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2<sup>D</sup> SESSION**H. R. 4487**

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IN THE SENATE OF THE UNITED STATES

MAY 24, 2016

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**AN ACT**

To reduce costs of Federal real estate, improve building security, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*  
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Public Buildings Re-  
5 form and Savings Act of 2016”.

6 **SEC. 2. STREAMLINED LEASING PILOT PROGRAM.**

7 (a) EXECUTION OF LEASES.—The Administrator of  
8 General Services shall establish and conduct a pilot pro-

1 gram to execute lease agreements pursuant to authority  
2 provided under section 585 of title 40, United States  
3 Code, using alternative procedures.

4 (b) ADOPTION.—The Administrator shall prescribe  
5 alternative procedures to enter into lease agreements in  
6 accordance with section 585 of title 40, United States  
7 Code, pursuant to the provisions of this section.

8 (c) GOALS OF PROCEDURES.—The goals of the alter-  
9 native procedures are—

10 (1) reducing the costs to the Federal Govern-  
11 ment of leased space, including—

12 (A) executing long-term leases with firm  
13 terms of 10 years or more and reducing costly  
14 holdover and short-term lease extensions, in-  
15 cluding short firm term leases;

16 (B) improving office space utilization rates  
17 of Federal tenants; and

18 (C) streamlining and simplifying the leas-  
19 ing process to take advantage of real estate  
20 markets; and

21 (2) significantly reducing or eliminating the  
22 backlog of expiring leases over the next 5 years.

23 (d) LEASEHOLD INTERESTS IN REAL PROPERTY.—

24 (1) SIMPLIFIED PROCEDURES.—Notwith-  
25 standing section 3305(b) of title 41, United States

1 Code, but otherwise in accordance with such section,  
2 the Administrator shall provide special simplified  
3 procedures for acquisitions of leasehold interests in  
4 real property at rental rates that do not exceed the  
5 simplified lease acquisition threshold, as defined in  
6 paragraph (2). The rental rate under a multiyear  
7 lease does not exceed the simplified lease acquisition  
8 threshold if the average annual amount of the rent  
9 payable for the period of the lease does not exceed  
10 the simplified lease acquisition threshold.

11 (2) ACQUISITION THRESHOLD.—For purposes  
12 of this section, the simplified lease acquisition  
13 threshold is \$500,000.

14 (e) CONSOLIDATED LEASE PROSPECTUSES.—The  
15 Administrator may, when acquiring leasehold interests  
16 subject to section 3307 of title 40, United States Code,  
17 transmit, pursuant to subsection (b) of such section, to  
18 the committees designated in such section for approval a  
19 prospectus to acquire leased space, and waive the require-  
20 ments pursuant to paragraphs (3) and (6) of section  
21 3307(b), subject to the following requirements:

22 (1) COST PER SQUARE FOOTAGE.—The cost per  
23 square footage does not exceed the maximum pro-  
24 posed rental rate designated for the respective geo-  
25 graphical area.

1           (2) SPACE UTILIZATION.—The Administrator  
2 ensures the overall space utilization rate is 170 usa-  
3 ble square feet per person or better based on actual  
4 agency staffing levels when occupied.

5           (3) LEASE TERM.—The lease term, including  
6 the firm term, is not less than 10 years.

7           (4) GEOGRAPHIC LOCATION.—The geographical  
8 location is identified as having a large amount of  
9 square footage of Federal office space and lease  
10 turnover and will likely result in providing for the  
11 ability, on a timely basis, of the agency to consoli-  
12 date space effectively or meet any requirements for  
13 temporary or interim space required for planned  
14 consolidations.

15          (f) CONSOLIDATIONS GENERALLY.—The Adminis-  
16 trator may consolidate more than one project into a single  
17 prospectus submitted pursuant to section 3307(b), title  
18 40, United States Code, if such consolidation will facilitate  
19 efficiencies and reductions in overall space and improved  
20 utilization rates.

