



July 15, 2022

Mr. Austin R. Evers
American Oversight
1030 15th Street NW
Suite B255
Washington, DC 20005

Dear Mr. Evers:

This letter is in response to your U.S. General Services Administration (GSA) Freedom of Information Act (FOIA) request number (GSA-2021-000070), submitted on October 13, 2020, in which you requested the following:

“All electronic communications (including email messages, complete email chains, calendar invitations, voice mail messages, voice memos, text messages and similar electronic messaging applications (such as Signal, WhatsApp, Twitter DMs, Jabber, etc.) and any attachments thereto) between (a) former USDA Deputy Assistant Secretary for Administration Donald Bice or Director, Office of Property and Fleet Management, Scott Davis, and (b) GSA Regional Commissioner for Public Buildings Service Kevin Rothmeier.”

Enclosed please find the documents responsive to your request.

In processing your request GSA has withheld the names, cell phone numbers and emails addresses of private individuals pursuant to the FOIA, 5 U.S.C. § 552(b)(6). This was done because public disclosure of this information would constitute a clearly unwarranted invasion of personal privacy.

Additionally, please note that portions of the responsive records which reflect the agency's deliberative process are considered pre-decisional in nature and/or attorney-client privileged communications, have been redacted pursuant to FOIA, 5 U.S.C. § 552(b)(5).

As we have redacted information referenced in the above paragraph(s) with the aforementioned FOIA exemptions, this technically constitutes a partial denial of your FOIA request. You have the right to appeal the denial of the information being withheld. You may submit an appeal online at the following link (<https://www.foiaonline.gov/foiaonline/action/public/home>) or in writing to the following address:

U.S. General Services Administration
FOIA Requester Service Center (LG)
1800 F Street, NW
Washington, DC 20405

U.S. General Services Administration
1800 F. Street, NW
Washington, DC 20405
Toll Free: (855)-675-3642
Fax: (202) 501-2727

Your appeal must be postmarked or electronically transmitted within 90 days of the date of the response to your request. In addition, your appeal must contain a brief statement of the reasons why the requested information should be released. Please enclose a copy of your initial request and this letter. Both the appeal letter and envelope or online appeal submission should be prominently marked, "Freedom of Information Act Appeal."

This completes our action on this FOIA request. Should you have any questions, you may contact Christina Wilkes, Press Secretary, at christina.wilkes@gsa.gov. You may also contact the GSA FOIA Public Liaison, David Eby at (202) 213-2745 or by email at david.eby@gsa.gov for any additional assistance and to discuss any aspect of your FOIA request.

Additionally, you may contact the Office of Government Information Services (OGIS) at the National Archives and Records Administration to inquire about the FOIA mediation services they offer. The contact information for OGIS is as follows: Office of Government Information Services, National Archives and Records Administration, 8601 Adelphi Road-OGIS, College Park, Maryland 20740-6001, email at ogis@nara.gov; telephone at (202) 741-5770; toll free at (877) 684-6448; or facsimile at (202) 741-5769.

Sincerely,

Duane Fulton

Duane Fulton

Lead Government Information Specialist
Office of the General Counsel
General Services Administration

Enclosure

Subject: RE: USDA KC relocation
Date: Thu, 13 Jun 2019 22:50:52 +0000
From: "Davis, Scott - ARS" <Scott.Davis@ARS.USDA.GOV>
To: Kevin Rothmier - 6P <kevin.rothmier@gsa.gov>
Message-ID: <BN8PR09MB3619318FB4CCB984927E4543DFEF0@BN8PR09MB3619.namprd09.prod.outlook.com>
MD5: 58954046c44c95b329b335e9fa1277a5

Hello, Kevin.

I am not tracking along with you on this request.

I am not presently involved in the subject matter, to my knowledge.

Possibly a different Scott Davis was intended?

Scott

From: Kevin Rothmier - 6P <kevin.rothmier@gsa.gov>
Sent: Thursday, June 13, 2019 3:45 PM
To: Davis, Scott - ARS <Scott.Davis@ARS.USDA.GOV>
Subject: USDA KC relocation

Scott, are you available for a call tomorrow a 11:00 eastern to discuss USDA's KC delineated area?

Thanks, Kevin

This electronic message contains information generated by the USDA solely for the intended recipients. Any unauthorized interception of this message or the use or disclosure of the information it contains may violate the law and subject the violator to civil or criminal penalties. If you believe you have received this message in error, please notify the sender and delete the email immediately.

Subject: RE: GSA KCMO Advertising Requirements Document and Exceptions
Date: Tue, 18 Jun 2019 17:41:03 +0000
From: "Bice, Don - OSEC, Washington, DC" <Don.Bice@usda.gov>
To: Kevin Rothmier - 6P <kevin.rothmier@gsa.gov>
Cc: "Davis, Scott - OPFM, Washington, DC" <Scott.W.Davis@usda.gov>, "courtney.springer@gsa.gov" <courtney.springer@gsa.gov>, Emily Tinsley - 6P1RW <emily.tinsley@gsa.gov>, Peter Leonhard - 6P1R <peter.leonhard@gsa.gov>, "Horder, Lilia - OCIO-CIO, Washington, DC" <lilia.horder@usda.gov>, "Anderson, Anne - OPFM, Washington, DC" <anne.anderson@usda.gov>, "Woodley, Brenda - OPFM, Washington, DC" <Brenda.Woodley@USDA.GOV>, Michael Elson <michael.elson@gsa.gov>, Kelly Juarez <kelly.juarez@gsa.gov>
Message-ID: <MN2PR09MB35022C9E84E347369FCA9E71EFEA0@MN2PR09MB3502.namprd09.prod.outlook.com>
MD5: e8f8fc81310cc221d3fd1fae022ef62b

Presumably anyone self identifying as class B space would not be technically acceptable. Ok.

OK on the 6/27 date. Will you have your public affairs communicate this to the KC Development Organization who will answer questions from potential lessors on working with state development orgs.

Please use the .5 miles for the fitness facility.

Headcount vs seats in the press can be confusing. Yes we will use the 719.

Yes on delineated area as we said the three counties.

From: Kevin Rothmier - 6P <kevin.rothmier@gsa.gov>
Sent: Tuesday, June 18, 2019 1:09 PM
To: Bice, Don - OSEC, Washington, DC <Don.Bice@usda.gov>
Cc: Davis, Scott - OPFM, Washington, DC <Scott.W.Davis@usda.gov>; courtney.springer@gsa.gov; Emily Tinsley - 6P1RW <emily.tinsley@gsa.gov>; Peter Leonhard - 6P1R <peter.leonhard@gsa.gov>; Horder, Lilia - OCIO-CIO, Washington, DC <lilia.horder@usda.gov>; Anderson, Anne - OPFM, Washington, DC <anne.anderson@usda.gov>; Woodley, Brenda - OPFM, Washington, DC <Brenda.Woodley@USDA.GOV>; Michael Elson <michael.elson@gsa.gov>; Kelly Juarez <kelly.juarez@gsa.gov>
Subject: Re: GSA KCMO Advertising Requirements Document and Exceptions

Don,

We are excited as well. Thank you for the information on the UR waiver. My team discussed the furniture design, acquisition and installation schedule with our FIT program office. Given the agency and union review times for furniture acquisitions, we no longer believe a September 2020 occupancy date is realistic. The earliest occupancy date for a successful procurement would be December 2020.

There is not a common definition of Class A, which makes use of the term in lease procurements problematic. It is GSA policy to include the following paragraph in the Request for Leasing Proposals, instead of stating "Class A." We will include reference to this paragraph in the AAP advertisement. This paragraph will ensure we lease "Class A" space.

The Space shall be located in a modern quality Building of sound and substantial construction with a facade of stone, marble, brick, stainless steel, aluminum or other permanent materials in good condition and acceptable to the LCO. The Space offered shall be in a Building that has undergone, or will complete by occupancy, modernization or adaptive reuse for the Space with modern conveniences;

After further discussions with our Public Affairs Office and our National Office of Leasing, we propose having the AAAP market outreach Thursday morning 6/27 instead of this Friday. This will provide time to coordinate the event and for industry and congressional office notifications. (b) (5)

[REDACTED]

[REDACTED]

[REDACTED]

Unfortunately, we can't require an on site fitness center. This is similar to an on site cafeteria, which would limit competition. We can require that a fitness center be available within walking distance (1/2 mile). The other option is to include a fitness center as part of your space requirements. I advise against this due to the cost of the equipment, maintenance of the equipment and the cost to operate fitness center. In addition, we are close to the prospectus threshold. Additional tenant improvement costs could negatively impact the procurement.

USDA press reports state that USDA will have 550 people in the new KC facility. Please confirm your headcount of 719.

Please provide your concurrence on the points above and the delineated area of Jackson, Johnson and Wyandotte counties by 3:30 eastern so we can provide you a draft copy of the AAAP advertisement today before it is issued.

We have made a change to the GSA project team. The Lease Contracting Officer is now Mike Elson (instead of Emily Tinsley). His email is michael.elson@gsa.gov and phone is 816-527-7202.

Respectfully, Kevin

Kevin D. Rothmier
Regional Commissioner (6P)
Public Buildings Service
General Services Administration
2300 Main Street
Kansas City, MO 64108
Office Phone (816) 926-1100

On Tue, Jun 18, 2019 at 11:11 AM Bice, Don - OSEC, Washington, DC <Don.Bice@usda.gov> wrote:

Super excited to get this process another step forward. Let us know when you are ready. We have lots of folks who want to know this is going out. Appreciate all you all are doing to help!

From: Davis, Scott - OPFM, Washington, DC

Sent: Tuesday, June 18, 2019 11:42 AM

To: Kevin Rothmier - 6P <kevin.rothmier@gsa.gov>; courtney.springer@gsa.gov; Emily Tinsley - 6P1RW <emily.tinsley@gsa.gov>; Peter Leonhard - 6P1R <peter.leonhard@gsa.gov>

Cc: Bice, Don - OSEC, Washington, DC <Don.Bice@usda.gov>; Horder, Lilia - OCIO-CIO, Washington, DC <lilia.horder@usda.gov>; Anderson, Anne - OPFM, Washington, DC <anne.anderson@usda.gov>;

Woodley, Brenda - OPFM, Washington, DC <Brenda.Woodley@USDA.GOV>

Subject: GSA KCMO Advertising Requirements Document and Exceptions

The purpose of this email is to complete GSA's requested information to assist USDA agencies to move to the Kansas City area. To reiterate USDA's position, it is the Department desire to:

- Confirm a rent start date of September 30, 2020

- Advertise for Class A space and amenities to include an on-location fitness facility

- Provide a facility with close proximity to public transportation and/or parking for employees

USDA also requests that GSA provide a copy of the advertisement solicitation to USDA senior leadership.

Below are the exceptions related to the General Services Administration (GSA) advertising for 115,000 to 120,000 ABOA square feet (SF) of general-purpose space in Kansas City, Missouri, for the Economic Research Service (ERS) and the National Institute of Food and Agriculture (NIFA). These agencies are planning to relocate from Washington, D.C.

- Exception for complying with the Rural Development Act of 1972 (42 U.S.C. 3122): I grant an exception to comply with the Rural Development Act of 1972, which requires agencies to give highest consideration to locating in and revitalizing and developing rural areas. The mission needs of ERS and NIFA do not require them to be located in a rural area, as the majority of their customers can interact with the agencies in suburban or urban areas, including in the three counties around Kansas City (Jackson, Johnson and Wyandotte).

- Exception for Meeting 150 Overall Utilization Rate (UR): I approve ERS and NIFA to occupy a total of up to 120,000 ABOA square feet in order to carry out their program requirements. This exceeds the U.S. Department of Agriculture's (USDA) maximum UR threshold of 150 square feet per person, by 6 square feet per person. This is within the range of acceptability considering the size and complexity of the requirement. The amount of square footage is the minimum necessary for ERS and NIFA to function. An exception is required by GSA and also USDA's Space Utilization Rate policy found in AGPMP 16-01, Rev. 2.

Below is the link for ADP (IT) requirements:

<https://www.ocio.usda.gov/sites/default/files/docs/2012/DR3901-001%20Space%20Standards%20for%20ITS%20Personnel%206202013.htm>

USDA's final requirements related to this move are attached. Please feel free to contact me if you have any questions or need further information. Thank you for your assistance.

Scott Davis

Director, Office of Property and Fleet Management

Departmental Administration
US Department of Agriculture
202-720-3141 office
(b) (6)
scott.w.davis@usda.gov

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Subject: Fwd: GSA KCMO Advertising Requirements Document and Exceptions
Date: Tue, 18 Jun 2019 12:15:29 -0500
From: Kevin Rothmier - 6P <kevin.rothmier@gsa.gov>
To: Michael Gelber - 9Q <michael.gelber@gsa.gov>, Allison Azevedo <allison.azevedo@gsa.gov>, Gina Ditommaso - PRBB <gina.ditommaso@gsa.gov>, Stuart Burns - PT <johns.burns@gsa.gov>
Message-ID: <CAONUv_STUCPJVTmqTpkX8d1gVPenMJBmHa7inkZqhS4rGrGPmQ@mail.gmail.com>
MD5: 2d4fe5a3e3725499bd4a0fcdc2cb0e5d

FYI

Kevin D. Rothmier
Regional Commissioner (6P)

Public Buildings Service
General Services Administration
2300 Main Street
Kansas City, MO 64108
Office Phone (816) 926-1100

----- Forwarded message -----

From: **Kevin Rothmier - 6P** <kevin.rothmier@gsa.gov>
Date: Tue, Jun 18, 2019 at 12:09 PM
Subject: Re: GSA KCMO Advertising Requirements Document and Exceptions
To: Bice, Don - OSEC, Washington, DC <Don.Bice@usda.gov>
Cc: Davis, Scott - OPFM, Washington, DC <Scott.W.Davis@usda.gov>, courtney.springer@gsa.gov <courtney.springer@gsa.gov>, Emily Tinsley - 6P1RW <emily.tinsley@gsa.gov>, Peter Leonhard - 6P1R <peter.leonhard@gsa.gov>, Horder, Lilia - OCIO-CIO, Washington, DC <lilia.horder@usda.gov>, Anderson, Anne - OPFM, Washington, DC <anne.anderson@usda.gov>, Woodley, Brenda - OPFM, Washington, DC <Brenda.Woodley@usda.gov>, Michael Elson <michael.elson@gsa.gov>, Kelly Juarez <kelly.juarez@gsa.gov>

Don,

We are excited as well. Thank you for the information on the UR waiver. My team discussed the furniture design, acquisition and installation schedule with our FIT program office. Given the agency and union review times for furniture acquisitions, we no longer believe a September 2020 occupancy date is realistic. The earliest occupancy date for a successful procurement would be December 2020.

