



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
DEPARTMENT OF TREASURY
WASHINGTON, D.C.
PDC-16-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 new lease of up to 70,000 rentable square feet for the Department of Treasury, currently located in the Treasury Annex, 501 Madison Place, NW, in Washington, D.C., at a proposed total annual cost of \$3,430,000 for a lease term of up to 10 years, a prospectus for which is attached to and included in this resolution.

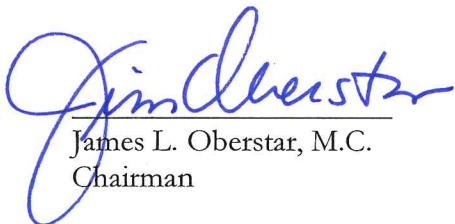
Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

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
DEPARTMENT OF THE TREASURY
WASHINGTON, DC**

Prospectus Number: PDC-16-WA10

Project Summary

The General Services Administration (GSA) proposes a new lease of up to 70,000 rentable square feet (rsf) for the Department of the Treasury (Treasury), currently located in the Treasury Annex, 501 Madison Place, NW, Washington, DC.

Treasury will vacate the Treasury Annex while it is completely modernized in a single phase. The modernization will address major functional and code deficiencies to align the historic structure with modern federal office use, while preserving significant interior and exterior features. Treasury, which will fund the Annex renovation, will relocate 279 employees to space in Main Treasury. The remaining 300 Treasury employees will require leased swing space during renovations. Only a small U.S. Secret Service office will remain operational in the Treasury Annex building during construction. Occupancy of the new leased swing space is anticipated to occur in fiscal year 2010.

Acquisition Strategy

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

Description:

Occupants:	Department of the Treasury
Delineated Area:	Washington, DC Central Employment Area, North of Massachusetts Avenue, and Southwest Waterfront
Lease Type:	New
Justification:	Renovation/modernization of the Treasury Annex
Expansion Space:	None
Number of Parking Spaces:	None
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	10 years (cancellation rights after 5 years)
Maximum Rentable Square Feet:	70,000
Current Total Annual Cost:	\$1,328,000

**PROSPECTUS – LEASE
DEPARTMENT OF THE TREASURY
WASHINGTON, DC**

Prospectus Number: PDC-16-WA10

Proposed Total Annual Cost: ¹	\$3,430,000
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.

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 area.
- Approval of this prospectus will constitute authority to provide an interim lease, if necessary, prior to the execution of the new lease.

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 2010 and may be escalated by 1.8 percent annually to the effective date of the lease to account for inflation.

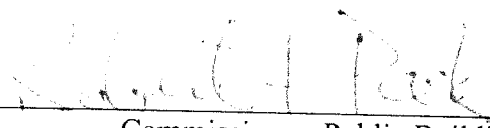
**PROSPECTUS – LEASE
DEPARTMENT OF THE TREASURY
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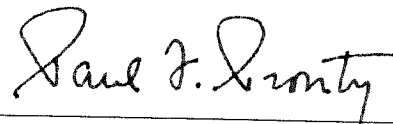
Prospectus Number: PDC-16-WA10

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
Department of the Treasury**

Locations	Current						Proposed						
	Personnel			Usable Square Feet (USF)			Personnel			Usable Square Feet (USF)			
	Office	Total		Office	Storage	Special	Office	Total		Office	Storage	Special	Total
Treasury Annex													
Department of the Treasury	579	579	56,832	1,122	29,065	87,019	-	-	-	-	-	-	-
U.S. Secret Service	5	5	1,117	-	-	1,117	5	5	1,117	-	-	-	1,117
Subtotal	584	584	57,949	1,122	29,065	88,136	5	5	1,117	-	-	-	1,117
Proposed Lease													
Department of the Treasury*	-	-	-	-	-	-	300	300	55,834	600	1,900	1,900	58,334
Total	584	584	57,949	1,122	29,065	88,136	305	305	56,951	600	1,900	1,900	59,451

Utilization Rate	Current	Proposed
Rate	77	145

Special Space	USF
Conference	800
Break room	250
Mail room	200
Reception	450
Copy room	200
Total	1,900

Current UR excludes 12,503 USF of office support space.
Proposed UR excludes 12,283 USF of office support space.

* 279 Treasury employees will be relocated to space in Main Treasury during the Annex renovation.

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).