21          (g) WAIVER AUTHORITY.—The Administrator may—  
22           (1) waive notice and comment rulemaking, if  
23 the Administrator determines the waiver is necessary  
24 to implement this section expeditiously; and

1           (2) carry out the alternative procedures under  
2 this section as a pilot program.

3 (h) REPORTS.—

4           (1) ANNUAL REPORTS.—During the period in  
5 which the pilot program is conducted under this sec-  
6 tion, the Administrator shall submit, annually, to  
7 the Committee on Transportation and Infrastructure  
8 of the House of Representatives and the Committee  
9 on Environment and Public Works of the Senate a  
10 progress report that provides updates on the number  
11 and square footage of leases expiring in the 5-year  
12 period beginning on the date of enactment of this  
13 Act, by agency and region, and which shall include  
14 for the expiring leases—

15                   (A) an average of the lease terms, includ-  
16 ing firm terms, for leases executed; and

17                   (B) the percentage of leases managed in-  
18 house or through the use of commercial real es-  
19 tate leasing services.

20           (2) FINAL REPORT.—Not later than 180 days  
21 after termination of the pilot program, the Adminis-  
22 trator shall submit a final report to the Committee  
23 on Transportation and Infrastructure of the House  
24 of Representatives and the Committee on Environ-

1 ment and Public Works of the Senate. The final re-  
2 port shall include—

3 (A) a review and evaluation of the lease  
4 agreements executed under the alternative pro-  
5 cedures established pursuant to this section in  
6 comparison to those agreements not executed  
7 pursuant to the alternative procedures;

8 (B) recommendations on any permanent  
9 changes to the General Services Administra-  
10 tion’s leasing authority; and

11 (C) a progress evaluation in meeting the  
12 goals described in subsection (c).

13 (i) **TERMINATION.**—The authorities under this sec-  
14 tion shall terminate on December 31, 2021.

15 **SEC. 3. EXCHANGE AUTHORITY.**

16 (a) **LIMITATION ON EXCHANGE AUTHORITY.**—Sec-  
17 tion 3307(a) of title 40, United States Code, is amended—

18 (1) in paragraph (1), by inserting “(including  
19 by exchange)” after “acquire”; and

20 (2) by adding at the end the following:

21 “(4) An appropriation for any costs and ex-  
22 penses associated with administering an acquisition  
23 by exchange involving real property or in-kind con-  
24 sideration, including services, with a fair market  
25 value of \$2,850,000 or more.”.

1 (b) EFFECTIVE DATE.—The amendments made by  
2 this section shall not apply to projects in which a procure-  
3 ment has already begun.

4 **SEC. 4. FEDERAL PROTECTIVE SERVICE.**

5 (a) Section 1315 of title 40, United States Code, is  
6 amended by adding at the end the following new sub-  
7 section:

8 “(h) CONTRACT SECURITY PERSONNEL.—

9 “(1) AUTHORITIES FOR CONTRACT SECURITY  
10 PERSONNEL.—

11 “(A) CARRYING OF FIREARMS.—The Sec-  
12 retary may authorize contract security per-  
13 sonnel engaged in the protection of buildings  
14 and grounds that are owned, occupied, or se-  
15 cured by the General Services Administration  
16 Public Buildings Service to carry firearms to  
17 carry out their official duties.

18 “(B) DETENTION WITHOUT A WARRANT.—

19 A person authorized to carry a firearm under  
20 this subsection may, while in the performance  
21 of, and in connection with, official duties, de-  
22 tain an individual without a warrant for any of-  
23 fense against the United States committed in  
24 that person’s presence or for any felony cog-  
25 nizable under the laws of the United States if

1           that person has reasonable grounds to believe  
2           that the individual to be detained has com-  
3           mitted or is committing such felony. The deten-  
4           tion authority conferred by this paragraph is in  
5           addition to any detention authority provided  
6           under other laws.