There is not a common definition of Class A, which makes use of the term in lease procurements problematic. It is GSA policy to include the following paragraph in the Request for Leasing Proposals, instead of stating "Class A." We will include reference to this paragraph in the AAAP advertisement. This paragraph will ensure we lease "Class A" space.

The Space shall be located in a modern quality Building of sound and substantial construction with a facade of stone, marble, brick, stainless steel, aluminum or other permanent materials in good condition and acceptable to the LCO. The Space offered shall be in a Building that has undergone, or will complete by occupancy, modernization or adaptive reuse for the Space with modern conveniences;

After further discussions with our Public Affairs Office and our National Office of Leasing, we propose having the AAAP market outreach Thursday morning 6/27 instead of this Friday. This will provide time to coordinate the event and for industry and congressional office notifications. (b) (5)

[REDACTED]

Unfortunately, we can't require an on site fitness center. This is similar to an on site cafeteria, which would limit competition. We can require that a fitness center be available within walking distance (1/2 mile). The other option is to include a fitness center as part of your space requirements. I advise against this due to the cost of the equipment, maintenance of the equipment and the cost to operate a fitness center. In addition, we are close to the prospectus threshold. Additional tenant improvement costs could negative impact the procurement.

USDA press reports state that USDA will have 550 people in the new KC facility. Please confirm your headcount of 719.

Please provide your concurrence on the points above and the delineated area of Jackson, Johnson and Wyandotte counties by 3:30 eastern so we can provide you a draft copy of the AAP advertisement today before it is issued.

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Respectfully, Kevin

Kevin D. Rothmier
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Public Buildings Service
General Services Administration
2300 Main Street
Kansas City, MO 64108
Office Phone (816) 926-1100

On Tue, Jun 18, 2019 at 11:11 AM Bice, Don - OSEC, Washington, DC <Don.Bice@usda.gov> wrote:

Super excited to get this process another step forward. Let us know when you are ready. We have lots of folks who want to know this is going out. Appreciate all you all are doing to help!

From: Davis, Scott - OPFM, Washington, DC

Sent: Tuesday, June 18, 2019 11:42 AM

To: Kevin Rothmier - 6P <kevin.rothmier@gsa.gov>; courtney.springer@gsa.gov; Emily Tinsley - 6P1RW <emily.tinsley@gsa.gov>; Peter Leonhard - 6P1R <peter.leonhard@gsa.gov>

Cc: Bice, Don - OSEC, Washington, DC <Don.Bice@usda.gov>; Horder, Lilia - OCIO-CIO, Washington, DC <lilia.horder@usda.gov>; Anderson, Anne - OPFM, Washington, DC <anne.anderson@usda.gov>;

Woodley, Brenda - OPFM, Washington, DC <Brenda.Woodley@USDA.GOV>

Subject: GSA KCMO Advertising Requirements Document and Exceptions

The purpose of this email is to complete GSA's requested information to assist USDA agencies to move to the Kansas City area. To reiterate USDA's position, it is the Department desire to:

- Confirm a rent start date of September 30, 2020
- Advertise for Class A space and amenities to include an on-location fitness facility
- Provide a facility with close proximity to public transportation and/or parking for employees

USDA also requests that GSA provide a copy of the advertisement solicitation to USDA senior leadership.

Below are the exceptions related to the General Services Administration (GSA) advertising for 115,000 to 120,000 ABOA square feet (SF) of general-purpose space in Kansas City, Missouri, for the Economic Research Service (ERS) and the National Institute of Food and Agriculture (NIFA). These agencies are planning to relocate from Washington, D.C.

- Exception for complying with the Rural Development Act of 1972 (42 U.S.C. 3122): I grant an exception to comply with the Rural Development Act of 1972, which requires agencies to give highest consideration to locating in and revitalizing and developing rural areas. The mission needs of ERS and NIFA do not require them to be located in a rural area, as the majority of their customers can interact with the agencies in suburban or urban areas, including in the three counties around Kansas City (Jackson, Johnson and Wyandotte).

- Exception for Meeting 150 Overall Utilization Rate (UR): I approve ERS and NIFA to occupy a combined total of up to 120,000 ABOA square feet in order to carry out their program requirements. This exceeds the U.S. Department of Agriculture's (USDA) maximum UR threshold of 150 square feet per person, by 6 square feet per person. This is within the range of acceptability considering the size and complexity of the requirement. The amount of square footage is the minimum necessary for ERS and NIFA to function. An exception is required by GSA and also USDA's Space Utilization Rate policy found in AGPMR 16-01, Rev. 2.

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USDA's final requirements related to this move are attached. Please feel free to contact me if you have any questions or need further information. Thank you for your assistance.

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Director, Office of Property and Fleet Management
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Subject: Re: GSA KCMO Advertising Requirements Document and Exceptions
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From: Kevin Rothmier - 6P <kevin.rothmier@gsa.gov>
To: "Bice, Don - OSEC, Washington, DC" <Don.Bice@usda.gov>
Cc: "Davis, Scott - OPFM, Washington, DC" <Scott.W.Davis@usda.gov>, "courtney.springer@gsa.gov" <courtney.springer@gsa.gov>, Emily Tinsley - 6P1RW <emily.tinsley@gsa.gov>, Peter Leonhard - 6P1R <peter.leonhard@gsa.gov>, "Horder, Lilia - OCIO-CIO, Washington, DC" <lilia.horder@usda.gov>, "Anderson, Anne - OPFM, Washington, DC" <anne.anderson@usda.gov>, "Woodley, Brenda - OPFM, Washington, DC" <Brenda.Woodley@usda.gov>, Michael Elson <michael.elson@gsa.gov>, Kelly Juarez <kelly.juarez@gsa.gov>
Message-ID: <CAONUv_RuodctPfiOf3DKKOZt4KDNbsrcr7zceSHzrOgWLBshtQ@mail.gmail.com>
MD5: 15a37a22dc5898277169e1756d8460df

Thanks, Don. I appreciate your quick response. We will beat the December 2020 occupancy date if at all possible, but for now the project schedule will show December 2020 occupancy.

Respectfully, Kevin

Kevin D. Rothmier
Regional Commissioner (6P)

Public Buildings Service
General Services Administration
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Kansas City, MO 64108
Office Phone (816) 926-1100

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Presumably anyone self identifying as class B space would not be technically acceptable. Ok.

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Please use the .5 miles for the fitness facility.

Headcount vs seats in the press can be confusing. Yes we will use the 719.

Yes on delineated area as we said the three counties.

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There is not a common definition Class A, which makes use of the term in lease procurements problematic. It is GSA policy to include the following paragraph in the Request for Leasing Proposals, instead of stating "Class A." We will include reference to this paragraph in the AAAP advertisement. This paragraph will ensure we lease "Class A" space.

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Director, Office of Property and Fleet Management
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Subject: RE: USDA KC relocation
Date: Thu, 13 Jun 2019 22:58:54 +0000
From: "Davis, Scott - ARS" <Scott.Davis@ARS.USDA.GOV>
To: Kevin Rothmier - 6P <kevin.rothmier@gsa.gov>
Message-ID: <BN8PR09MB36191CD91B25514C9642FEC0DFEF0@BN8PR09MB3619.namprd09.prod.outlook.com>
MD5: 5531945e91a0e6cd72f2b6d985985d2e

No problem at all.
I know that I am not alone among the Scott's!

From: Kevin Rothmier - 6P <kevin.rothmier@gsa.gov>
Sent: Thursday, June 13, 2019 3:58 PM
To: Davis, Scott - ARS <Scott.Davis@ARS.USDA.GOV>
Subject: Re: USDA KC relocation

Sorry, Scott! I was attempting to contact Scott who works for Don Bice with USDA.

On Thu, Jun 13, 2019, 5:51 PM Davis, Scott - ARS <Scott.Davis@ars.usda.gov> wrote:

Hello, Kevin.
I am not tracking along with you on this request.

I am not presently involved in the subject matter, to my knowledge.

Possibly a different Scott Davis was intended?

Scott

From: Kevin Rothmier - 6P <kevin.rothmier@gsa.gov>
Sent: Thursday, June 13, 2019 3:45 PM
To: Davis, Scott - ARS <Scott.Davis@ARS.USDA.GOV>
Subject: USDA KC relocation

Scott, are you available for a call tomorrow at 11:00 eastern to discuss USDA's KC delineated area?

Thanks, Kevin

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Subject: Re: GSA KCMO Advertising Requirements Document and Exceptions
Date: Tue, 18 Jun 2019 19:18:46 -0500
From: Kevin Rothmier - 6P <kevin.rothmier@gsa.gov>
To: Allison Azevedo <allison.azevedo@gsa.gov>
Cc: Kelly Juarez <kelly.juarez@gsa.gov>
Message-ID: <CAONUv_Qu-ds8gh9JHS-kWLL4k9mxo1X5ue7S-N-meySPpbEZyw@mail.gmail.com>
MD5: 26f138aa03a15eef8deff63e9c9bb053

Thanks, Allison! Our team led by Kelly did an amazing job! Kelly will forward the AAAP advertisement.

Thanks for your support!

Kevin

On Tue, Jun 18, 2019, 6:43 PM Allison Azevedo - PR <allison.azevedo@gsa.gov> wrote:

Thanks! Please send the final ad when you get a chance.
GREAT progress!



Allison H. Az | Assistant Commissioner

National Office of Leasing | Public Buildings Service

(b) (6) | allison.azevedo@gsa.gov | www.gsa.gov

On Tue, Jun 18, 2019 at 1:15 PM Kevin Rothmier - 6P <kevin.rothmier@gsa.gov> wrote:

FYI

Kevin D. Rothmier
Regional Commissioner (6P)

Public Buildings Service
General Services Administration
2300 Main Street
Kansas City, MO 64108
Office Phone (816) 926-1100

----- Forwarded message -----

From: **Kevin Rothmier - 6P** <kevin.rothmier@gsa.gov>
Date: Tue, Jun 18, 2019 at 12:09 PM
Subject: Re: GSA KCMO Advertising Requirements Document and Exceptions
To: Bice, Don - OSEC, Washington, DC <Don.Bice@usda.gov>
Cc: Davis, Scott - OPFM, Washington, DC <Scott.W.Davis@usda.gov>, courtney.springer@gsa.gov
<courtney.springer@gsa.gov>, Emily Tinsley - 6P1RW <emily.tinsley@gsa.gov>, Peter Leonhard - 6P1R
<peter.leonhard@gsa.gov>, Horder, Lilia - OCIO-CIO, Washington, DC <lilia.horder@usda.gov>,
Anderson, Anne - OPFM, Washington, DC <anne.anderson@usda.gov>, Woodley, Brenda - OPFM,

Washington, DC <Brenda.Woodley@usda.gov>, Michael Elson <michael.elson@gsa.gov>, Kelly Juarez <kelly.juarez@gsa.gov>

Don,

We are excited as well. Thank you for the information on the UR waiver. My team discussed the furniture design, acquisition and installation schedule with our FIT program office. Given the agency and union review times for furniture acquisitions, we no longer be September 2020 occupancy date is realistic. The earliest occupancy date for a successful procurement would be December 2020.

There is not a common definition of Class A, which makes use of the term in lease procurements problematic. It is GSA policy to include the following paragraph in the Request for Leasing Proposals, instead of stating "Class A." We will include reference to this paragraph in the AAP advertisement. This paragraph will ensure we lease "Class A" space.

The Space shall be located in a modern quality Building of sound and substantial construction with a facade of stone, marble, brick, stainless steel, aluminum or other permanent materials in good condition and acceptable to the LCO. The Space offered shall be in a Building that has undergone, or will complete by occupancy, modernization or adaptive reuse for the Space with modern conveniences;

After further discussions with our Public Affairs Office and our National Office of Leasing, we propose having the AAP market outreach Thursday morning 6/27 instead of this Friday. This will provide time to coordinate the event and for industry and congressional office notifications. (b) (5)

[REDACTED]

Unfortunately, we can't require an on site fitness center. This is similar to an on site cafeteria, which would limit competition. We can require that a fitness center be available within walking distance (1/2 mile). The other option is to include a fitness center as part of your space requirements. I advise against this due to the cost of the equipment, maintenance of the equipment and the cost to operate fitness center. In addition, we are close to the prospectus threshold. Additional tenant improvement costs could negatively impact the procurement.

USDA press reports state that USDA will have 550 people in the new KC facility. Please confirm your headcount of 719.

Please provide your concurrence on the points above and the delineated area of Jackson, Johnson and Wyandotte counties by 3:30 eastern so we can provide you a draft copy of the AAP advertisement today before it is issued.

