



**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**  
**NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION**  
**SUBURBAN MARYLAND**  
PMD-02-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 986,000 rentable square feet for the National Oceanic and Atmospheric Administration (NOAA), currently located in Silver Spring Metro Center at 1315 East West Hwy, 1325 East West Hwy, and 1305 East West Hwy, Silver Spring, MD, at a proposed total annual cost of \$33,524,000 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 interim leases for all tenants, if necessary, prior to the execution of the new lease.

*Provided, that the General Services Administration shall extend current leases as necessary to ensure full competition, including proposals for new lease-construction, for the replacement lease.*

*Provided further, that, in the event that "best value" procedures are employed in the replacement lease procurement, and the source selection plan is structured such that technical factors in aggregate are more important than price, that the Administrator provide a detailed justification for this procurement structure to the Committee on Transportation and Infrastructure of the House of Representatives, prior to the inception of the procurement.*

*Provided further, 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.*

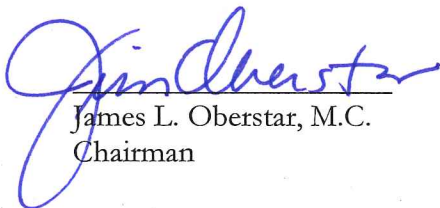
*Provided further, that within two years of the adoption of this resolution, the Administrator shall provide the Committee on Transportation and Infrastructure of the House of Representatives, with a final housing plan approved by the Office of Management and Budget that provides for Federal Government ownership of the NOAA 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**



James L. Oberstar, M.C.  
Chairman

**PROSPECTUS – LEASE  
NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION  
SUBURBAN MARYLAND**

Prospectus Number: PMD-02-WA10  
Congressional District: 8

**Project Summary**

The General Services Administration (GSA) proposes a replacement lease of up to 986,000 rentable square feet for National Oceanic and Atmospheric Administration (NOAA) currently located in Silver Spring Metro Center (SSMC) at 1315 East West Hwy, 1325 East West Hwy, and 1305 East West Hwy, Silver Spring, MD.

Silver Spring Metro Center consists of one federally-owned location and three leased locations. NOAA's headquarters campus in Silver Spring has increased by four other leased locations, all within walking distance of the Silver Spring Metro Center buildings.

**Acquisition Strategy**

GSA intends to conduct a procurement that addresses the expiring leases as one requirement. Since the leases housing NOAA are not conterminous, short-term extensions will be needed. GSA may satisfy this requirement through a single award solicitation or as part of a multiple award solicitation.

**Description**

Occupants:	NOAA
Delineated Area:	Suburban Maryland, Metro Proximate
Lease Type:	Replacement
Justification:	Expiring Leases 3/31/2010, 5/5/2013, and 6/26/2013
Expansion Space:	None
Number of Parking Spaces:	13
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	986,000
Current Total Annual Cost:	\$24,366,096
Proposed Total Annual Cost: <sup>1</sup>	\$33,524,000
Maximum Proposed Rental Rate: <sup>2</sup>	\$34.00

<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 2013 and may be escalated by 1.8 percent annually to the effective date of the lease to account for inflation.

**PROSPECTUS – LEASE  
NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION  
SUBURBAN MARYLAND**

Prospectus Number: PMD-02-WA10  
Congressional District: 8

---

**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.

**Authorization**

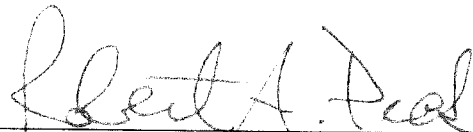
- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.
- Approval of this prospectus will constitute authority to provide interim leases, if necessary, prior to the execution of the new lease.

**Certification of Need**

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

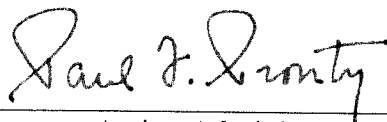
Submitted at Washington, DC, on September 11, 2009

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		Office	Storage	Special	Office	Total		Office	Storage	Special	Total
1325 East West Highway	1,158	1,158		190,445		56,003							
1315 East West Highway	1,810	1,810		298,836	1,070	117,971		417,877					
1305 East West Highway	785	785		121,413	1,409	34,047		156,869					
Proposed Lease		-						-					
Total	3,753	3,753		610,694	2,479	208,021		821,194		3,753	2,479	208,021	821,194

Utilization	Current	Proposed
Rate	127	127

Current UR excludes 134,353 USF of Office for support space  
Proposed UR excludes 134,353 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, building supply rooms, rest rooms and lobbies).

Special Space	USF
ADP	41,887
Auditorium	56,725
Conference	76,359
Food Service	16,071
Health Unit	2,170
Laboratory	4,489
Fitness Center	6,538
Child Care	3,782
<b>Total</b>	<b>208,021</b>