



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

Washington, DC 20515

James L. Oberstar
Chairman

John L. Mica
Ranking Republican Member

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COMMITTEE RESOLUTION

LEASE
NATIONAL AERONAUTICS AND SPACE ADMINISTRATION
WASHINGTON, D.C.
PDC-12-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 605,000 rentable square feet for the National Aeronautics and Space Administration (NASA), currently located in the 2 Independence Square Building at 300 E Street, SW, in Washington, D.C., at a proposed total annual cost of \$29,645,000 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.

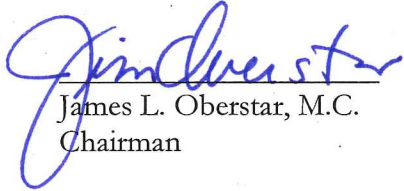
Provided, that, to the maximum extent practicable, the Administrator of General Services shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.

Provided further, that within two years of the adoption of this resolution, the Administrator shall provide the Committee on Transportation and Infrastructure of the House of Representatives, with a final housing plan approved by the Office of Management and Budget that provides for Federal Government ownership of the NASA headquarters functions in the National Capital Region.

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, appearing to read "Jim Oberstar", is written over a horizontal line. Below the line, the name and title are printed in black text.

James L. Oberstar, M.C.
Chairman

**PROSPECTUS – LEASE
NATIONAL AERONAUTICS AND SPACE ADMINISTRATION
WASHINGTON, DC**

Prospectus Number: PDC-12-WA10

Project Summary

The General Services Administration (GSA) proposes a replacement lease of up to 605,000 rentable square feet (rsf) for the National Aeronautics and Space Administration (NASA), currently located in the 2 Independence Square Building at 300 E Street, SW in Washington, DC. The current lease expires on July 19, 2012.

Acquisition Strategy

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

Description

Occupants:	NASA
Delineated Area:	Washington, D.C. Central Employment Area
Lease Type:	Replacement
Justification:	Expiring Lease (7/19/2012)
Expansion Space:	None
Number of Parking Spaces:	25 spaces for official Government vehicles
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	605,000
Current Total Annual Cost:	\$22,789,643
Proposed Total Annual Cost: ¹	\$29,645,000
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. GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement.

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 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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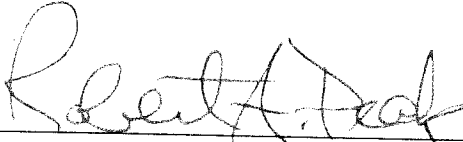
Authorization

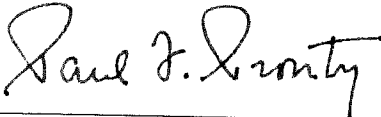
- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.
- Approval of this prospectus will constitute authority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

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Acting Administrator, General Services Administration

Housing Plan
National Aeronautics and Space Administration

Locations	Personnel			Usable Square Feet (USF)			Current			Proposed			
	Office	Total	Special	Office	Storage	Special	Office	Storage	Special	Office	Storage	Special	Total
2 Independence Square Replacement Lease	2,312	2,312	-	374,396	-	117,657	374,396	-	117,657	374,396	-	117,657	492,053
Total	2,312	2,312	-	374,396	-	117,657	374,396	-	117,657	374,396	-	117,657	492,053

Utilization Rate	Current	Proposed
	126	155

Current UR excludes 82,367 USF of Office for support space
Proposed UR excludes 82,367 USF of office for support space

Usable square footage means the portion of the building available for use by tenants' personnel and furnishings, and space available jointly to the occupants of the building (e.g., auditorium, health units and snack bars). Usable square footage does not include space devoted to building operations and maintenance (e.g., craft shops, gear rooms, building supply rooms, rest rooms and lobbies).

Special Space	USF
Auditorium	5,502
Credit Union/Gift	3,447
Shop/Post Office	6,067
Fitness Center	5,215
Health Clinic	11,296
Library/Archives	10,045
Printing/Graphics/Copy	4,582
Server Room	6,848
Television Studio	8,844
Daycare Center	15,569
Building Support	2,305
SCIF (G-Concourse)	37,937
Training/Classroom	117,657
Total	117,657