We have made a change to the GSA project team. The Lease Contracting Officer is now Mike Elson (instead of Emily Tinsley). His email is michael.elson@gsa.gov and phone is 816-527-7202.

Respectfully, Kevin

Kevin D. Rothmier
Regional Commissioner (6P)

Public Buildings Service
General Services Administration
2300 Main Street
Kansas City, MO 64108
Office Phone (816) 926-1100

On Tue, Jun 18, 2019 at 11:11 AM Bice, Don - OSEC, Washington, DC <Don.Bice@usda.gov> wrote:

Super excited to get this process another step forward. Let us know when you are ready. We have lots of folks who want to know this is going out. Appreciate all you all are doing to help!

From: Davis, Scott - OPFM, Washington, DC

Sent: Tuesday, June 18, 2019 11:42 AM

To: Kevin Rothmier - 6P <kevin.rothmier@gsa.gov>; courtney.springer@gsa.gov; Emily Tinsley - 6P1RW <emily.tinsley@gsa.gov>; Peter Leonhard - 6P1R <peter.leonhard@gsa.gov>

Cc: Bice, Don - OSEC, Washington, DC <Don.Bice@usda.gov>; Horder, Lilia - OCIO-CIO, Washington, DC <lilia.horder@usda.gov>; Anderson, Anne - OPFM, Washington, DC <anne.anderson@usda.gov>;

Woodley, Brenda - OPFM, Washington, DC <Brenda.Woodley@USDA.GOV>

Subject: GSA KCMO Advertising Requirements Document and Exceptions

The purpose of this email is to complete GSA's requested information to assist USDA agencies to move to the Kansas City area. To reiterate USDA's position, it is the Department desire to:

- Confirm a rent start date of September 30, 2020

- Advertise for Class A space and amenities to include an on-location fitness facility

- Provide a facility with close proximity to public transportation and /or parking for employees

USDA also requests that GSA provide a copy of the advertisement solicitation to USDA senior leadership.

Below are the exceptions related to the General Services Administration (GSA) advertising for 115,000 to 120,000 ABOA square feet (SF) of general-purpose space in Kansas City, Missouri, for the Economic Research Service (ERS) and the National Institute of Food and Agriculture (NIFA). These agencies are planning to relocate from Washington, D.C.

- Exception for complying with the Rural Development Act of 1972 (42 U.S.C. 3122): I grant an exception to comply with the Rural Development Act of 1972, which requires agencies to give highest consideration to locating in and revitalizing and developing rural areas. The mission needs of ERS and NIFA do not require them to be located in a rural area, as the majority of their customers can interact with the agencies in suburban or urban areas, including in the three counties around Kansas City (Jackson, Johnson and Wyandotte).

- Exception for Meeting 150 Overall Utilization Rate (UR): I approve ERS and NIFA to occupy a combined total of up to 120,000 ABOA square feet in order to carry out their program requirements. This exceeds the U.S. Department of Agriculture's (USDA) maximum UR threshold of 150 square feet per person, by 6 square feet per person. This is within the range of acceptability considering the size and complexity of the requirement. The amount of square footage is the minimum necessary for ERS and NIFA to function. An exception is required by GSA and also USDA's Space Utilization Rate policy found in AGPMR 16-01, Rev. 2.

Below is the link for ADP (IT) requirements:

<https://www.ocio.usda.gov/sites/default/files/docs/2012/DR3901-001%20Space%20Standards%20for>

[%20ITS%20Personnel%206202013.htm](#)

USDA's final requirements related to this move are attached. Please feel free to contact me if you have any questions or need further information. Thank you for your assistance.

Scott Davis
Director, Office of Property and Fleet Management
Departmental Administration
US Department of Agriculture
202-720-3141 office
(b) (6)
scott.w.davis@usda.gov

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Subject: Re: USDA this morning
Date: Fri, 14 Jun 2019 07:11:12 -0500
From: Courtney Springer - 6P1 <courtney.springer@gsa.gov>
To: Kelly Juarez - 6P1R <kelly.juarez@gsa.gov>
Cc: Kevin Rothmier <kevin.rothmier@gsa.gov>
Message-ID: <CAHY4k4oCUdP4m8OyD_1TzYMwS=HP9KEvwxDmgxO1Udsao=kNA@mail.gmail.com>
MD5: 5ece772f03df3439581aa11d2709a4da

Only thing I would say in addition to the delineated area discussion below (for the 11am meeting) any additional information required to meet the June 17 deadline (scope, needs, ect).

Courtney B. Springer
Deputy Regional Commissioner
General Services Administration

Public Buildings Service
(816) 823-2276
(816) 823-5547 Fax
courtney.springer@gsa.gov

On Fri, Jun 14, 2019 at 6:54 AM Kelly Juarez - 6P1R <kelly.juarez@gsa.gov> wrote:

FYI - sent a couple other things last night but this is the gist of what we're working on this morning. Anything missing?

Thanks.

----- Forwarded message -----

From: Kelly Juarez - 6P1R <kelly.juarez@gsa.gov>
Date: Fri, Jun 14, 2019 at 6:40 AM
Subject: USDA this morning
To: Cynthia Jackson-Kiley <cindy.jackson-kiley@gsa.gov>, Emily Tinsley (6PRW) <emily.tinsley@gsa.gov>, Traun Roberts - 6PRE <traun.roberts@gsa.gov>, Rheanna Todd - 6P1RE <rheanna.todd@gsa.gov>
Cc: Kristin Ritter <kristin.ritter@gsa.gov>, Stephen Stanberry <steve.stanberry@gsa.gov>, Shellie Gill <shellie.gill@gsa.gov>

Hi Cindy and Emily,

I added you to the 11:00 call with USDA (Scott Davis and Don Bice) and NoL (Allison and Gina) and our region. The focus is the delineated area for their move to the KC area. I would like you two to lead this issue.

So copying Rheanna - we need info asap on potential blocks of space for 120,000 square feet of office for both KCMO and KCKS CBD's. And then Emily, you know which buildings may not meet our requirements so narrow it down more if needed to get a true view of whether the CBD's will provide enough competition. If not, what expanded area do you recommend? Also, be ready to answer whether KCMO alone would be enough competition alone.

Emily, you had thoughts on the original list of buildings USDA looked at - you might refresh your memory on that (Kristin said the list was in the one news article, but I couldn't find it).

Traun, how would having both state CBDs in the delineated area effect the AAAP process, if at all?

Leadership team, please confirm who would be the LCO and PM for this. And who else on the team?

We can discuss all this at 10:00 but wanted to get some questions out there. I have a dentist appt at 8:00 this morning but available otherwise.

--

Kelly K. Juarez
Director, Leasing Division
Public Buildings Service
Heartland Region
(b) (6)

--

Kelly K. Juarez
Director, Leasing Division
Public Buildings Service
Heartland Region
816-206-9806 (cell)

Subject: Re: Memo to USDA Leadership @ Goodfellow Federal Complex
Date: Tue, 11 Jun 2019 14:02:23 -0500
From: Matthew Helmering - 6P2CTC <matthew.helmering@gsa.gov>
To: Kevin Rothmier - 6P <kevin.rothmier@gsa.gov>
Cc: Barbara Schmitt-Cole <barbara.schmitt-cole@gsa.gov>, Courtney Springer <courtney.springer@gsa.gov>
Message-ID: <CAON4Y0t493J6CTPtdaY=J8A_=bsHgzygm6jw=vKm4YFYHP5=Eg@mail.gmail.com>
MD5: 6bac77d906aa19268985a1f69f31f216

Kevin - Just letting you know we are still working to get clarification from USDA. We haven't forgotten about this request ... just hard to nail down things with USDA. More to come.

Best regards,

Matt -

Matthew W. Helmering
Client Solutions Branch Chief | Regional Service Delivery Officer
GSA - PBS | Portfolio Management Division (6P2CTC)
2300 Main Street | Kansas City, MO 64108

Office: 816.823.2125 |  | matthew.helmering@gsa.gov

To learn about GSA's value added services, join one of our [Client Enrichment Series](#) webinars.

On Thu, Jun 6, 2019 at 4:19 PM Kevin Rothmier - 6P <kevin.rothmier@gsa.gov> wrote:

Thanks, Matt! We need a better understanding of what the purpose of the following is on Don Bice's memo: "On TBD, GSA will meet with Goodfellow Federal Center USDA employees"

Respectfully, Kevin

Kevin D. Rothmier
Regional Commissioner (6P)
Public Buildings Service
General Services Administration
2300 Main Street
Kansas City, MO 64108
Office Phone (816) 926-1100

On Thu, Jun 6, 2019 at 4:09 PM Matthew Helmering - 6P2CTC <matthew.helmering@gsa.gov> wrote:

BJSC/Kevin - Awareness only - no action.

Sharing with you both for awareness that USDA has started sharing information with John (I'm guessing based on your call with Mr. Don Bice)

Best regards,

Matt -

Matthew W. Helmering
Client Solutions Branch Chief | Regional Service Delivery Officer
GSA - PBS | Portfolio Management Division (6P2CTC)
2300 Main Street | Kansas City, MO 64108

Office: 816.823.2125 |  | matthew.helmering@gsa.gov

To learn about GSA's value added services, join one of our [Client Enrichment Series](#) webinars.

----- Forwarded message -----

From: **John Strickert - 6P2CTC** <john.strickert@gsa.gov>
Date: Thu, Jun 6, 2019 at 12:52 PM
Subject: Fwd: Memo to USDA Leadership @ Goodfellow Federal Complex
To: Matthew Helmering <matthew.helmering@gsa.gov>
Cc: Regina Hendricks - 6P1PA <regina.hendricks@gsa.gov>

FYI

Thank You,

John W. Strickert

Regional Account Manager | Regional Client Executive
GSA's Public Buildings Service | Office of Client Solutions | Region 6 (6P2CTC)

2300 Main Street Kansas City, MO 64108
(b) (6) | john.strickert@gsa.gov

www.gsa.gov/heartland

----- Forwarded message -----

From: **Horder, Lilia - OCIO-CIO, Washington, DC** <lilia.horder@usda.gov>
Date: Thu, Jun 6, 2019 at 11:21 AM
Subject: Memo to USDA Leadership @ Goodfellow Federal Complex
To: john.strickert@gsa.gov <john.strickert@gsa.gov>
Cc: Davis, Scott - OPFM, Washington, DC <Scott.W.Davis@usda.gov>

John,

Hope you're well.

USDA HQ is preparing to send a message to our local USDA leadership at the Goodfellow Federal Complex to help initiate the process of identifying alternative space for our employees. I understand that you are the GSA point of contact who will help review our space needs.

Attached is our DRAFT memo to our local leadership, listing you as a primary POC, as well as the additional resources and templates we'll provide our team on the ground.

Would you mind to review this and share any thoughts/guidance you have with us?

We'll schedule a call with and then subsequently distribute this memo to our employees once we hear that this works for you as well.

I'm cc'ing Mr. Scott Davis, USDA's Director of Property and Fleet, for both of your awareness.

Lilia McFarland Horder
Acting Chief of Staff
Office of the Assistant Secretary for Administration
U.S. Department of Agriculture
1400 Independence Avenue SW, 223-W
Washington D.C. 20250
(b) (6)
Lilia.horder@usda.gov

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Subject: Kansas City Region Will Host Relocated Agriculture Offices
Date: Thu, 13 Jun 2019 13:05:46 -0400 (EDT)
From: GovExec Breaking News <news@e.govexec.com>
To: <kevin.rothmier@gsa.gov>
Message-ID: <20190613130546.17193493.42642@sailthru.com>
MD5: 0f7d8eca2a1c173e174634dc7b334328

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GovExec Breaking News

Thursday, June 13, 2019

[Kansas City Region Will Host Relocated Agriculture Offices](#) // Charles S. Clark

The greater Kansas City region, in both Missouri and Kansas, won the bidding competition to become the new location of two Washington-based Agriculture Department research offices, ending 10 months of speculation and controversy.

[Click here to read more.](#)

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Thank you for reading GovExec Breaking News.

Government Executive Media Group, 600 New Hampshire Avenue NW, Washington, DC 20037

Subject: USDA KC relocation
Date: Thu, 13 Jun 2019 17:44:32 -0500
From: Kevin Rothmier - 6P <kevin.rothmier@gsa.gov>
To: scott.davis@usda.gov
Message-ID: <CAONUv_RtXg5YqhFyfO90DAcgT=PdQLLwbz2BavKm79ViNqxjbA@mail.gmail.com>
MD5: 091f4d757ac0b1d4276de4cc69183692

Scott, are you available for a call tomorrow at 11:00 eastern to discuss USDA's KC delineated area?

Thanks, Kevin

Subject: Fwd: GSA KCMO Advertising Requirements Document and Exceptions
Date: Tue, 18 Jun 2019 13:32:55 -0500
From: Kevin Rothmier - 6P <kevin.rothmier@gsa.gov>
To: Stuart Burns - PT <johns.burns@gsa.gov>
Message-ID: <CAONUv_TN0cdvFQ64SrJMYaG=nkEfVozpM2gRXTSYq4jP4yV82A@mail.gmail.com>
MD5: 3307a023fcd7ac2089c1794b0a67d86d

Stuart, I meant to copy you.