7           “(2) LIMITATIONS.—The following limitations  
8           apply:

9                   “(A) DETENTION.—Contract security per-  
10                  sonnel authorized to carry firearms under this  
11                  section may detain an individual only if the in-  
12                  dividual to be detained is within, or in direct  
13                  flight from, the area of such offense.

14                  “(B) ENFORCEMENT OF CERTAIN LAWS.—  
15                  A person granted authority to detain under this  
16                  section may exercise such authority only to en-  
17                  force laws regarding any building and grounds  
18                  and all property located in or on that building  
19                  and grounds that are owned, occupied, or se-  
20                  cured by the General Services Administration  
21                  Public Buildings Service.

22                  “(3) GUIDANCE.—The Secretary, with the ap-  
23                  proval of the Attorney General, shall issue guidelines  
24                  to implement this section.”.



1 (b) Section 1315(b) of title 40, United States Code,  
2 is amended—

3 (1) by inserting “and” at the end of subpara-  
4 graph (D);

5 (2) by striking “; and” at the end of subpara-  
6 graph (E) and inserting a period; and

7 (3) by striking subparagraph (F).

8 (c) Section 1315(b) of title 40, United States Code,  
9 is amended by adding at the end the following new para-  
10 graphs:

11 “(3) MINIMUM TRAINING STANDARDS.—The  
12 Secretary, in consultation with the Director of the  
13 Federal Protective Service and in accordance with  
14 guidelines issued by the Attorney General, shall es-  
15 tablish minimum and uniform training standards for  
16 any employee designated as an officer or agent to  
17 carry out and exercise authority pursuant to this  
18 section. Such minimum standards shall include on-  
19 going training certified by the Director of the Fed-  
20 eral Protective Service.

21 “(4) NOTIFICATION OF DESIGNATIONS AND  
22 DELEGATIONS.—The Secretary shall submit written  
23 notification of any approved designations or delega-  
24 tions of any authority provided under this section,  
25 including the purposes and scope of such designa-

1 tions or delegations, not within the Federal Protec-  
2 tive Service, to the Committee on Transportation  
3 and Infrastructure of the House of Representatives  
4 and the Committee on Environment and Public  
5 Works of the Senate, including the purpose for such  
6 designations or delegations, oversight protocols es-  
7 tablished to ensure compliance with any require-  
8 ments, including compliance with training require-  
9 ments, and other specifics regarding such designa-  
10 tions and delegations.”.

11 **SEC. 5. EVALUATION OF FEDERAL PROTECTIVE SERVICE**

12 **PERSONNEL NEEDS.**

13 (a) **PERSONNEL AND FUNDING NEEDS OF FEDERAL**  
14 **PROTECTIVE SERVICE.—**

15 (1) **IN GENERAL.—**Not later than 180 days  
16 after the date of enactment of this Act and after re-  
17 view by a qualified consultant pursuant to paragraph  
18 (2), the Secretary shall submit a report to the ap-  
19 propriate congressional committees on the personnel  
20 needs of the Federal Protective Service that includes  
21 recommendations on the numbers of Federal Protec-  
22 tive Service law enforcement officers and the work-  
23 force composition of the Federal Protective Service  
24 needed to carry out the mission of such Service dur-

1       ing the 10-fiscal-year period beginning after the date  
2       of enactment of this Act.

3           (2) REVIEW AND COMMENT.—The Secretary  
4       shall provide the report prepared under this section  
5       to a qualified consultant for review and comment be-  
6       fore submitting the report to the appropriate con-  
7       gressional committees. The Secretary shall provide  
8       the comments of the qualified consultant to the ap-  
9       propriate congressional committee with the report.

