



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

Washington, DC 20515

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COMMITTEE RESOLUTION

LEASE
DEPARTMENT OF STATE
POMPONIO PLAZA EAST
NORTHERN VIRGINIA
PVA-06-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/expansion lease of up to 243,000 rentable square feet for the Department of State Office of the Coordinator for Reconstruction and Stabilization Division and Bureau of Diplomatic Security currently located in the Pomponio Plaza East building at 1800 North Kent Street, Arlington, VA, at a proposed total annual cost of \$9,234,000 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.

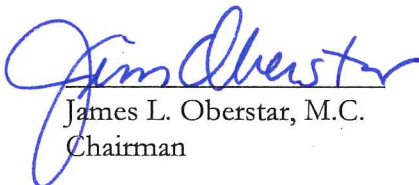
Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

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 STATE
POMPONIO PLAZA EAST
NORTHERN VIRGINIA**

Prospectus Number: PVA-06-WA10
Congressional District: 8

Project Summary

The General Services Administration (GSA) proposes a replacement/expansion lease of up to 243,000 rentable square feet of space (rsf) of space for the Department of State's (DOS) Office of the Coordinator for Reconstruction and Stabilization (CRS) Division and Bureau of Diplomatic Security (DS). The CRS Division is currently located in the Pomponio Plaza East building at 1800 North Kent Street, Arlington, VA.

The proposed lease will include up to 74,689 rsf of expansion space, which will allow DOS to house approximately 125 new CRS employees and approximately 250 new DS employees in the Rosslyn, VA area.

Acquisition Strategy

In order to maximize flexibility in acquiring space for State Department elements currently housed in Pomponio Plaza East and the Architects Building (Prospectus Number: PVA-07-WA10), GSA may issue a single, multiple award lease solicitation that will allow offerors to provide blocs of space able to meet these requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus in the description that follows.

Description

| | |
|------------------|---------------------------|
| Occupants: | Department of State |
| Delineated Area: | Rosslyn, VA |
| Lease Type: | Replacement/Expansion |
| Justification: | Expiring Lease (04/30/10) |
| Expansion Space: | 74,689 |

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| | |
|---|-----------------|
| Number of Parking Spaces ¹ : | 14 inside |
| Scoring: | Operating Lease |
| Proposed Maximum Leasing Authority: | 15 years |
| Maximum Rentable Square Feet: | 243,000 |
| Current Total Annual Cost: | \$4,786,190 |
| Proposed Total Annual Cost ² : | \$9,234,000 |
| Maximum Proposed Rental Rate ³ : | \$38.00 |

Energy Performance

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 an interim lease, if necessary, prior to the execution of the new lease.

¹ DOS security requirements may necessitate control of parking at the location leased. This may be accomplished as a lessor furnished service, under an operating agreement with the lessor, or as part of the Government's leasehold interest in the building(s). Any parking included in the Government's leasehold interest may result in a total proposed annual cost in excess of the amounts indicated above.

² Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

³ This estimate is for fiscal year 2010 and may be escalated by 1.8 percent annually to the effective date of the lease to account for inflation.

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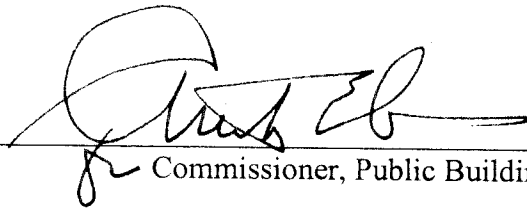
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Certification of Need

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

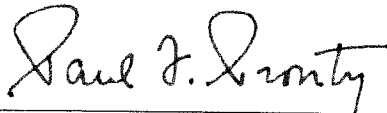
Submitted at Washington, DC, on September 11, 2009

Recommended



Commissioner, Public Buildings Service

Approved



Acting Administrator, General Services Administration

May 2009

Housing Plan
Department of State
Pomponio Plaza East

Northern Virginia
PVA-06-WA10

| Locations | Current | | | | | | Proposed | | | | | |
|------------------------|------------|------------|--------------------------|--------------|--------------|----------------|--------------|--------------|--------------------------|--------------|---------------|----------------|
| | Personnel | | Usable Square Feet (USF) | | | Total | Personnel | | Usable Square Feet (USF) | | | Total |
| | Office | Total | Office | Storage | Special | | Office | Total | Office | Storage | Special | |
| 1800 North Kent Street | 820 | 820 | 151,154 | 6,400 | 9,600 | 167,154 | 1,195 | 1,195 | 195,825 | 8,703 | 13,055 | 217,583 |
| Total | 820 | 820 | 151,154 | 6,400 | 9,600 | 167,154 | 1,195 | 1,195 | 195,825 | 8,703 | 13,055 | 217,583 |

| Utilization | Current | Proposed |
|-------------|---------|----------|
| Rate | 144 | 128 |

Current UR excludes 33,254 USF of Office for support space
Proposed UR excludes 43,082 USF of office for support space

| Special Space | USF |
|-------------------|---------------|
| Library | 2,611 |
| Conference Center | 5,222 |
| Server Room | 5,222 |
| Total | 13,055 |

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).