----- Forwarded message -----

From: **Kevin Rothmier - 6P** <kevin.rothmier@gsa.gov>
Date: Tue, Jun 18, 2019, 1:31 PM
Subject: Fwd: GSA KCMO Advertising Requirements Document and Exceptions
To: Michael Gelber - 9Q <michael.gelber@gsa.gov>, Allison Azevedo <allison.azevedo@gsa.gov>, Gina Ditommaso - PRBB <gina.ditommaso@gsa.gov>, Justin Hawes - PRA <justin.hawes@gsa.gov>

FYI

----- Forwarded message -----

From: **Kevin Rothmier - 6P** <kevin.rothmier@gsa.gov>
Date: Tue, Jun 18, 2019, 12:55 PM
Subject: Re: GSA KCMO Advertising Requirements Document and Exceptions
To: Bice, Don - OSEC, Washington, DC <Don.Bice@usda.gov>
Cc: Davis, Scott - OPFM, Washington, DC <Scott.W.Davis@usda.gov>, courtney.springer@gsa.gov <courtney.springer@gsa.gov>, Emily Tinsley - 6P1RW <emily.tinsley@gsa.gov>, Peter Leonhard - 6P1R <peter.leonhard@gsa.gov>, Horder, Lilia - OCIO-CIO, Washington, DC <lilia.horder@usda.gov>, Anderson, Anne - OPFM, Washington, DC <anne.anderson@usda.gov>, Woodley, Brenda - OPFM, Washington, DC <Brenda.Woodley@usda.gov>, Michael Elson <michael.elson@gsa.gov>, Kelly Juarez <kelly.juarez@gsa.gov>

Thanks, Don. I appreciate your quick response. We will beat the December 2020 occupancy date if at all possible, but for now the project schedule will show December 2020 occupancy.

Respectfully, Kevin

Kevin D. Rothmier
Regional Commissioner (6P)

Public Buildings Service
General Services Administration
2300 Main Street
Kansas City, MO 64108
Office Phone (816) 926-1100

On Tue, Jun 18, 2019 at 12:41 PM Bice, Don - OSEC, Washington, DC <Don.Bice@usda.gov> wrote:

Presumably anyone self identifying as class B space would not be technically acceptable. Ok.

OK on the 6/27 date. Will you have your public affairs communicate this to the KC Development Organization who will answer questions from potential lessors on working with state development orgs.

Please use the .5 miles for the fitness facility.

Headcount vs seats in the press can be confusing. Yes we will use the 719.

Yes on delineated area as we said the three counties.

From: Kevin Rothmier - 6P <kevin.rothmier@gsa.gov>

Sent: Tuesday, June 18, 2019 1:09 PM

To: Bice, Don - OSEC, Washington, DC <Don.Bice@usda.gov>

Cc: Davis, Scott - OPFM, Washington, DC <Scott.W.Davis@usda.gov>; courtney.springer@gsa.gov; Emily Tinsley - 6P1RW <emily.tinsley@gsa.gov>; Peter Leonhard - 6P1R <peter.leonhard@gsa.gov>; Horder, Lilia - OCIO-CIO, Washington, DC <lilia.horder@usda.gov>; Anderson, Anne - OPFM, Washington, DC <anne.anderson@usda.gov>; Woodley, Brenda - OPFM, Washington, DC <Brenda.Woodley@USDA.GOV>; Michael Elson <michael.elson@gsa.gov>; Kelly Juarez <kelly.juarez@gsa.gov>

Subject: Re: GSA KCMO Advertising Requirements Document and Exceptions

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[REDACTED]

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Kevin D. Rothmier
Regional Commissioner (6P)
Public Buildings Service
General Services Administration
2300 Main Street
Kansas City, MO 64108
Office Phone (816) 926-1100

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Sent: Tuesday, June 18, 2019 11:42 AM
To: Kevin Rothmier - 6P <kevin.rothmier@gsa.gov>; courtney.springer@gsa.gov; Emily Tinsley - 6P1RW <emily.tinsley@gsa.gov>; Peter Leonhard - 6P1R <peter.leonhard@gsa.gov>
Cc: Bice, Don - OSEC, Washington, DC <Don.Bice@usda.gov>; Horder, Lilia - OCIO-CIO, Washington, DC <lilia.horder@usda.gov>; Anderson, Anne - OPFM, Washington, DC <anne.anderson@usda.gov>; Woodley, Brenda - OPFM, Washington, DC <Brenda.Woodley@USDA.GOV>
Subject: GSA KCMO Advertising Requirements Document and Exceptions

The purpose of this email is to complete GSA's requested information to assist USDA agencies to move to the Kansas City area. To reiterate USDA's position, it is the Department desire to:

- Confirm a rent start date of September 30, 2020
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- Exception for Meeting 150 Overall Utilization Rate (UR): I approve ERS and NIFA to occupy a combined total of up to 120,000 ABOA square feet in order to carry out their program requirements. This exceeds the U.S. Department of Agriculture's (USDA) maximum UR threshold of 150 square feet per person, by 6 square feet per person. This is within the range of acceptability considering the size and complexity of the requirement. The amount of square footage is the minimum necessary for ERS and NIFA to function. An exception is required by GSA and also USDA's Space Utilization Rate policy found in AGPMR 16-01, Rev. 2.

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USDA's final requirements related to this move are attached. Please feel free to contact me if you have any questions or need further information. Thank you for your assistance.

Scott Davis
Director, Office of Property and Fleet Management
Departmental Administration
US Department of Agriculture
202-720-3141 office
(b) (6)
scott.w.davis@usda.gov

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Subject: RE: GSA KCMO Advertising Requirements Document and Exceptions
Date: Tue, 18 Jun 2019 16:11:17 +0000
From: "Bice, Don - OSEC, Washington, DC" <Don.Bice@usda.gov>
To: "Davis, Scott - OPFM, Washington, DC" <Scott.W.Davis@usda.gov>, Kevin Rothmier - 6P <kevin.rothmier@gsa.gov>, "courtney.springer@gsa.gov" <courtney.springer@gsa.gov>, Emily Tinsley - 6P1RW <emily.tinsley@gsa.gov>, Peter Leonhard - 6P1R <peter.leonhard@gsa.gov>
Cc: "Horder, Lilia - OCIO-CIO, Washington, DC" <lilia.horder@usda.gov>, "Anderson, Anne - OPFM, Washington, DC" <anne.anderson@usda.gov>, "Woodley, Brenda - OPFM, Washington, DC" <Brenda.Woodley@USDA.GOV>
Message-ID: <MN2PR09MB35023A83BAF90DB9B9ED7954EFEA0@MN2PR09MB3502.namprd09.prod.outlook.com>
MD5: 1b8c390f71f2fe2161e3f248994dd47b

Super excited to get this process another step forward. Let us know when you are ready. We have lots of folks who want to know this is going out. Appreciate all you all are doing to help!

From: Davis, Scott - OPFM, Washington, DC
Sent: Tuesday, June 18, 2019 11:42 AM
To: Kevin Rothmier - 6P <kevin.rothmier@gsa.gov>; courtney.springer@gsa.gov; Emily Tinsley - 6P1RW <emily.tinsley@gsa.gov>; Peter Leonhard - 6P1R <peter.leonhard@gsa.gov>
Cc: Bice, Don - OSEC, Washington, DC <Don.Bice@usda.gov>; Horder, Lilia - OCIO-CIO, Washington, DC <lilia.horder@usda.gov>; Anderson, Anne - OPFM, Washington, DC <anne.anderson@usda.gov>; Woodley, Brenda - OPFM, Washington, DC <Brenda.Woodley@USDA.GOV>
Subject: GSA KCMO Advertising Requirements Document and Exceptions

The purpose of this email is to complete GSA's requested information to assist USDA agencies to move to the Kansas City area. To reiterate USDA's position, it is the Department desire to:

- Confirm a rent start date of September 30, 2020
- Advertise for Class A space and amenities to include an on-location fitness facility
- Provide a facility with close proximity to public transportation and/or parking for employees

USDA also requests that GSA provide a copy of the advertisement solicitation to USDA senior leadership.

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Subject: Re: USDA ERS/NIFA - GSA/USDA Meeting (05/03) Recap
Date: Mon, 6 May 2019 05:54:54 -0700
From: Judith Dungan - 6A <judy.dungan@gsa.gov>
To: Kevin Rothmier - 6P <kevin.rothmier@gsa.gov>
Cc: Michael Copeland <michael.copeland@gsa.gov>
Message-ID: <CACeUxYbJW69yk_OHZ1mCmMwRh+X9+rxL9xZ6LNeRBRRxLAN=nQ@mail.gmail.com>
MD5: a73242b762459ad08cb8bc7a0082a97f

Will you have a minute to talk about this later this morning?

Judy Dungan
Senior Advisor to the Regional Administrator
Heartland Region
U. S. General Services Administration
2300 Main Street, Kansas City, MO 64108
816.349.1347

On May 5, 2019, at 6:05 PM, Kevin Rothmier - 6P <kevin.rothmier@gsa.gov> wrote:

Greater Kansas City region made the short list with St. Louis as one of the alternates.

----- Forwarded message -----

From: **Michael Gelber - PD** <michael.gelber@gsa.gov>
Date: Sun, May 5, 2019, 3:06 PM
Subject: USDA ERS/NIFA - GSA/USDA Meeting (05/03) Recap
To: Stuart Burns - PT <johns.burns@gsa.gov>, Allison Azevedo <allison.azevedo@gsa.gov>, JD Dennis - 4P1 <johnm.dennis@gsa.gov>, John Cooke - 5P <john.cooke@gsa.gov>, Kevin Rothmier <kevin.rothmier@gsa.gov>, Darren Blue - WP <darren.blue@gsa.gov>
Cc: Daniel Mathews - PBS <daniel.mathews@gsa.gov>, LaFondra Lynch - 4P <lafondra.lynch@gsa.gov>, Pam Dixon - ZB <pamela.pennington@gsa.gov>, Anahita Reilly - AC <anahita.reilly@gsa.gov>, Andrew Blaylock - OCIA <andrew.blaylock@gsa.gov>, Barry Segal <barry.segal@gsa.gov>

The Administrator and PBS Commissioner met with the USDA Deputy Secretary and Deputy Assistant Secretary for Administration on Friday (05/03/2019).

USDA informed GSA that it plans to select one community to locate its ERS (Economic Research Service) and NIFA (National Institute of Food and Agriculture) offices.

USDA requested GSA provide lease space for these offices. The basic requirements are for -
prospectus lease of 120,000 square feet for approximately 550 FTE.

Stuart: (1) please identify the national client executive or other point-of-contact to serve as the primary GSA interface with USDA (this person should be able to travel with USDA representatives as USDA completes its tour of five possible future locations (see Attachment A, slide 5)); and (2) please identify all GSA-controlled vacant space in the five geographic areas identified on slide 5 (for Indiana the search should be limited to Indianapolis and Lafayette). If possible please complete requests 1 and 2 by Monday @ 5:00 PM.

Allison: (1) please provide "standard" timeline for a AAP project; and (2) please identify what AAP space is available in the five communities listed on slide 5 of Attachment A. Also we need to discuss how GSA would/could evaluate local incentives USDA may receive from local governments for this project as part AAP award. If possible please complete requests 1 and 2 by Monday @ 5:00 PM.

Darren: Please note that USDA plans to complete this relocation prior to the 01/17/2020 lease expiration of its DC NIFA prospectus-level lease, and so represented it will not need GSA to extend this

lease.

Pam/Andrew: Attachment B is a 05/03/2019 USDA Press Release on this project.

Stuart/Allison/Darren: We will discuss this matter further at our Monday morning staff meeting.

All: Please let me know if you have any questions regarding what is presented above.



<Attachment A.pdf>

<Attachment B.pdf>

<Attachment C.pdf>

Subject: Re: GSA KCMO Advertising Requirements Document and Exceptions
Date: Tue, 18 Jun 2019 12:09:12 -0500
From: Kevin Rothmier - 6P <kevin.rothmier@gsa.gov>
To: "Bice, Don - OSEC, Washington, DC" <Don.Bice@usda.gov>
Cc: "Davis, Scott - OPFM, Washington, DC" <Scott.W.Davis@usda.gov>, "courtney.springer@gsa.gov" <courtney.springer@gsa.gov>, Emily Tinsley - 6P1RW <emily.tinsley@gsa.gov>, Peter Leonhard - 6P1R <peter.leonhard@gsa.gov>, "Horder, Lilia - OCIO-CIO, Washington, DC" <lilia.horder@usda.gov>, "Anderson, Anne - OPFM, Washington, DC" <anne.anderson@usda.gov>, "Woodley, Brenda - OPFM, Washington, DC" <Brenda.Woodley@usda.gov>, Michael Elson <michael.elson@gsa.gov>, Kelly Juarez <kelly.juarez@gsa.gov>
Message-ID: <CAONUv_RQTaJWfgutyiEjUZHv4n7xUwWQxM5+1+Mqphj0D2tSnA@mail.gmail.com>
MD5: eb7004e203a10dd8cf960fbd2be444f8

Don,

We are excited as well. Thank you for the information on the UR waiver. My team discussed the furniture design, acquisition and installation schedule with our FIT program office. Given the agency and union review times for furniture acquisitions, we no longer believe September 2020 occupancy date is realistic. The earliest occupancy date for a successful procurement is December 2020.

There is not a common definition of Class A, which makes use of the term in lease procurements problematic. It is GSA policy to include the following paragraph in the Request for Leasing Proposals, instead of stating "Class A." We will include reference to this paragraph in the AAAP advertisement. This paragraph will ensure we lease "Class A" space.