10          (3) CONTENTS.—The report under this section  
11       shall include an evaluation of—

12           (A) the option of posting a full-time equiv-  
13       alent Federal Protective Service law enforce-  
14       ment officer at each level 3 or 4 Federal facil-  
15       ity, as determined by the Interagency Security  
16       Committee, that on the date of enactment of  
17       this Act has a protective security officer sta-  
18       tioned at the facility;

19           (B) the potential increase in security of  
20       any option evaluated under subparagraph (A);

21           (C) the immediate and projected costs of  
22       any option evaluated under such subparagraph;  
23       and

24           (D) the immediate and projected costs of  
25       maintaining the current level of protective secu-

1           rity officers and full-time Federal Protective  
2           Service law enforcement officers.

3           (b) **REPORT ON FUNDING.**—Not later than 180 days  
4 after the date of enactment of this Act, the Secretary shall  
5 submit to the appropriate congressional committees a re-  
6 port on the best method of funding for the Federal Protec-  
7 tive Service, which shall include recommendations regard-  
8 ing whether the Federal Protective Service should—

9           (1) continue to be funded by a collection of fees  
10          and security charges;

11          (2) be funded by appropriations; or

12          (3) be funded by a combination of fees, security  
13          charges, and appropriations.

14 **SEC. 6. ZERO-BASED SPACE JUSTIFICATION.**

15          Section 3307(b) of title 40, United States Code, is  
16 amended—

17          (1) in paragraph (5), by inserting before the  
18 semicolon the following: “including a cost compari-  
19 son between leasing space or constructing space”;

20          (2) in paragraph (6) by striking “and” at the  
21 end;

22          (3) in paragraph (7) by striking the period and  
23 inserting “; and”; and

24          (4) by adding at the end the following:

1           “(8) with respect to any prospectus, including  
2           for replacement space, lease renewal, or lease exten-  
3           sion, the Administrator shall include a justification  
4           for such space, including an explanation of why such  
5           space could not be consolidated or colocated into  
6           other owned or leased space.”.

7   **SEC. 7. ELIMINATING PROJECT ESCALATIONS.**

8           Section 3307(c) of title 40, United States Code, is  
9           amended by adding at the end the following: “The Admin-  
10          istrator shall notify, in writing, the Committee on Trans-  
11          portation and Infrastructure of the House of Representa-  
12          tives and the Committee on Environment and Public  
13          Works of the Senate of any increase of more than 5 per-  
14          cent of an estimated maximum cost or of any increase or  
15          decrease in the scope or size of a project of 5 or more  
16          percent. Such notification shall include an explanation re-  
17          garding any such increase or decrease. The scope or size  
18          of a project shall not increase or decrease by more than  
19          10 percent unless an amended prospectus is submitted and  
20          approved pursuant to this section.”.

21   **SEC. 8. LIMITATION ON AUTHORIZATIONS.**

22          Section 3307 of title 40, United States Code, is  
23          amended by adding at the end the following:

24          “(i) EXPIRATION OF COMMITTEE RESOLUTIONS.—  
25          Unless a lease is executed or a construction, alteration,

1 repair, design, or acquisition project is initiated not later  
2 than 5 years after the resolution approvals adopted by the  
3 Committee on Transportation and Infrastructure of the  
4 House of Representatives or the Committee on Environ-  
5 ment and Public Works of the Senate pursuant to sub-  
6 section (a), such resolutions shall be deemed expired. This  
7 subsection shall only apply to resolutions approved after  
8 the date of enactment of this subsection.”.

9 **SEC. 9. DEPARTMENT OF ENERGY HEADQUARTERS RE-**  
10 **PLACEMENT.**

11 (a) SALE OF CERTAIN PROPERTY.—

12 (1) IN GENERAL.—Not later than 2 years after  
13 the date of enactment of this Act, the Administrator  
14 of General Services is directed to sell, exchange, or  
15 some combination thereof, a portion of the Forrestal  
16 Complex necessary to generate the funds necessary  
17 to construct a new Department of Energy head-  
18 quarters on Government-owned land in a manner  
19 consistent with the SW Ecodistrict Plan if the Ad-  
20 ministrator determines that the new Department of  
21 Energy headquarters can be constructed with no net  
22 costs to the Government.

