

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.

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

1 **SECTION 1. SHORT TITLE.**

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

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

5 (a) EXECUTION OF LEASES.—The Administrator of  
6 General Services shall establish and conduct a pilot pro-  
7 gram to execute lease agreements pursuant to authority  
8 provided under section 585 of title 40, United States  
9 Code, using alternative procedures.

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

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

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

18 (A) executing long-term leases with firm  
19 terms of 10 years or more and reducing costly  
20 holdover and short-term lease extensions, in-  
21 cluding short firm term leases;

22 (B) improving office space utilization rates  
23 of Federal tenants; and

24 (C) streamlining and simplifying the leas-  
25 ing process to take advantage of real estate  
26 markets; and

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

3           (d) LEASEHOLD INTERESTS IN REAL PROPERTY.—

4           (1) SIMPLIFIED PROCEDURES.—Notwith-  
5 standing section 3305(b) of title 41, United States  
6 Code, but otherwise in accordance with such section,  
7 the Administrator shall provide special simplified  
8 procedures for acquisitions of leasehold interests in  
9 real property at rental rates that do not exceed the  
10 simplified lease acquisition threshold, as defined in  
11 paragraph (2). The rental rate under a multiyear  
12 lease does not exceed the simplified lease acquisition  
13 threshold if the average annual amount of the rent  
14 payable for the period of the lease does not exceed  
15 the simplified lease acquisition threshold.

16           (2) ACQUISITION THRESHOLD.—For purposes  
17 of this section, the simplified lease acquisition  
18 threshold is \$500,000.

19           (e) CONSOLIDATED LEASE PROSPECTUSES.—The  
20 Administrator may, when acquiring leasehold interests  
21 subject to section 3307 of title 40, United States Code,  
22 transmit, pursuant to subsection (b) of such section, to  
23 the committees designated in such section for approval a  
24 prospectus to acquire leased space, and waive the require-

1 ments pursuant to paragraphs (3) and (6) of section  
2 3307(b), subject to the following requirements:

3 (1) COST PER SQUARE FOOTAGE.—The cost per  
4 square footage does not exceed the maximum pro-  
5 posed rental rate designated for the respective geo-  
6 graphical area.

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

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

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

21 (f) CONSOLIDATIONS GENERALLY.—The Adminis-  
22 trator may consolidate more than one project into a single  
23 prospectus submitted pursuant to section 3307(b), title  
24 40, United States Code, if such consolidation will facilitate

1 efficiencies and reductions in overall space and improved  
2 utilization rates.

3 (g) WAIVER AUTHORITY.—The Administrator may—

4 (1) waive notice and comment rulemaking, if  
5 the Administrator determines the waiver is necessary  
6 to implement this section expeditiously; and

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

9 (h) REPORTS.—

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

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

23 (B) the percentage of leases managed in-  
24 house or through the use of commercial real es-  
25 tate leasing services.

1           (2) FINAL REPORT.—Not later than 180 days  
2 after termination of the pilot program, the Adminis-  
3 trator shall submit a final report to the Committee  
4 on Transportation and Infrastructure of the House  
5 of Representatives and the Committee on Environ-  
6 ment and Public Works of the Senate. The final re-  
7 port shall include—

8           (A) a review and evaluation of the lease  
9 agreements executed under the alternative pro-  
10 cedures established pursuant to this section in  
11 comparison to those agreements not executed  
12 pursuant to the alternative procedures;

13           (B) recommendations on any permanent  
14 changes to the General Services Administra-  
15 tion’s leasing authority; and

16           (C) a progress evaluation in meeting the  
17 goals described in subsection (c).

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

20 **SEC. 3. EXCHANGE AUTHORITY.**

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

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

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

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

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

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

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

13           “(h) CONTRACT SECURITY PERSONNEL.—

14           “(1) AUTHORITIES FOR CONTRACT SECURITY  
15           PERSONNEL.—

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

23           “(B) DETENTION WITHOUT A WARRANT.—

24           A person authorized to carry a firearm under  
25           this subsection may, while in the performance

1 of, and in connection with, official duties, de-  
2 tain an individual without a warrant for any of-  
3 fense against the United States committed in  
4 that person's presence or for any felony cog-  
5 nizable under the laws of the United States if  
6 that person has reasonable grounds to believe  
7 that the individual to be detained has com-  
8 mitted or is committing such felony. The deten-  
9 tion authority conferred by this paragraph is in  
10 addition to any detention authority provided  
11 under other laws.

12 “(2) LIMITATIONS.—The following limitations  
13 apply:

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

19 “(B) ENFORCEMENT OF CERTAIN LAWS.—  
20 A person granted authority to detain under this  
21 section may exercise such authority only to en-  
22 force laws regarding any building and grounds  
23 and all property located in or on that building  
24 and grounds that are owned, occupied, or se-

1           cured by the General Services Administration  
2           Public Buildings Service.

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

6           (b) Section 1315(b) of title 40, United States Code,  
7           is amended—

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

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

12          (3) by striking subparagraph (F).