The Space shall be located in a modern quality Building of sound and substantial construction with a facade of stone, marble, brick, stainless steel, aluminum or other permanent materials in good condition and acceptable to the LCO. The Space offered shall be in a Building that has undergone, or will complete by occupancy, modernization or adaptive reuse for the Space with modern conveniences;

After further discussions with our Public Affairs Office and our National Office of Leasing, we propose having the AAAP market outreach Thursday morning 6/27 instead of this Friday. This will provide time to coordinate the event and for industry and congressional office notifications. (b) (5)

[REDACTED]

[REDACTED]

[REDACTED]

Unfortunately, we can't require an on site fitness center. This is similar to an on site cafeteria, which would limit competition. We can require that a fitness center be available within walking distance (1/2 mile). The other option is to include a fitness center as part of your space requirements. I advise against this due to the cost of the equipment, maintenance of the equipment and the cost to operate a fitness center. In addition, we are close to the prospectus threshold. Additional tenant improvement costs could negatively impact the procurement.

USDA press reports state that USDA will have 550 people in the new KC facility. Please confirm your headcount of 719.

Please provide your concurrence on the points above and the delineated area of Jackson, Johnson and Wyandotte counties by 3:30 eastern so we can provide you a draft copy of the AAAP advertisement today before it is issued.

We have made a change to the GSA project team. The Lease Contracting Officer is now Mike Elson

(instead of Emily Tinsley). His email is michael.elson@gsa.gov and phone is 816-527-7202.

Respectfully, Kevin

Kevin D. Rothmier
Regional Commissioner (6P)

Public Buildings Service
General Services Administration
2300 Main Street
Kansas City, MO 64108
Office Phone (816) 926-1100

On Tue, Jun 18, 2019 at 11:11 AM Bice, Don - OSEC, Washington, DC <Don.Bice@usda.gov> wrote:

Super excited to get this process another step forward. Let us know when you are ready. We have lots of folks who want to know this is going out. Appreciate all you all are doing to help!

From: Davis, Scott - OPFM, Washington, DC
Sent: Tuesday, June 18, 2019 11:42 AM
To: Kevin Rothmier - 6P <kevin.rothmier@gsa.gov>; courtney.springer@gsa.gov; Emily Tinsley - 6P1RW <emily.tinsley@gsa.gov>; Peter Leonhard - 6P1R <peter.leonhard@gsa.gov>
Cc: Bice, Don - OSEC, Washington, DC <Don.Bice@usda.gov>; Horder, Lilia - OCIO-CIO, Washington, DC <lilia.horder@usda.gov>; Anderson, Anne - OPFM, Washington, DC <anne.anderson@usda.gov>; Woodley, Brenda - OPFM, Washington, DC <Brenda.Woodley@USDA.GOV>
Subject: GSA KCMO Advertising Requirements Document and Exceptions

The purpose of this email is to complete GSA's requested information to assist USDA agencies to move to the Kansas City area. To reiterate USDA's position, it is the Department desire to:

- Confirm a rent start date September 30, 2020
- Advertise for Class A space and amenities to include an on-location fitness facility
- Provide a facility with close proximity to public transportation and/or parking for employees

USDA also requests that GSA provide a copy of the advertisement solicitation to USDA senior leadership.

Below are the exceptions related to the General Services Administration (GSA) advertising for 115,000 to 120,000 ABOA square feet (SF) of general-purpose space in Kansas City, Missouri, for the Economic Research Service (ERS) and the National Institute of Food and Agriculture (NIFA). These agencies are planning to relocate from Washington, D.C.

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Scott Davis
Director, Office of Property and Fleet Management
Departmental Administration
US Department of Agriculture
202-720-3141 office
(b) (6)
scott.w.davis@usda.gov

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Subject: Fwd: USDA this morning
Date: Fri, 14 Jun 2019 06:54:11 -0500
From: Kelly Juarez - 6P1R <kelly.juarez@gsa.gov>
To: Kevin Rothmier <kevin.rothmier@gsa.gov>, Courtney Springer <courtney.springer@gsa.gov>
Message-ID: <CANV+6BFqhAEmxiYGICTAb+pJMEk_ZXpEbPBg9m8=_Y5GQ=F+w@mail.gmail.com>
MD5: d47b67adca580db7586c6b13f66ed88d

FYI - sent a couple other things last night but this is the gist of what we're working on this morning. Anything missing?

Thanks.

----- Forwarded message -----

From: **Kelly Juarez - 6P1R** <kelly.juarez@gsa.gov>
Date: Fri, Jun 14, 2019 at 6:40 AM
Subject: USDA this morning
To: Cynthia Jackson-Kiley <cindy.jackson-kiley@gsa.gov>, Emily Tinsley (6PRW) <emily.tinsley@gsa.gov>, Traun Roberts - 6PRE <traun.roberts@gsa.gov>, Rheanna Todd - 6P1RE <rheanna.todd@gsa.gov>
Cc: Kristin Ritter <kristin.ritter@gsa.gov>, Stephen Stanberry <steve.stanberry@gsa.gov>, Shellie Gill <shellie.gill@gsa.gov>

Hi Cindy and Emily,

I added you to the 11:00 call with USDA (Scott Davis and Don Bice) and NoL (Allison and Gina) and our region. The focus is the delineated area for their move to the KC area. I would like you two to lead this issue.

So copying Rheanna - we need info asap on potential blocks of space for 120,000 square feet of office for both KCMO and KCKS CBD's. And then Emily, you know which buildings may not meet our requirements so narrow it down more if needed to get a true view of whether the CBD's will provide enough competition. If not, what expanded area do you recommend? Also, be ready to answer whether KCMO alone would be enough competition alone.

Emily, you had thoughts on the original list of buildings USDA looked at - you might refresh your memory on that (Kristin said the list was in the one news article, but I couldn't find it).

Traun, how would having both state CBDs in the delineated area effect the AAAP process, if at all?

Leadership team, please confirm who would be the LCO and PM for this. And who else on the team?

We can discuss all this at 10:00 but wanted to get some questions out there. I have a dentist appt at 8:00 this morning but available otherwise.

--

Kelly K. Juarez
Director, Leasing Division
Public Buildings Service
Heartland Region
(b) (6)

--

Kelly K. Juarez
Director, Leasing Division
Public Buildings Service
Heartland Region
(b) (6)

Subject: Fwd: GSA KCMO Advertising Requirements Document and Exceptions
Date: Tue, 18 Jun 2019 13:31:44 -0500
From: Kevin Rothmier - 6P <kevin.rothmier@gsa.gov>
To: Michael Gelber - 9Q <michael.gelber@gsa.gov>, Allison Azevedo <allison.azevedo@gsa.gov>, Gina Ditommaso - PRBB <gina.ditommaso@gsa.gov>, Justin Hawes - PRA <justin.hawes@gsa.gov>
Message-ID: <CAONUv_ROrj90RgdK1FOkAobZMTdpJq-8eSyGDqmvzbSTA6HUKw@mail.gmail.com>
MD5: dd83f494a41e61cba875473f371f5ce5

FYI

----- Forwarded message -----

From: **Kevin Rothmier - 6P** <kevin.rothmier@gsa.gov>
Date: Tue, Jun 18, 2019, 12:55 PM
Subject: Re: GSA KCMO Advertising Requirements Document and Exceptions
To: Bice, Don - OSEC, Washington, DC <Don.Bice@usda.gov>
Cc: Davis, Scott - OPFM, Washington, DC <Scott.W.Davis@usda.gov>, courtney.springer@gsa.gov <courtney.springer@gsa.gov>, Emily Tinsley - 6P1RW <emily.tinsley@gsa.gov>, Peter Leonhard - 6P1R <peter.leonhard@gsa.gov>, Horder, Lilia - OCIO-CIO, Washington, DC <lilia.horder@usda.gov>, Anderson, Anne - OPFM, Washington, DC <anne.anderson@usda.gov>, Woodley, Brenda - OPFM, Washington, DC <Brenda.Woodley@usda.gov>, Michael Elson <michael.elson@gsa.gov>, Kelly Juarez <kelly.juarez@gsa.gov>

Thanks, Don. I appreciate your quick response. We will beat the December 2020 occupancy date if at all possible, but for now the project schedule will show December 2020 occupancy.

Respectfully, Kevin

Kevin D. Rothmier
Regional Commissioner (6P)

Public Buildings Service
General Services Administration
2300 Main Street
Kansas City, MO 64108
Office Phone (816) 926-1100

On Tue, Jun 18, 2019 at 12:41 PM Bice, Don - OSEC, Washington, DC <Don.Bice@usda.gov> wrote:

Presumably anyone self identifying as class B space would not be technically acceptable. Ok.

OK on the 6/27 date. Will you have your public affairs communicate this to the KC Development Organization who will answer questions from potential lessors on working with state development orgs.

Please use the .5 miles for the fitness facility.

Headcount vs seats in the press can be confusing. Yes we will use the 719.

Yes on delineated area as we said the three counties.

From: Kevin Rothmier - 6P <kevin.rothmier@gsa.gov>
Sent: Tuesday, June 18, 2019 1:09 PM
To: Bice, Don - OSEC, Washington, DC <Don.Bice@usda.gov>
Cc: Davis, Scott - OPFM, Washington, DC <Scott.W.Davis@usda.gov>; courtney.springer@gsa.gov; Emily Tinsley - 6P1RW <emily.tinsley@gsa.gov>; Peter Leonhard - 6P1R <peter.leonhard@gsa.gov>; Horder, Lilia - OCIO-CIO, Washington, DC <lilia.horder@usda.gov>; Anderson, Anne - OPFM, Washington, DC <anne.anderson@usda.gov>; Woodley, Brenda - OPFM, Washington, DC <Brenda.Woodley@USDA.GOV>; Michael Elson <michael.elson@gsa.gov>; Kelly Juarez <kelly.juarez@gsa.gov>

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[REDACTED]

Unfortunately, we can't require an on site fitness center. This is similar to an on site cafeteria, which would limit competition. We can require that a fitness center be available within walking distance (1/2 mile). The other option is to include a fitness center as part of your space requirements. I advise against this due to the cost of the equipment, maintenance of the equipment and the cost to operate fitness center. In addition, we are close to the prospectus threshold. Additional tenant improvement costs could negative impact the procurement.

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Kevin D. Rothmier
Regional Commissioner (6P)
Public Buildings Service
General Services Administration
2300 Main Street
Kansas City, MO 64108
Office Phone (816) 926-1100

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Sent: Tuesday, June 18, 2019 11:42 AM
To: Kevin Rothmier - 6P <kevin.rothmier@gsa.gov>; courtney.springer@gsa.gov; Emily Tinsley - 6P1RW <emily.tinsley@gsa.gov>; Peter Leonhard - 6P1R <peter.leonhard@gsa.gov>
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Scott Davis
Director, Office of Property and Fleet Management
Departmental Administration
US Department of Agriculture
202-720-3141 office
(b) (6)
scott.w.davis@usda.gov

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Subject: Re: USDA this morning
Date: Fri, 14 Jun 2019 08:52:03 -0400
From: Kelly Juarez - 6P1R <kelly.juarez@gsa.gov>
To: Courtney Springer - 6P1 <courtney.springer@gsa.gov>
Cc: Kevin Rothmier <kevin.rothmier@gsa.gov>
Message-ID: <CANV+6BF=rUQSLT-EGhGN+G=Z3rdHtLiNB3Sr9NWmxNkcGAsdFQ@mail.gmail.com>
MD5: 288aa6cf6e5799a7f1cd32a16bf8a5b6

Thanks

Sent from my iPhone

On Jun 14, 2019, at 7:11 AM, Courtney Springer - 6P1 <courtney.springer@gsa.gov> wrote:

Only thing I would say in addition to the delineated area discussion below (for the 11am meeting) any additional information required to meet the June 17 deadline (scope, needs, ect).

Courtney B. Springer
Deputy Regional Commissioner
General Services Administration

Public Buildings Service
(816) 823-2276
(816) 823-5547 Fax
courtney.springer@gsa.gov

On Fri, Jun 14, 2019 at 6:54 AM Kelly Juarez - 6P1R <kelly.juarez@gsa.gov> wrote:

FYI - sent a couple other things last night but this is the gist of what we're working on this morning. Anything missing?

Thanks.

----- Forwarded message -----

From: Kelly Juarez - 6P1R <kelly.juarez@gsa.gov>
Date: Fri, Jun 14, 2019 at 6:40 AM
Subject: USDA this morning
To: Cynthia Jackson-Kiley <cindy.jackson-kiley@gsa.gov>, Emily Tinsley (6PRW) <emily.tinsley@gsa.gov>, Traun Roberts - 6PRE <traun.roberts@gsa.gov>, Rheanna Todd - 6P1RE <rheanna.todd@gsa.gov>
Cc: Kristin Ritter <kristin.ritter@gsa.gov>, Stephen Stanberry <steve.stanberry@gsa.gov>, Shellie Gill <shellie.gill@gsa.gov>

Hi Cindy and Emily,

I added you to the 11:00 call with USDA (Scott Davis and Don Bice) and NoL (Allison and Gina) and our region. The focus is the delineated area for their move to the KC area. I would like you two to lead this issue.

So copying Rheanna - we need info asap on potential blocks of space for 120,000 square feet of office for both KCMO and KCKS CBD's. And then Emily, you know which buildings may not meet our requirements so narrow it down more if needed to get a true view of whether the CBD's will provide enough competition. If not, what expanded area do you recommend? Also, be ready to answer whether KCMO alone would be enough competition alone.

Emily, you had thoughts on the original list of buildings USDA looked at - you might refresh your memory on that (Kristin said the list was in the one news article, but I couldn't find it).

Traun, how would having both state CBDs in the delineated area effect the AAAP process, if at all?

Leadership team, please confirm who would be the LCO and PM for this. And who else on the team?

We can discuss all this at 10:00 but wanted to get some questions out there. I have a dentis 8:00 this morning but available otherwise.