23 (2) DEFINITIONS.—For purposes of this sec-  
24 tion, the following definitions apply:

1 (A) DEPARTMENT OF ENERGY FORRESTAL  
2 COMPLEX.—The term “Forrestal Complex”  
3 means the land, including the buildings and  
4 other improvements thereon, that—

5 (i) subject to survey and as deter-  
6 mined by the Administrator, is—

7 (I) located in the District of Co-  
8 lumbia;

9 (II) generally bounded by Inde-  
10 pendence Avenue, Southwest, 12th  
11 Street, Southwest, Maryland Avenue,  
12 Southwest, and 9th Street, Southwest;  
13 and

14 (III) generally consisting of  
15 Squares 351–N, 351, 383, 384, and  
16 385 and portions of Squares 325 and  
17 352; and

18 (ii) is under the jurisdiction and con-  
19 trol of the General Services Administra-  
20 tion.

21 (B) SW ECODISTRICT PLAN.—The term  
22 “SW Ecodistrict Plan” means the plan of the  
23 National Capital Planning Commission titled  
24 “The SW Ecodistrict: A Vision Plan For A

1           More Sustainable Future” and dated January  
2           2013.

3           (b) REPLACEMENT OF HEADQUARTERS.—Not later  
4 than 2 years after the disposal of the necessary portions  
5 of the Forrestal Complex, the Administrator shall replace  
6 the Department of Energy headquarters located on the  
7 Forrestal Complex in a Government-owned building on  
8 Government-owned land.

9           (c) CERTAIN PROHIBITIONS.—The Administrator  
10 shall not lease a new Department of Energy headquarters  
11 or engage in a leaseback of the current headquarters.

12          (d) SALE.—If the Administrator is unable to meet  
13 the conditions of subsection (a), the Administrator shall  
14 sell any underutilized or vacant property on the Forrestal  
15 Complex for cash.

16          (e) NET PROCEEDS.—Any net proceeds received, ex-  
17 ceeding the expenses of implementing subsection (b) or  
18 (d), shall be paid into an account in the Federal Buildings  
19 Fund established under section 592 of title 40, United  
20 States Code. Upon deposit, the net proceeds from the sale  
21 may only be expended subject to a specific future appro-  
22 priation.

23 **SEC. 10. LIMITATION ON DISCOUNTED PURCHASE OPTIONS.**

24          Section 585 of title 40, United States Code, is  
25 amended by adding at the end the following:



1 “(d) Any bargain-price option to purchase at less  
2 than fair market value contained in any lease agreement  
3 entered into on or after January 1, 2016, pursuant to this  
4 section may be exercised only to the extent specifically pro-  
5 vided for in subsequent appropriation Acts or other Acts  
6 of Congress.”.

7 **SEC. 11. ENERGY SAVINGS.**

8 To the extent practicable and when cost effective, the  
9 Administrator of General Services shall consider the direct  
10 purchase of energy and other utilities in bulk or otherwise  
11 for leased facilities.

12 **SEC. 12. SIMPLIFIED REFORMS.**

13 (a) IN GENERAL.—For the purpose of section 863  
14 of Public Law 110–417, an individual acquisition for com-  
15 mercial leasing services shall not be construed as a pur-  
16 chase of property or services if such individual acquisition  
17 is made on a no cost basis and pursuant to a multiple  
18 award contract awarded in accordance with requirements  
19 for full and open competition.