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

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

1           “(4) NOTIFICATION OF DESIGNATIONS AND  
2           DELEGATIONS.—The Secretary shall submit written  
3           notification of any approved designations or delega-  
4           tions of any authority provided under this section,  
5           including the purposes and scope of such designa-  
6           tions or delegations, not within the Federal Protec-  
7           tive Service, to the Committee on Transportation  
8           and Infrastructure of the House of Representatives  
9           and the Committee on Environment and Public  
10          Works of the Senate, including the purpose for such  
11          designations or delegations, oversight protocols es-  
12          tablished to ensure compliance with any require-  
13          ments, including compliance with training require-  
14          ments, and other specifics regarding such designa-  
15          tions and delegations.”.

16 **SEC. 5. EVALUATION OF FEDERAL PROTECTIVE SERVICE**  
17 **PERSONNEL NEEDS.**

18          (a) PERSONNEL AND FUNDING NEEDS OF FEDERAL  
19 PROTECTIVE SERVICE.—

20           (1) IN GENERAL.—Not later than 180 days  
21           after the date of enactment of this Act and after re-  
22           view by a qualified consultant pursuant to paragraph  
23           (2), the Secretary shall submit a report to the ap-  
24           propriate congressional committees on the personnel  
25           needs of the Federal Protective Service that includes

1 recommendations on the numbers of Federal Protec-  
2 tive Service law enforcement officers and the work-  
3 force composition of the Federal Protective Service  
4 needed to carry out the mission of such Service dur-  
5 ing the 10-fiscal-year period beginning after the date  
6 of enactment of this Act.

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

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

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

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

1 (C) the immediate and projected costs of  
2 any option evaluated under such subparagraph;  
3 and

4 (D) the immediate and projected costs of  
5 maintaining the current level of protective secu-  
6 rity officers and full-time Federal Protective  
7 Service law enforcement officers.

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

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

16 (2) be funded by appropriations; or

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

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

20 Section 3307(b) of title 40, United States Code, is  
21 amended—

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

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

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

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

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

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

13          Section 3307(c) of title 40, United States Code, is  
14          amended by adding at the end the following: “The Admin-  
15          istrator shall notify, in writing, the Committee on Trans-  
16          portation and Infrastructure of the House of Representa-  
17          tives and the Committee on Environment and Public  
18          Works of the Senate of any increase of more than 5 per-  
19          cent of an estimated maximum cost or of any increase or  
20          decrease in the scope or size of a project of 5 or more  
21          percent. Such notification shall include an explanation re-  
22          garding any such increase or decrease. The scope or size  
23          of a project shall not increase or decrease by more than  
24          10 percent unless an amended prospectus is submitted and  
25          approved pursuant to this section.”.

1 **SEC. 8. LIMITATION ON AUTHORIZATIONS.**

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

4 “(i) EXPIRATION OF COMMITTEE RESOLUTIONS.—

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

14 **SEC. 9. DEPARTMENT OF ENERGY HEADQUARTERS RE-**  
15 **PLACEMENT.**

16 (a) SALE OF CERTAIN PROPERTY.—

17 (1) IN GENERAL.—Not later than 2 years after  
18 the date of enactment of this Act, the Administrator  
19 of General Services is directed to sell, exchange, or  
20 some combination thereof, a portion of the Forrestal  
21 Complex necessary to generate the funds necessary  
22 to construct a new Department of Energy head-  
23 quarters on Government-owned land in a manner  
24 consistent with the SW Ecodistrict Plan if the Ad-  
25 ministrator determines that the new Department of

1 Energy headquarters can be constructed with no net  
2 costs to the Government.

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

5 (A) DEPARTMENT OF ENERGY FORRESTAL  
6 COMPLEX.—The term “Forrestal Complex”  
7 means the land, including the buildings and  
8 other improvements thereon, that—

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

11 (I) located in the District of Co-  
12 lumbia;

13 (II) generally bounded by Inde-  
14 pendence Avenue, Southwest, 12th  
15 Street, Southwest, Maryland Avenue,  
16 Southwest, and 9th Street, Southwest;  
17 and

18 (III) generally consisting of  
19 Squares 351–N, 351, 383, 384, and  
20 385 and portions of Squares 325 and  
21 352; and

22 (ii) is under the jurisdiction and con-  
23 trol of the General Services Administra-  
24 tion.

1           (B) SW ECODISTRICT PLAN.—The term  
2           “SW Ecodistrict Plan” means the plan of the  
3           National Capital Planning Commission titled  
4           “*The SW Ecodistrict: A Vision Plan For A*  
5           *More Sustainable Future*” and dated January  
6           2013.

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

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

16          (d) SALE.—If the Administrator is unable to meet  
17          the conditions of subsection (a), the Administrator shall  
18          sell any underutilized or vacant property on the Forrestal  
19          Complex for cash.

20          (e) NET PROCEEDS.—Any net proceeds received, ex-  
21          ceeding the expenses of implementing subsection (b) or  
22          (d), shall be paid into an account in the Federal Buildings  
23          Fund established under section 592 of title 40, United  
24          States Code. Upon deposit, the net proceeds from the sale

1 may only be expended subject to a specific future appro-  
2 priation.