--

Kelly K. Juarez
Director, Leasing Division
Public Buildings Service
Heartland Region

(b) (6)

--

Kelly K. Juarez
Director, Leasing Division
Public Buildings Service
Heartland Region

(b) (6)

Subject: Re: GSA KCMO Advertising Requirements Document and Exceptions
Date: Tue, 18 Jun 2019 19:43:03 -0400
From: Allison Azevedo - PR <allison.azevedo@gsa.gov>
To: Kevin Rothmier - 6P <kevin.rothmier@gsa.gov>
Message-ID: <CAE0aBNxrUHA32TguX6dffPGKfEWy63x8DsUppbszRznboBGwZg@mail.gmail.com>
MD5: 0d47923c9bd6c84f95de26f3a88b4770

Thanks! Please send the final ad when you get a chance.GREAT progress!



Allison H. Azevedo | Assistant Commissioner

National Office of Leasing | Public Buildings Service

(b) (6) | allison.azevedo@gsa.gov | www.gsa.gov

On Tue, Jun 18, 2019 at 1:15 PM Kevin Rothmier - 6P <kevin.rothmier@gsa.gov> wrote:

FYI

Kevin D. Rothmier
Regional Commissioner (6P)

Public Buildings Service
General Services Administration
2300 Main Street
Kansas City, MO 64108
Office Phone (816) 926-1100

----- Forwarded message -----

From: Kevin Rothmier - 6P <kevin.rothmier@gsa.gov>
Date: Tue, Jun 18, 2019 at 12:09 PM
Subject: Re: GSA KCMO Advertising Requirements Document and Exceptions
To: Bice, Don - OSEC, Washington, DC <Don.Bice@usda.gov>
Cc: Davis, Scott - OPFM, Washington, DC <Scott.W.Davis@usda.gov>, courtney.springer@gsa.gov <courtney.springer@gsa.gov>, Emily Tinsley - 6P1RW <emily.tinsley@gsa.gov>, Peter Leonhard - 6P1R <peter.leonhard@gsa.gov>, Horder, Lilia - OCIO-CIO, Washington, DC <lilia.horder@usda.gov>, Anderson, Anne - OPFM, Washington, DC <anne.anderson@usda.gov>, Woodley, Brenda - OPFM, Washington, DC <Brenda.Woodley@usda.gov>, Michael Elson <michael.elson@gsa.gov>, Kelly Juarez <kelly.juarez@gsa.gov>

Don,

We are excited as well. Thank you for the information on the UR waiver. My team discussed the furniture design, acquisition and installation schedule with our FIT program office. Given the agency and union review times for furniture acquisitions, we no longer believe a September 2020 occupancy date is realistic. The earliest occupancy date for a successful procurement would be December 2020.

There is not a common definition of Class A, which makes use of the term in lease procurements problematic. It is GSA policy to include the following paragraph in the Request for Leasing Proposals, instead of stating "Class A." We will include reference to this paragraph in the AAAP advertisement. This paragraph will ensure we lease "Class A" space.

The Space shall be located in a modern quality Building of sound and substantial construction with a facade of stone, marble, brick, stainless steel, aluminum or other permanent materials in good condition and acceptable to the LCO. The Space offered shall be in a Building that has undergone, or will complete by occupancy, modernization or adaptive reuse for the Space with modern conveniences;

After further discussions with our Public Affairs Office and our National Office of Leasing, we propose having the AAAP market outreach Thursday morning 6/27 instead of this Friday. This will provide time to coordinate the event and for industry and congressional office notifications. (b) (5)

[REDACTED]

[REDACTED]

[REDACTED]

Unfortunately, we can't require an on site fitness center. This is similar to an on site cafeteria, which would limit competition. We can require that a fitness center be available within walking distance (1/2 mile). The other option is to include a fitness center as part of your space requirements. I advise against this due to the cost of the equipment, maintenance of the equipment and the cost to operate a fitness center. In addition, we are close to the prospectus threshold. Additional tenant improvement costs could negatively impact the procurement.

USDA press reports state that USDA will have 550 people in the new KC facility. Please confirm your headcount of 719.

Please provide your concurrence on the points above and the delineated area of Jackson, Johnson and Wyandotte counties by 3:30 eastern so we can provide you a draft copy of the AAAP advertisement today before it is issued.

We have made a change to the GSA project team. The Lease Contracting Officer is now Mike Elson (instead of Emily Tinsley). His email is michael.elson@gsa.gov and phone is 816-527-7202.

Respectfully, Kevin

Kevin D. Rothmier
Regional Commissioner (6P)

Public Buildings Service
General Services Administration
2300 Main Street
Kansas City, MO 64108
Office Phone (816) 926-1100

On Tue, Jun 18, 2019 at 11:11 AM Bice, Don - OSEC, Washington, DC <Don.Bice@usda.gov> wrote:

Super excited to get this process another step forward. Let us know when you are ready. We have lots of folks who want to know this is going out. Appreciate all you all are doing to help!

From: Davis, Scott - OPFM, Washington, DC
Sent: Tuesday, June 18, 2019 11:42 AM
To: Kevin Rothmier - 6P <kevin.rothmier@gsa.gov>; courtney.springer@gsa.gov; Emily Tinsley - 6P1RW <emily.tinsley@gsa.gov>; Peter Leonhard - 6P1R <peter.leonhard@gsa.gov>
Cc: Bice, Don - OSEC, Washington, DC <Don.Bice@usda.gov>; Horder, Lilia - OCIO-CIO, Washington, DC <lilia.horder@usda.gov>; Anderson, Anne - OPFM, Washington, DC <anne.anderson@usda.gov>; Woodley, Brenda - OPFM, Washington, DC <Brenda.Woodley@USDA.GOV>
Subject: GSA KCMO Advertising Requirements Document and Exceptions

The purpose of this email is to complete GSA's requested information to assist USDA agencies to move to the Kansas City area. To reiterate USDA's position, it is the Department desire to:

- Confirm a rent start date o September 30, 2020
- Advertise for Class A space and amenities to include an on-location fitness facility
- Provide a facility with close proximity to public transportation and/or parking for employees

USDA also requests that GSA provide a copy of the advertisement solicitation USDA senior leadership.

Below are the exceptions related to the General Services Administration (GSA) advertising for 115,000 to 120,000 ABOA square feet (SF) of general-purpose space in Kansas City, Missouri, for the Economic Research Service (ERS) and the National Institute of Food and Agriculture (NIFA). These agencies are planning to relocate from Washington, D.C.

· Exception for complying with the Rural Development Act of 1972 (42 U.S.C. 3122): I grant an exception to comply with the Rural Development Act of 1972, which requires agencies to give highest consideration to locating in and revitalizing and developing rural areas. The mission needs of ERS and NIFA do not require them to be located in a rural area, as the majority of their customers can interact with the agencies in suburban or urban areas, including in the three counties around Kansas City (Jackson, Johnson and Wyandotte).

· Exception for Meeting 150 Overall Utilization Rate (UR): I approve ERS and NIFA to occupy a combined total of up to 120,000 ABOA square feet in order to carry out their program requirements. This exceeds the U.S. Department of Agriculture's (USDA) maximum UR threshold of 150 square feet per person, by 6 square feet per person. This is within the range of acceptability considering the size and complexity of the requirement. The amount of square footage is the minimum necessary for ERS and NIFA to function. An exception is required by GSA and also USDA's Space Utilization Rate policy found in AGPMR 16-01, Rev. 2.

Below is the link for ADP (IT) requirements:

<https://www.ocio.usda.gov/sites/default/files/docs/2012/DR3901-001%20Space%20Standards%20for%20ITS%20Personnel%206202013.htm>

USDA's final requirements related to this move are attached. Please feel free to contact me if you have any questions or need further information. Thank you for your assistance.

Scott Davis
Director, Office of Property and Fleet Management
Departmental Administration
US Department of Agriculture

202-720-3141 office

(b) (6)

scott.w.davis@usda.gov

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Subject: Re: USDA KC relocation
Date: Thu, 13 Jun 2019 17:57:31 -0500
From: Kevin Rothmier - 6P <kevin.rothmier@gsa.gov>
To: "Davis, Scott - ARS" <Scott.Davis@ars.usda.gov>
Message-ID: <CAONUv_TnLaOH-+78+kbN1bB03PMSYt_3HFrLXaOqTvekZH0wbg@mail.gmail.com>
MD5: 95ab35ba1545d569e5bcf158c6d07fd3

Sorry, Scott! I was attempting to contact Scott who works for Don Bice with USDA.
On Thu, Jun 13, 2019, 5:51 PM Davis, Scott - ARS <Scott.Davis@ars.usda.gov> wrote:

Hello, Kevin.

I am not tracking along with you on this request.

I am not presently involved in the subject matter, to my knowledge.

Possibly a different Scott Davis was intended?

Scott

From: Kevin Rothmier - 6P <kevin.rothmier@gsa.gov>
Sent: Thursday, June 13, 2019 3:45 PM
To: Davis, Scott - ARS <Scott.Davis@ARS.USDA.GOV>
Subject: USDA KC relocation

Scott, are you available for a call tomorrow at 11:00 eastern to discuss USDA's KC delineated area?

Thanks, Kevin

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Subject: Fwd: GSA KCMO Advertising Requirements Document and Exceptions
Date: Tue, 18 Jun 2019 10:54:15 -0500
From: Kevin Rothmier - 6P <kevin.rothmier@gsa.gov>
To: Kelly Juarez <kelly.juarez@gsa.gov>, Courtney Springer <courtney.springer@gsa.gov>, Gina Ditommaso - PRBB <gina.ditommaso@gsa.gov>, Justin Hawes - PRA <justin.hawes@gsa.gov>
Message-ID: <CAONUv_Q94mAtaBM28uhPLV8mZZTq4en5mF0g_sMeJOrLmT1dkw@mail.gmail.com>
MD5: 1d546f9544842e43714401c3a1708ba9
Attachments: USDA needs for AAAP posting USDA_Final.xlsx

FYI

----- Forwarded message -----

From: **Davis, Scott - OPFM, Washington, DC** <Scott.W.Davis@usda.gov>
Date: Tue, Jun 18, 2019, 10:43 AM
Subject: GSA KCMO Advertising Requirements Document and Exceptions
To: Kevin Rothmier - 6P <kevin.rothmier@gsa.gov>, courtney.springer@gsa.gov <courtney.springer@gsa.gov>, Emily Tinsley - 6P1RW <emily.tinsley@gsa.gov>, Peter Leonhard - 6P1R <peter.leonhard@gsa.gov>
Cc: Bice, Don - OSEC, Washington, DC <Don.Bice@usda.gov>, Horder, Lilia - OCIO-CIO, Washington, DC <lilia.horder@usda.gov>, Anderson, Anne - OPFM, Washington, DC <anne.anderson@usda.gov>, Woodley, Brenda - OPFM, Washington, DC <Brenda.Woodley@usda.gov>

The purpose of this email is to complete GSA's requested information to assist USDA agencies to move to the Kansas City area. To reiterate USDA's position, it is the Department desire to:

- Confirm a rent start date of September 30, 2020
- Advertise for Class A space and amenities to include an on-location fitness facility
- Provide a facility with close proximity to public transportation a /or parking for employees

USDA also requests that GSA provide a copy of the advertisement solicitation to USDA senior leadership.

Below are the exceptions related to the General Services Administration (GSA) advertising for 115,000 to 120,000 ABOA square feet (SF) of general-purpose space in Kansas City, Missouri, for the Economic Research Service (ERS) and the National Institute of Food and Agriculture (NIFA). These agencies are planning to relocate from Washington, D.C.

· Exception for complying with the Rural Development Act of 1972 (42 U.S.C. 3122): I grant an exception to comply with the Rural Development Act of 1972, which requires agencies to give highest consideration to locating in and revitalizing and developing rural areas. The mission needs of ERS and NIFA do not require them to be located in a rural are , as the majority of their customers can interact with the agencies in suburban or urban areas, including in the three counties around Kansas City (Jackson, Johnson and Wyandotte).

· Exception for Meeting 150 Overall Utilization Rate (UR): I approve ERS and NIFA to occupy a combine total of up to 120,000 ABOA square feet in order to carry out their program requirements. This exceeds the U.S. Department of Agriculture's (USDA) maximum UR threshold of 150 square feet per person, by 6 square feet per person. This is within the range of acceptability considering the size and complexity of the requirement. The amount of square footage is the minimum necessary for ERS and NIFA to function. An exception is required by GSA and also USDA's Space Utilization Rate policy found in AGPMR 16-01, Rev. 2.

Below is the link for ADP (IT) requirements:

<https://www.ocio.usda.gov/sites/default/files/docs/2012/DR3901-001%20Space%20Standards%20for>

[%20ITS%20Personnel%206202013.htm](#)

USDA's final requirements related to this move are attached. Please feel free to contact me if you have any questions or need further information. Thank you for your assistance.

Scott Davis
Director, Office of Property and Fleet Management
Departmental Administration
US Department of Agriculture
202-720-3141 office
(b) (6)
scott.w.davis@usda.gov

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Subject: Fwd: USDA - ERS/NIFA - Needs Questions
Date: Mon, 17 Jun 2019 15:42:55 -0500
From: Kelly Juarez - 6P1R <kelly.juarez@gsa.gov>
To: Kevin Rothmier <kevin.rothmier@gsa.gov>, Courtney Springer <courtney.springer@gsa.gov>
Message-ID: <CANV+6BEOv197h_Ra9zf1FYNbq1pfwxQ+THZDhF6PZ_p5HjG6g@mail.gmail.com>
MD5: 8259279821b1c88ece6c8709562015c2
Attachments: USDA needs for AAAP posting.xlsx

FYI

----- Forwarded message -----

From: **Peter Leonhard - 6P1R** <peter.leonhard@gsa.gov>
Date: Mon, Jun 17, 2019 at 3:33 PM
Subject: USDA - ERS/NIFA - Needs Questions
To: Kelly Juarez <kelly.juarez@gsa.gov>
Cc: Shellie Gill - 6P1R <shellie.gill@gsa.gov>, Emily Tinsley (6PRW) <emily.tinsley@gsa.gov>

Kelly,

Attached is the list of questions we had for USDA this morning. Highlighted cells still need answers, though there are already some answers that will be revised based on today's evolving decisions.