20 (b) AUDIT.—The Comptroller General of the United  
21 States shall—

22 (1) conduct biennial audits of the General Serv-  
23 ices Administration National Broker Contract to de-  
24 termine—

1           (A) whether brokers selected under the  
2           program provide lower lease rental rates than  
3           rates negotiated by General Services Adminis-  
4           tration staff; and

5           (B) the impact of the program on the  
6           length of time of lease procurements;

7           (2) conduct a review of whether the application  
8           of section 863 of Public Law 110–417 to acquisi-  
9           tions for commercial leasing services resulted in  
10          rental cost savings for the Government during the  
11          years in which such section was applicable prior to  
12          the date of enactment of this section; and

13          (3) not later than September 30, 2018, and  
14          September 30, 2020, submit to the Committee on  
15          Transportation and Infrastructure of the House of  
16          Representatives and the Committee on Environment  
17          and Public Works of the Senate a report that—

18               (A) summarizes the results of the audit  
19               and review required by paragraphs (1) and (2);

20               (B) includes an assessment of whether the  
21               National Broker Contract provides greater effi-  
22               ciencies and savings than the use of General  
23               Services Administration staff; and

1 (C) includes recommendations for improv-  
2 ing General Services Administration lease pro-  
3 curements.

4 (c) TERMINATION.—This section shall terminate on  
5 December 31, 2021.

6 **SEC. 13. NATIONAL CAPITAL REGION RENTAL RATES.**

7 Not later than 120 days after the date of enactment  
8 of this Act, the Administrator of General Services shall  
9 submit a report to the Committee on Transportation and  
10 Infrastructure of the House of Representatives and the  
11 Committee on Environment and Public Works of the Sen-  
12 ate justifying the use of three lease rental caps per fiscal  
13 year and their impacts in the National Capital Region.  
14 The Administrator shall also evaluate and make rec-  
15 ommendations related to whether the current rental caps  
16 adequately provide for maximum competition for build-to-  
17 suit leased space.

18 **SEC. 14. REDUCTION OF ADMINISTRATIVE REQUIREMENTS**

19 **ON CERTAIN PROGRAMS.**

20 Section 601(d)(2) of the Public Works and Economic  
21 Development Act of 1965, as amended (42 U.S.C. 3211),  
22 is amended—

23 (1) by striking “(2) RELEASE.—” and inserting  
24 the following:

25 “(2) RELEASE.—

1 “(A) IN GENERAL.—”; and

2 (2) by adding at the end the following:

3 “(B) REVOLVING LOAN FUND PROGRAM.—

4 The Secretary may release, subject to terms  
5 and conditions the Secretary determines appro-  
6 priate, the Federal Government’s interest in  
7 connection with a grant under section 209(d)  
8 not less than 7 years after final disbursement  
9 of the grant, if—

10 “(i) the recipient has carried out the  
11 terms of the award in a satisfactory man-  
12 ner;

13 “(ii) any proceeds realized from the  
14 release of the Federal Government’s inter-  
15 est will be used for one or more activities  
16 that continue to carry out the economic de-  
17 velopment purposes of this Act; and

18 “(iii) the recipient shall provide ade-  
19 quate assurance to the Secretary that at  
20 all times after release of the Federal Gov-  
21 ernment’s interest in connection with the  
22 grant, the recipient will be responsible for  
23 continued compliance with the require-  
24 ments of section 602 in the same manner  
25 it was responsible prior to release of the

1 Federal Government’s interest and that  
2 the recipient’s failure to comply shall result  
3 in the Secretary taking appropriate action,  
4 including, but not limited to, rescission of  
5 the release and recovery of the Federal  
6 share of the grant.”.

7 **SEC. 15. LACTATION ROOM IN PUBLIC BUILDINGS.**

8 (a) LACTATION ROOM IN PUBLIC BUILDINGS.—  
9 Chapter 33 of title 40, United States Code, is amended  
10 by adding at the end the following new section:

11 **“§ 3317. Lactation room in public buildings**

12 “(a) DEFINITIONS.—In this section the following  
13 definitions apply:

14 “(1) APPROPRIATE AUTHORITY.—The term ‘ap-  
15 propriate authority’ means the head of a Federal  
16 agency, the Architect of the Capitol, or other official  
17 authority responsible for the operation of a public  
18 building.

19 “(2) COVERED PUBLIC BUILDING.—The term  
20 ‘covered public building’ means a public building (as  
21 defined in section 3301) that is open to the public  
22 and contains a public restroom, and includes a build-  
23 ing listed in section 6301 or 5101.

