

**Suspend the Rules and Pass the Bill, H.R. 4487, With an Amendment**

**(The amendment strikes all after the enacting clause and inserts a new text)**

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

# H. R. 4487

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

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## IN THE HOUSE OF REPRESENTATIVES

FEBRUARY 8, 2016

Mr. BARLETTA (for himself, Mr. CARSON of Indiana, Mr. SHUSTER, Mr. DEFAZIO, Ms. NORTON, and Mr. NADLER) introduced the following bill; which was referred to the Committee on Transportation and Infrastructure, and in addition to the Committee on Financial Services, for a period to be subsequently determined by the Speaker, in each case for consideration of such provisions as fall within the jurisdiction of the committee concerned

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## A BILL

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”.

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

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

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

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

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

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

19 (B) improving office space utilization rates  
20 of Federal tenants; and

21 (C) streamlining and simplifying the leas-  
22 ing process to take advantage of real estate  
23 markets; and

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

26 (d) LEASEHOLD INTERESTS IN REAL PROPERTY.—

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

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

16          (e)   CONSOLIDATED LEASE PROSPECTUSES.—The  
17          Administrator may, when acquiring leasehold interests  
18          subject to section 3307 of title 40, United States Code,  
19          transmit, pursuant to subsection (b) of such section, to  
20          the committees designated in such section for approval a  
21          prospectus to acquire leased space, and waive the require-  
22          ments pursuant to paragraphs (3) and (6) of section  
23          3307(b), subject to the following requirements:

24                (1)   COST PER SQUARE FOOTAGE.—The cost per  
25                square footage does not exceed the maximum pro-

1       posed rental rate designated for the respective geo-  
2       graphical area.

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

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

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

17      (f) CONSOLIDATIONS GENERALLY.—The Adminis-  
18      trator may consolidate more than 1 project into a single  
19      prospectus submitted pursuant to section 3307(b), title  
20      40, United States Code, if such consolidation will facilitate  
21      efficiencies and reductions in overall space and improved  
22      utilization rates.

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

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

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

6           (h) REPORTS.—

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

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

20                 (B) the percentage of leases managed in-  
21                 house or through the use of commercial real es-  
22                 tate leasing services.

23          (2) FINAL REPORT.—Not later than 180 days  
24          after termination of the pilot program, the Adminis-  
25          trator shall submit a final report to the Committee

1 on Transportation and Infrastructure of the House  
2 of Representatives and the Committee on Environ-  
3 ment and Public Works of the Senate. The final re-  
4 port shall include—

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

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

13 (C) a progress evaluation in meeting the  
14 goals described in subsection (c).

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

17 **SEC. 3. EXCHANGE AUTHORITY.**

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

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

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

23 “(4) An appropriation for any costs and ex-  
24 penses associated with administering an acquisition  
25 by exchange involving real property or in-kind con-

1       sideration, including services, with a fair market  
2       value of \$2,850,000 or more.”.

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

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

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

10       “(h) **CONTRACT SECURITY PERSONNEL.**—

11               “(1) **AUTHORITIES FOR CONTRACT SECURITY**  
12 **PERSONNEL.**—

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

20                       “(B) **DETENTION WITHOUT A WARRANT.**—

21 A person authorized to carry a firearm under  
22 this subsection may, while in the performance  
23 of, and in connection with, official duties, de-  
24 tain an individual without a warrant for any of-  
25 fense against the United States committed in

1 that person's presence or for any felony cog-  
2 nizable under the laws of the United States if  
3 that person has reasonable grounds to believe  
4 that the individual to be detained has com-  
5 mitted or is committing such felony. The deten-  
6 tion authority conferred by this paragraph is in  
7 addition to any detention authority provided  
8 under other laws.

9 “(2) LIMITATIONS.—The following limitations  
10 apply:

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

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



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

4           (b) Section 1315(b) of title 40, United States Code,  
5 is amended—

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

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

10          (3) by striking subparagraph (F).