Also, getting an estimate for the RWA should take 2-3 weeks. I am working with Allen right now to check what we received so far and see what else we would need to get to help them work up an estimate so we can at least stay ahead of that.

Any questions, please let me know.

Thanks,

Peter Leonha

Project Manager | Real Estate Acquisition Division
U.S. General Services Administration | 2300 Main Street | Kansas City, MO 64108
office [816.823.2918](tel:816.823.2918) | peter.leonhard@gsa.gov

--

Kelly K. Juarez
Director, Leasing Division
Public Buildings Service
Heartland Region
(b) (6)

Subject: GSA KCMO Advertising Requirements Document and Exceptions
Date: Tue, 18 Jun 2019 15:42:29 +0000
From: "Davis, Scott - OPFM, Washington, DC" <Scott.W.Davis@usda.gov>
To: Kevin Rothmier - 6P <kevin.rothmier@gsa.gov>, "courtney.springer@gsa.gov" <courtney.springer@gsa.gov>, Emily Tinsley - 6P1RW <emily.tinsley@gsa.gov>, Peter Leonhard - 6P1R <peter.leonhard@gsa.gov>
Cc: "Bice, Don - OSEC, Washington, DC" <Don.Bice@usda.gov>, "Horder, Lilia - OCIO-CIO, Washington, DC" <lilia.horder@usda.gov>, "Anderson, Anne - OPFM, Washington, DC" <anne.anderson@usda.gov>, "Woodley, Brenda - OPFM, Washington, DC" <Brenda.Woodley@USDA.GOV>
Message-ID: <r3dfcui158omuc5o588o5le8.1560872547614@emailplus.mobileiron.com>
MD5: 73bcb1de3fef67ce220e93f7049a02e9
Attachments: USDA needs for AAAP posting USDA_Final.xlsx

The purpose of this email is to complete GSA's requested information to assist USDA agencies to move to the Kansas City area. To reiterate USDA's position, it is the Department desire to:

- Confirm a rent start date of September 30, 2020
- Advertise for Class A space and amenities to include an on-location fitness facility
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USDA also requests that GSA provide a copy of the advertisement solicitation to USDA senior leadership.

Below are the exceptions related to the General Services Administration (GSA) advertising for 115,000 to 120,000 ABOA square feet (SF) of general-purpose space in Kansas City, Missouri, for the Economic Research Service (ERS) and the National Institute of Food and Agriculture (NIFA). These agencies are planning to relocate from Washington, D.C.

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Below is the link for ADP (IT) requirements:

<https://www.ocio.usda.gov/sites/default/files/docs/2012/DR3901-001%20Space%20Standards%20for%20ITS%20Personnel%206202013.htm>

USDA's final requirements related to this move are attached. Please feel free to contact me if you have any questions or need further information. Thank you for your assistance.

Scott Davis
Director, Office of Property and Fleet Management

Departmental Administration
US Department of Agriculture
202-720-3141 office
(b) (6)
scott.w.davis@usda.gov

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Subject: USDA (ERS/NIFA) Fact Sheet
Date: Fri, 31 May 2019 18:20:04 -0400
From: Michael Gelber - PD <michael.gelber@gsa.gov>
To: Carla Virgilio - AC <carla.sansalone@gsa.gov>, Kevin Johnson - AC <kevin.d.johnson@gsa.gov>
Cc: Daniel Mathews - PBS <daniel.mathews@gsa.gov>, LaFondra Lynch - 4P <lafondra.lynch@gsa.gov>, Stuart Burns - PT <johns.burns@gsa.gov>, Page Doane - PT <page.doane@gsa.gov>, Seyi Gbadegesin - PAAA <seyi.gbadegesin@gsa.gov>, Tiffany Simon - PAAA <tiffany.simon@gsa.gov>, Allison Azevedo <allison.azevedo@gsa.gov>, JD Dennis - 4P1 <johnm.dennis@gsa.gov>, John Cooke - 5P <john.cooke@gsa.gov>, Kevin Rothmier <kevin.rothmier@gsa.gov>, Rob Borden - AC <robert.borden@gsa.gov>, Andrew Blaylock - OCIA <andrew.blaylock@gsa.gov>, Tyler Menzler - S <tyler.menzler@gsa.gov>, Barry Segal <barry.segal@gsa.gov>
Message-ID: <CAOf79dSekGgW_kx53yfmpvcz6DparF6968fUqD9jiDjpTvS0g@mail.gmail.com>
MD5: 68fd6838987a234736410ecb62da1743
Attachments: USDA ERS NIFA Factsheet 05312019.docx 

Attached is the requested information.

Please let me know if you have any questions.

Available through the weekend to discuss.

--

 MICHAEL GELBER
DEPUTY COMMISSIONER
PUBLIC BUILDINGS SERVICE
U.S. GENERAL SERVICES ADMINISTRATION
202.501.1100

michael.gelber@gsa.gov www.gsa.gov

Subject: Fwd: USDA KC
Date: Fri, 14 Jun 2019 12:32:21 -0500
From: Kevin Rothmier - 6P <kevin.rothmier@gsa.gov>
To: Michael Gelber - 9Q <michael.gelber@gsa.gov>
Message-ID: <CAONUv_Qy0tccu-jq3AZHp5F0dJxK5DcrMbbQ1Mip_i2Qx8=GcQ@mail.gmail.com>
MD5: 64009210be19cb8de03cdc56082535b8
Attachments: Jackson, Johnson, Wyandotte Costar 6.14.19.pdf 1

I would like Barry to look at the potential properties available in the 3 county delineated area attached. I don't believe there is sufficient competition in the CBDs alone.

----- Forwarded message -----

From: **Gina Ditommaso - PRAB** <gina.ditommaso@gsa.gov>
Date: Fri, Jun 14, 2019, 11:58 AM
Subject: Re: USDA KC
To: Allison Azevedo - PR <allison.azevedo@gsa.gov>
Cc: Brett Wallen - 3PTN <brett.wallen@gsa.gov>, John Thomas - PRBB <johnd.thomas@gsa.gov>, Justin Hawes - Pra <justin.hawes@gsa.gov>, <kevin.rothmier@gsa.gov>, Kelly Juarez - 6P2 <kelly.juarez@gsa.gov>, Tiffany Simon - PTC <tiffany.simon@gsa.gov>, Seyi Gbadegesin - Pth <seyi.gbadegesin@gsa.gov>, Stuart Burns - PT <stuart.burns@gsa.gov>, Michael Gelber <michael.gelber@gsa.gov>

Kevin - please pass along the below information to the appropriate people.

Attached is the report that shows the building class. It includes 7 potential properties.

Per the call, see below for the AAAP RLP Paragraph 1.04. I would discourage including a cafeteria and gym since that would limit competition especially since this paragraph covers local amenities.

1.04 NEIGHBORHOOD, PARKING, LOCATION AMENITIES, AND PUBLIC TRANSPORTATION

(AAAP VARIATION (OCT 2018))

A. INSIDE CITY CENTER: Space shall be located in a prime commercial office district with

attractive, prestigious, and professional surroundings with a prevalence of modern design and/or

tasteful rehabilitation in modern use. Streets and public sidewalks shall be well maintained. The

parking-to-square-foot ratio available on-site shall at least meet current local code requirements,

or in the absence of a local code requirement, on-site parking shall be available at a ratio of one

(1) space for every 3,000 RSF of Space. A variety of inexpensive or moderately priced fast-food

and/or eat-in restaurants shall be located within the immediate vicinity of the Building, but

generally not exceeding a walkable 2,640 feet of the employee entrance of the offered Building,

as determined by the LCO. Other employee services, such as retail shops, cleaners, and banks,

shall also be located within the immediate vicinity of the Building, but generally not exceeding a

walkable 2,640 feet of the employee entrance of the offered Building, as determined by the LCO.

A commuter rail, light RLP NO. 19-REG06, PAGE 3 GSA FORM R100_AAAP (OCTOBER 2018)

rail, or subway station shall be located within the immediate vicinity of the Building, but generally

not exceeding a walkable 2,640 feet, as determined by the LCO. Alternatively, two or more public

or campus bus lines usable by tenant occupants and their customers shall be located within the

immediate vicinity of the Building, but generally not exceeding a walkable 1,320 feet, as

determined by the LCO. Amenities must be existing or the Offeror must demonstrate to the

Government's reasonable satisfaction that such amenities will exist by the Government's required

occupancy date.

B. OUTSIDE CITY CENTER: Space shall be located 1) in an office, research, technology, or

business park that is modern in design with a campus-like atmosphere; or, 2) on an attractively

landscaped site containing one or more modern office Buildings that are professional and

prestigious in appearance with the surrounding development well maintained and in consonance

with a professional image. The parking-to-square-foot ratio available on-site shall at least meet

current local code requirements, or, in the absence of a local code requirement, on-site parking

shall be available at a ratio of 3.5 spaces for every 1,000 RSF of Space. Adequate eating facilities

shall be located within the immediate vicinity of the Building, but generally not exceeding a

walkable 2,640 feet, as determined by the LCO. Other employee services, such as retail shops,

cleaners, and banks, shall be located within the immediate vicinity of the Building, but generally

not exceeding 5 drivable miles, as determined by the LCO. Amenities must be existing or Offeror

must demonstrate to the Government's reasonable satisfaction that such amenities will exist by

the Government's required occupancy date.

C. As described under the paragraph "Amount and Type of Space, Lease Term (AAAP

Variation)," offers received will be further screened to identify those locations that meet project

specific requirements for availability of parking, amenities, and public transportation as identified

in the project specific FBO advertisement.

D. Offerors are advised to refer to the project specific FBO advertisement for possible additional

requirements for neighborhood, parking, location amenities, and public transportation.

Just a reminder in order to post the project specific advertisement, we need the:

- Square feet: Min ABOA SF and Max ABOA SF - we have rentable SF but we need the ABOA SF.
- Delineated Area
- Term: 17/15 year firm (confirmed with USDA)
- BSAC: I think we should proceed with Level III just to be covered
- Tenant Improvement Allowance
- Any go/no-go criteria

The entire AAAP RLP package for Region 6 (which includes the FSL requirements) can be found [HERE](#).

Thanks!

Subject: Fwd: USDA KC
Date: Fri, 14 Jun 2019 12:09:58 -0500
From: Kevin Rothmier - 6P <kevin.rothmier@gsa.gov>
To: "Bice, Don - OSEC, Washington, DC" <Don.Bice@usda.gov>, scott.w.davis@usda.gov
Message-ID: <CAONUv_RC3kc=39JNS+rzpAu8-vpvMafe4CQQsxD7CCSGu+cFoQ@mail.gmail.com>
MD5: a3c6a36f9d064fc923cd6f1797109d51
Attachments: Jackson, Johnson, Wyandotte Costar 6.14.19.pdf 

Please see below and let me know if you have any questions.

Thanks, Kevin

Kevin D. Rothmier
Regional Commissioner (6P)

Public Buildings Service
General Services Administration
2300 Main Street
Kansas City, MO 64108
Office Phone (816) 926-1100

----- Forwarded message -----

From: Gina Ditommaso - PRAB <gina.ditommaso@gsa.gov>
Date: Fri, Jun 14, 2019 at 11:58 AM
Subject: Re: USDA KC
To: Allison Azevedo - PR <allison.azevedo@gsa.gov>
Cc: Brett Wallen - 3PTN <brett.wallen@gsa.gov>, John Thomas - PRBB <johnd.thomas@gsa.gov>, Justin Hawes - Pra <justin.hawes@gsa.gov>, <kevin.rothmier@gsa.gov>, Kelly Juarez - 6P2 <kelly.juarez@gsa.gov>, Tiffany Simon - PTC <tiffany.simon@gsa.gov>, Seyi Gbadegesin - Pth <seyi.gbadegesin@gsa.gov>, Stuart Burns - PT <stuart.burns@gsa.gov>, Michael Gelber <michael.gelber@gsa.gov>

Kevin - please pass along the below information to the appropriate people.

Attached is the report that shows the building class. It includes 7 potential properties.

Per the call, see below for the AAAP RLP Paragraph 1.04. I would discourage including a cafeteria gym since that would limit competition especially since this paragraph covers local amenities.

1.04 NEIGHBORHOOD, PARKING, LOCATION AMENITIES, AND PUBLIC TRANSPORTATION

(AAAP VARIATION (OCT 2018))

A. INSIDE CITY CENTER: Space shall be located in a prime commercial office district with

attractive, prestigious, and professional surroundings with a prevalence of modern design and/or

tasteful rehabilitation in modern use. Streets and public sidewalks shall be well maintained. The

parking-to-square-foot ratio available on-site shall at least meet current local code requirements,

or in the absence of a local code requirement, on-site parking shall be available at a ratio of one

(1) space for every 3,000 RSF of Space. A variety of inexpensive or moderately priced fast-food

and/or eat-in restaurants shall be located within the immediate vicinity of the Building, but

generally not exceeding a walkable 2,640 feet of the employee entrance of the offered Building,

as determined by the LCO. Other employee services, such as retail shops, cleaners, and banks,

shall also be located within the immediate vicinity of the Building, but generally not exceeding a

walkable 2,640 feet of the employee entrance of the offered Building, as determined by the LCO.