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

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

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

12 **SEC. 11. ENERGY SAVINGS.**

13 To the extent practicable and when cost effective, the  
14 Administrator of General Services shall consider the direct  
15 purchase of energy and other utilities in bulk or otherwise  
16 for leased facilities.

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

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

1 (b) AUDIT.—The Comptroller General of the United  
2 States shall—

3 (1) conduct biennial audits of the General Serv-  
4 ices Administration National Broker Contract to de-  
5 termine—

6 (A) whether brokers selected under the  
7 program provide lower lease rental rates than  
8 rates negotiated by General Services Adminis-  
9 tration staff; and

10 (B) the impact of the program on the  
11 length of time of lease procurements;

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

18 (3) not later than September 30, 2018, and  
19 September 30, 2020, submit to the Committee on  
20 Transportation and Infrastructure of the House of  
21 Representatives and the Committee on Environment  
22 and Public Works of the Senate a report that—

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

1 (B) includes an assessment of whether the  
2 National Broker Contract provides greater effi-  
3 ciencies and savings than the use of General  
4 Services Administration staff; and

5 (C) includes recommendations for improv-  
6 ing General Services Administration lease pro-  
7 curements.

8 (c) TERMINATION.—This section shall terminate on  
9 December 31, 2021.

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

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

1 **SEC. 14. REDUCTION OF ADMINISTRATIVE REQUIREMENTS**  
2 **ON CERTAIN PROGRAMS.**

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

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

8 “(2) RELEASE.—

9 “(A) IN GENERAL.—”; and

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

11 “(B) REVOLVING LOAN FUND PROGRAM.—

12 The Secretary may release, subject to terms  
13 and conditions the Secretary determines appro-  
14 priate, the Federal Government’s interest in  
15 connection with a grant under section 209(d)  
16 not less than 7 years after final disbursement  
17 of the grant, if—

18 “(i) the recipient has carried out the  
19 terms of the award in a satisfactory man-  
20 ner;

21 “(ii) any proceeds realized from the  
22 release of the Federal Government’s inter-  
23 est will be used for one or more activities  
24 that continue to carry out the economic de-  
25 velopment purposes of this Act; and

1           “(iii) the recipient shall provide ade-  
2           quate assurance to the Secretary that at  
3           all times after release of the Federal Gov-  
4           ernment’s interest in connection with the  
5           grant, the recipient will be responsible for  
6           continued compliance with the require-  
7           ments of section 602 in the same manner  
8           it was responsible prior to release of the  
9           Federal Government’s interest and that  
10          the recipient’s failure to comply shall result  
11          in the Secretary taking appropriate action,  
12          including, but not limited to, rescission of  
13          the release and recovery of the Federal  
14          share of the grant.”.

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

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

19 **“§ 3317. Lactation room in public buildings**

20          “(a) DEFINITIONS.—In this section the following  
21 definitions apply:

22                  “(1) APPROPRIATE AUTHORITY.—The term ‘ap-  
23                  propriate authority’ means the head of a Federal  
24                  agency, the Architect of the Capitol, or other official

1 authority responsible for the operation of a public  
2 building.

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

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

11 “(A) is shielded from view;

12 “(B) is free from intrusion; and

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

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

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

24 “(1) the public building—

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

3           “(B) does not have a room that could be  
4 repurposed as a lactation room or a space that  
5 could be made private using portable materials,  
6 at a reasonable cost; or

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

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

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

“3317. Lactation room in public buildings.”.

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

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

22          Not later than 180 days after the date of enactment  
23 of this Act, the Administrator of General Services shall  
24 issue a report examining the feasibility of giving pref-

1 erence to the use of reclaimed refrigerants to service exist-  
2 ing equipment of Federal buildings.

3 **SEC. 17. SALES AND SAVINGS.**

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

6 (1) The property located in the District of Co-  
7 lumbia, subject to survey and as determined by the  
8 Administrator of General Services, generally con-  
9 sisting of Squares 325 and 326 and a portion of  
10 Square 351 and generally bounded by 12th Street,  
11 Independence Avenue, C Street, and the James For-  
12 restal Building, all in Southwest Washington, Dis-  
13 trict of Columbia, including all associated air rights,  
14 improvements thereon, and appurtenances thereto.

15 (2) The property located in the District of Co-  
16 lumbia, subject to survey and as determined by the  
17 Administrator, generally consisting of Square 326  
18 south of C Street, including the building known as  
19 the Cotton Annex.

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

23 (c) NET PROCEEDS.—Any net proceeds of a sale  
24 under subsection (b) shall be paid into an account in the  
25 Federal Buildings Fund established under section 592 of

1 title 40, United States Code. Upon deposit, the net pro-  
2 ceeds from the sale may be expended only subject to a  
3 specific future appropriation.

Passed the House of Representatives May 23, 2016.

Attest:

*Clerk.*

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.