is considered fair and reasonable for this market.

**Description**

Occupants:	Treasury - IRS
Delineated Area:	7 Tabonuco Street Guaynabo, PR
Lease Type:	Renewal Option
Justification:	Expiring Lease (November 5, 2010)
Number of Parking Spaces:	218
Expansion Space:	None
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	5 years
Maximum Rentable Square Feet:	111,541
Current Total Annual Cost:	\$4,329,930
Proposed Total Annual Cost <sup>1</sup> :	\$4,433,754
Maximum Proposed Rental Rate <sup>2</sup> :	\$40.00 per rentable square foot

<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.

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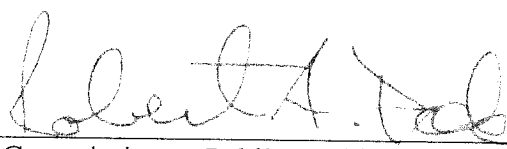
**Authorizations**

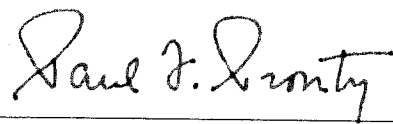
- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required area.
- Approval of this prospectus will constitute authority to provide 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 September 11, 2009

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Acting Administrator, General Services Administration

Housing Plan  
IRS

Locations	Current				Proposed			
	Personnel	Usable Square Feet (USF)			Personnel	Usable Square Feet (USF)		
	Office	Total	Special	Total	Office	Total	Special	Total
SAN PATRICIO OFFICE BLDG	493	493	79,387	2,515	8,864	90,766	493	493
IRS								
<b>Total:</b>	<b>493</b>	<b>493</b>	<b>79,387</b>	<b>2,515</b>	<b>8,864</b>	<b>90,766</b>	<b>493</b>	<b>493</b>

	Current	Proposed
Utilization	126	126
Rate	126	126

Current UR excludes 17,465 USF of office support space  
Proposed UR excludes 17,465 USF of office support space

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Special Space	
Private toilets	124
Clinic/Health	591
Conference	5,828
ADP	1,736
Hearing Room	585
<b>Total:</b>	<b>8,864</b>