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

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

24           “(4) NOTIFICATION OF DESIGNATIONS AND  
25           DELEGATIONS.—The Secretary shall submit written

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

14 **SEC. 5. EVALUATION OF FEDERAL PROTECTIVE SERVICE**  
15 **PERSONNEL NEEDS.**

16 (a) PERSONNEL AND FUNDING NEEDS OF FEDERAL  
17 PROTECTIVE SERVICE.—

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

1 force composition of the Federal Protective Service  
2 needed to carry out the mission of such Service dur-  
3 ing the 10-fiscal-year period beginning after the date  
4 of enactment of this Act.

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

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

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

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

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

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

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

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

13 (2) be funded by appropriations; or

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

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

17 Section 3307(b) of title 40, United States Code, is  
18 amended—

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

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

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

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

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

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

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

22 **SEC. 8. LIMITATION ON AUTHORIZATIONS.**

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

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

11 **SEC. 9. DEPARTMENT OF ENERGY HEADQUARTERS RE-**  
12 **PLACEMENT.**

13       (a) SALE OF CERTAIN PROPERTY.—

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

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

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

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

9                           (I) located in the District of Co-  
10                           lumbia;

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

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

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

23           (B) SW ECODISTRICT PLAN.—The term  
24           “SW Ecodistrict Plan” means the plan of the  
25           National Capital Planning Commission titled

1           “The SW Ecodistrict: A Vision Plan For A  
2           More Sustainable Future” and dated January  
3           2013.

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

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

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

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



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

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

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

10 **SEC. 11. ENERGY SAVINGS.**

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

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

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

23 (b) AUDIT.—The Comptroller General of the United  
24 States shall—

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

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

8                   (B) the impact of the program on the  
9                   length of time of lease procurements;

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

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

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

23                   (B) includes an assessment of whether the  
24                   National Broker Contract provides greater effi-

1           iciencies and savings than the use of General  
2           Services Administration staff; and

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

6           (c) **TERMINATION.**—This section shall terminate on  
7           December 31, 2021.

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

9           Not later than 120 days after the date of enactment  
10          of this Act, the Administrator of General Services shall  
11          submit a report to the Committee on Transportation and  
12          Infrastructure of the House of Representatives and the  
13          Committee on Environment and Public Works of the Sen-  
14          ate justifying the use of 3 lease rental caps per fiscal year  
15          and their impacts in the National Capital Region. The Ad-  
16          ministrator shall also evaluate and make recommendations  
17          related to whether the current rental caps adequately pro-  
18          vide for maximum competition for build-to-suit leased  
19          space.

20          **SEC. 14. REDUCTION OF ADMINISTRATIVE REQUIREMENTS**  
21                                   **ON CERTAIN PROGRAMS.**

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

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

3 “(2) RELEASE.—

4 “(A) IN GENERAL.—”; and

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

6 “(B) REVOLVING LOAN FUND PROGRAM.—

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

13 “(i) the recipient has carried out the  
14 terms of the award in a satisfactory man-  
15 ner;

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

21 “(iii) the recipient shall provide ade-  
22 quate assurance to the Secretary that at  
23 all times after release of the Federal Gov-  
24 ernment’s interest in connection with the  
25 grant, the recipient will be responsible for

1 continued compliance with the require-  
2 ments of section 602 in the same manner  
3 it was responsible prior to release of the  
4 Federal Government's interest and that  
5 the recipient's failure to comply shall result  
6 in the Secretary taking appropriate action,  
7 including, but not limited to, rescission of  
8 the release and recovery of the Federal  
9 share of the grant.”.

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

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

14 **“§ 3317. Lactation room in public buildings**

15 “(a) DEFINITIONS.—In this section the following  
16 definitions apply:

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

22 “(2) COVERED PUBLIC BUILDING.—The term  
23 ‘covered public building’ means a public building (as  
24 defined in section 3301) that is open to the public

1           and contains a public restroom, and includes a build-  
2           ing listed in section 6301 or 5101.

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

6                   “(A) is shielded from view;

7                   “(B) is free from intrusion; and

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

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

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

19                  “(1) the public building—

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

22                          “(B) does not have a room that could be  
23                          repurposed as a lactation room or a space that  
24                          could be made private using portable materials,  
25                          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 one year after the date of  
14          the 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.