1           “(3) LACTATION ROOM.—The term ‘lactation  
2 room’ means a hygienic place, other than a bath-  
3 room, that—

4                   “(A) is shielded from view;

5                   “(B) is free from intrusion; and

6                   “(C) contains a chair, a working surface,  
7 and, if the public building is otherwise supplied  
8 with electricity, an electrical outlet.

9           “(b) LACTATION ROOM REQUIRED.—Except as pro-  
10 vided in subsection (c), the appropriate authority of a cov-  
11 ered public building shall ensure that the building contains  
12 a lactation room that is made available for use by mem-  
13 bers of the public to express breast milk.

14           “(c) EXCEPTIONS.—A covered public building may be  
15 excluded from the requirement in subsection (b) at the dis-  
16 cretion of the appropriate authority if—

17                   “(1) the public building—

18                           “(A) does not contain a lactation room for  
19 employees who work in the building; and

20                           “(B) does not have a room that could be  
21 repurposed as a lactation room or a space that  
22 could be made private using portable materials,  
23 at a reasonable cost; or

1           “(2) new construction would be required to cre-  
2           ate a lactation room in the public building and the  
3           cost of such construction is unfeasible.

4           “(d) NO UNAUTHORIZED ENTRY.—Nothing in this  
5           section shall be construed to authorize an individual to  
6           enter a public building or portion thereof that the indi-  
7           vidual is not otherwise authorized to enter.”.

8           (b) CLERICAL AMENDMENT.—The table of sections  
9           at the beginning of chapter 33 of title 40, United States  
10          Code, is amended by inserting after the item related to  
11          section 3316 the following new item:

          “3317. Lactation room in public buildings.”.

12          (c) EFFECTIVE DATE.—The amendments made by  
13          this section shall take effect 1 year after the date of the  
14          enactment of this Act.

15          **SEC. 16. USE OF RECLAIMED REFRIGERANTS.**

16          Not later than 180 days after the date of enactment  
17          of this Act, the Administrator of General Services shall  
18          issue a report examining the feasibility of giving pref-  
19          erence to the use of reclaimed refrigerants to service exist-  
20          ing equipment of Federal buildings.

21          **SEC. 17. SALES AND SAVINGS.**

22          (a) DEFINITION.—In this section, the term “prop-  
23          erty” means the following:

24                  (1) The property located in the District of Co-  
25          lumbia, subject to survey and as determined by the

1 Administrator of General Services, generally con-  
2 sisting of Squares 325 and 326 and a portion of  
3 Square 351 and generally bounded by 12th Street,  
4 Independence Avenue, C Street, and the James For-  
5 restal Building, all in Southwest Washington, Dis-  
6 trict of Columbia, including all associated air rights,  
7 improvements thereon, and appurtenances thereto.

8 (2) The property located in the District of Co-  
9 lumbia, subject to survey and as determined by the  
10 Administrator, generally consisting of Square 326  
11 south of C Street, including the building known as  
12 the Cotton Annex.

13 (b) SALE.—Not later than December 31, 2018, the  
14 Administrator shall sell the property at fair market value  
15 at highest and best use.

16 (c) NET PROCEEDS.—Any net proceeds of a sale  
17 under subsection (b) shall be paid into an account in the  
18 Federal Buildings Fund established under section 592 of  
19 title 40, United States Code. Upon deposit, the net pro-  
20 ceeds from the sale may be expended only subject to a  
21 specific future appropriation.

Passed the House of Representatives May 23, 2016.

Attest:

KAREN L. HAAS,

*Clerk.*





Calendar No. 563

114<sup>TH</sup> CONGRESS  
2<sup>D</sup> SESSION

**H. R. 4487**

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**AN ACT**

To reduce costs of Federal real estate, improve  
building security, and for other purposes.

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JULY 14, 2016

Read the second time and placed on the calendar