A commuter rail, light RLP NO. 19-REG06, PAGE 3 GSA FORM R100_AAAP (OCTOBER 2018)

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not exceeding a walkable 2,640 feet, as determined by the LCO. Alternatively, two or more public

or campus bus lines usable by tenant occupants and their customers shall be located within the

immediate vicinity of the Building, but generally not exceeding a walkable 1,320 feet, as

determined by the LCO. Amenities must be existing or the Offeror must demonstrate to the

Government's reasonable satisfaction that such amenities will exist by the Government's required

occupancy date.

B. OUTSIDE CITY CENTER: Space shall be located 1) in an office, research, technology, or

business park that is modern in design with a campus-like atmosphere; or, 2) on an attractively

landscaped site containing one or more modern office Buildings that are professional and

prestigious in appearance with the surrounding development well maintained and in consonance

with a professional image. The parking-to-square-foot ratio available on-site shall at least meet

current local code requirements, or, in the absence of a local code requirement, on-site parking

shall be available at a ratio of 3.5 spaces for every 1,000 RSF of Space. Adequate eating facilities

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Tenant Improvement Allowance
Any go/no-go criteria

The entire AAAP RLP package for Region 6 (which includes the FSL requirements) can be found [HERE](#).

Thanks!

Subject: Fwd: USDA ERS/NIFA - GSA/USDA Meeting (05/03) Recap
Date: Sun, 5 May 2019 18:05:52 -0500
From: Kevin Rothmier - 6P <kevin.rothmier@gsa.gov>
To: "&R6 PBS BoD" <r6pbsbod@gsa.gov>, LaShonda Threat <lashonda.threat@gsa.gov>, Mike Copeland - 6A <michael.copeland@gsa.gov>, Judith Dungan - 6A <judy.dungan@gsa.gov>
Message-ID: <CAONUv_SJxg3zhmKSTc5tENSFY97ncW+xr1=Vhyx5Gin-L3TrhQ@mail.gmail.com>
MD5: c93d1bff4ff8e4dc27cddb9b03aa2d51
Attachments: Attachment A.pdf ; Attachment B.pdf ; Attachment C.pdf

Greater Kansas City region made the short list with St. Louis as one of the alternates.

----- Forwarded message -----

From: **Michael Gelber** - PD <michael.gelber@gsa.gov>
Date: Sun, May 5, 2019, 3:06 PM
Subject: USDA ERS/NIFA - GSA/USDA Meeting (05/03) Recap
To: Stuart Burns - PT <johns.burns@gsa.gov>, Allison Azevedo <allison.azevedo@gsa.gov>, JD Dennis - 4P1 <johnm.dennis@gsa.gov>, John Cooke - 5P <john.cooke@gsa.gov>, Kevin Rothmier <kevin.rothmier@gsa.gov>, Darren Blue - WP <darren.blue@gsa.gov>
Cc: Daniel Mathews - PBS <daniel.mathews@gsa.gov>, LaFondra Lynch - 4P <lafondra.lynch@gsa.gov>, Pam Dixon - ZB <pamela.pennington@gsa.gov>, Anahita Reilly - AC <anahita.reilly@gsa.gov>, Andrew Blaylock - OCIA <andrew.blaylock@gsa.gov>, Barry Segal <barry.segal@gsa.gov>

The Administrator and PBS Commissioner met with the USDA Deputy Secretary and Deputy Assistant Secretary for Administration on Friday (05/03/2019).

USDA informed GSA that it plans to select one community to locate its ERS (Economic Research Service) and NIFA (National Institute of Food and Agriculture) offices.

USDA requested GSA provide lease space for these offices. The basic requirements are for a prospectus lease of 120,000 square feet for approximately 550 FTE.

Stuart: (1) please identify the national client executive or other point-of-contact to serve as the primary GSA interface with USDA (this person should be able to travel with USDA representatives as USDA completes its tour of five possible future locations (see Attachment A, slide 5)); and (2) please identify all GSA-controlled vacant space in the five geographic areas identified on slide 5 (for Indiana the search should be limited to Indianapolis and Lafayette). If possible please complete requests 1 and 2 by Monday @ 5:00 PM.

Allison: (1) please provide "standard" timeline for a AAAP project; and (2) please identify what AAAP space is available in the five communities listed on slide 5 of Attachment A. Also we need to discuss how GSA would/could evaluate local incentives USDA may receive from local governments for this project as part of AAAP award. If possible please complete requests 1 and 2 by Monday @ 5:00 PM.

Darren: Please note that USDA plans to complete this relocation prior to the 01/17/2020 lease expiration of its DC NIFA prospectus-level lease, and so represented it will not need GSA to extend this lease.

Pam/Andrew: Attachment B is a 05/03/2019 USDA Press Release on this project.

Stuart/Allison/Darren: We will discuss this matter further at our Monday morning staff meeting.

All: Please let me know if you have any questions regarding what is presented above.



MICHAEL GELBER
DEPUTY COMMISSIONER
PUBLIC BUILDINGS SERVICE
U.S. GENERAL SERVICES ADMINISTRATION
202.501.1100

michael.gelber@gsa.gov www.gsa.gov

Subject: Re: USDA KC
Date: Fri, 14 Jun 2019 12:58:19 -0400
From: Gina Ditommaso - PRAB <gina.ditommaso@gsa.gov>
To: Allison Azevedo - PR <allison.azevedo@gsa.gov>
Cc: Brett Wallen - 3PTN <brett.wallen@gsa.gov>, John Thomas - PRBB <johnd.thomas@gsa.gov>, Justin Hawes - Pra <justin.hawes@gsa.gov>, kevin.rothmier@gsa.gov, Kelly Juarez - 6P2 <kelly.juarez@gsa.gov>, Tiffany Simon - PTC <tiffany.simon@gsa.gov>, Seyi Gbadegesin - Pth <seyi.gbadegesin@gsa.gov>, Stuart Burns - PT <stuart.burns@gsa.gov>, Michael Gelber <michael.gelber@gsa.gov>
Message-ID: <CAKpwHn_R8dTNqC2rqomnfz=9ByFXRHe5UYyRdLU1XdgHa=zpOQ@mail.gmail.com>
MD5: 714a23de55587fccfbd974b90fcd2cfe
Attachments: Jackson, Johnson, Wyandotte Costar 6.14.19.pdf

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Term: 17/15 year firm (confirmed with USDA)

BSAC: I think we should proceed with Level III just to be covered

Tenant Improvement Allowance

Any go/no-go criteria

The entire AAAP RLP package for Region 6 (which includes the FSL requirements) can be found [HERE](#).

Thanks!

Subject: Re: USDA KC
Date: Fri, 14 Jun 2019 11:24:55 -0400
From: Gina DiTommaso - PRAB <gina.ditommaso@gsa.gov>
To: Allison Azevedo - PR <allison.azevedo@gsa.gov>
Cc: Brett Wallen - 3PTN <brett.wallen@gsa.gov>, Matthew Heaps - CSAE1 <matthew.heaps@gsa.gov>, John Thomas - PRBB <johnd.thomas@gsa.gov>, Justin Hawes - Pra <justin.hawes@gsa.gov>, kevin.rothmier@gsa.gov, Kelly Juarez - 6P2 <kelly.juarez@gsa.gov>, Tiffany Simon - PTC <tiffany.simon@gsa.gov>, Seyi Gbadegesin - Pth <seyi.gbadegesin@gsa.gov>, Stuart Burns - PT <stuart.burns@gsa.gov>, Michael Gelber <michael.gelber@gsa.gov>
Message-ID: <CAKpwHn-7pVXq-vs5ZoZ8aRNRvPiYYWHVZg0JY8-Y9Nw_Owp9XQ@mail.gmail.com>
MD5: e212d258ea246da988ebd14c68c1df97
Attachments: Kansas City Costar 6.14.19 (1).pdf

1) DA options- We need to support R6 with two DA options. Kelly will provide you with information. please make sure in those two delineated areas that Matt Heaps can identify all potential properties that could meet the 120 thousand square-foot requirement. Would like to see those plotted on the map. Need ASAP. -

[See attached Costar report with 9 properties \(includes map\). This report includes:](#)

[Jackson Co, MO = 3 properties](#)

[Clay Co. MO = 2 properties](#)

[Wyandotte, KS = 0 properties](#)

[Johnson Co, KS = 4 properties](#)

3) Industry Outreach- Kevin and I discussed doing industry out-reach next Friday 7/21 if the ad posts on Tuesday. This would require coordination with OCA, OCIA, OGP, local officials and USDA. USDA may already be planning an event. I am not asking you to coordinate this but you presenting AAAP would be integral to this event. Kevin will get his RA and PAO involved now. - [I would be available to attend and assist.](#)



Gina DiTommaso | Director

Center for the Lease Offer Platform (PRAB)
Office of Leasing | Public Buildings Service
o: 202-401-2872 | (b) (6) | gina.ditommaso@gsa.gov
www.gsa.gov



Interested in leasing your available space to the Government? Submit via the [AAAP](#) today!

[AAAP Homepage](#) | [AAAP Awards](#) | [GSA Lease Inventory](#) | [Inventory of Owned & Leased Properties](#)

On Fri, Jun 14, 2019 at 10:56 AM Allison Azevedo - PR <allison.azevedo@gsa.gov> wrote:

Gina- just hung up with Kevin. A few actions:

1) DA options- We need to support R6 with two DA options. Kelly will

provide you with information. please make sure in those two delineated areas that Matt Heaps can identify all potential properties that could meet the 120 thousand square-foot requirement. Would like to see those plotted on the map. Need ASAP.

Please let us know what legal had to say about including incentives in the ad.

2) OGC support- Kevin is going to request that OGC Central office support them on establishing the DA & 12072 compliance through Michael.

3) Industry Outreach- Kevin and I discussed doing industry out-reach next Friday 7/21 if the ad posts on Tuesday. This would require coordination with OCA, OCIA, OGP, local officials and USDA. USDA may already be planning an event. I am not asking you to coordinate this but you presenting AAAP would be integral to this event. Kevin will get his RA and PAO involved now.

I told Kevin that you will be the point of contact for our office for now and he plans to identify a project manager very soon.

Thanks!

Subject: USDA (ERS/NIFA) Update
Date: Thu, 13 Jun 2019 18:55:16 -0400
From: Allison Azevedo - PR <allison.azevedo@gsa.gov>
To: Daniel Mathews - P <daniel.mathews@gsa.gov>
Cc: Michael Gelber <michael.gelber@gsa.gov>, "Kevin Rothmier (6P1)" <kevin.rothmier@gsa.gov>, Stuart Burns - PT <johns.burns@gsa.gov>
Message-ID: <CAE0aBNxmb_dT5Nv4cDHTye34SU+P=v_NqMQcF--bOno18BGdWw@mail.gmail.com>
MD5: 782dd3371cbe844cdc09ccba4b128947
Attachments: USDA ERS NIFA Factsheet 05312019.docx ; KC Beacon Lease Prospectus .pdf

Hi, Dan-

Kevin included Stuart and I on a call with USDA discussing their requirements for KC this afternoon. For the long term requirement, the goal is to post the project specific ad NLT Tuesday, June 18th, at fbo.gov to notify the market that they need to respond through the AAAP by July 7th, 2019. Our teams are working diligently together to finalize the requirements by Monday, June 17th, in order to post the ad next Tuesday.

Allison H. Az | Assistant Commissioner

National Office of Leasing | Public Buildings Service

(b) (6) | allison.azevedo@gsa.gov | www.gsa.gov

----- Forwarded message -----

From: Michael Gelber - PD <michael.gelber@gsa.gov>
Date: Mon, Jun 3, 2019 at 6:38 PM
Subject: Fwd: USDA (ERS/NIFA) Fact Sheet
To: Daniel Mathews - PBS <daniel.mathews@gsa.gov>
Cc: LaFondra Lynch - 4P <lafondra.lynch@gsa.gov>, Stuart Burns - PT <johns.burns@gsa.gov>, Tiffany Simon - PAAA <tiffany.simon@gsa.gov>, Allison Azevedo <allison.azevedo@gsa.gov>, Kevin Rothmier <kevin.rothmier@gsa.gov>, Barry Segal <barry.segal@gsa.gov>

Following up on the questions asked by the Agriculture Secretary during the 06/03/2019 meeting with the Administrator:

1) Can GSA negotiate directly with an Economic Development Board regarding economic incentives for with a lease project?

GSA does not negotiate incentives with Economic Development Boards (or other such municipal entities) for lease projects. GSA does consult with local officials to ensure the local government is aware of the project. If an Economic Development Board (or other such municipal entity) provides an economic incentive (a tax abatement, for example) for a specific project, GSA will share this information in the project advertisement and accompanying Request for Lease Proposals (RLP). All offerors then could incorporate the terms and conditions of the incentive in their individual bid proposals.

2) What is the status of the Beacon Building lease?

GSA currently leases 327,865 square feet of space at 6501 Beacon Drive in Kansas City, Missouri, for 1,600 Agriculture employees. The current lease expires on 02/29/2020, and provides space for six Agriculture components. The House Transportation and Infrastructure Committee approved a prospectus on 04/12/2018 for the replacement lease (prospectus and resolution attached). GSA is awaiting action by the Senate. The prospectus details a lease of 374,000 square feet of space for 1,619 employees.

3) Can GSA initiate a multi-jurisdiction/multi-state lease procurement?

While GSA can initiate such a procurement, adding multiple delineated areas each with their own distinct characteristics will complicate the project. Opportunities for bid protests multiply, and GSA's ability to articulate the basis for a contract award becomes more challenging. In general GSA looks to the requesting agency to identify its preferred community prior to initiating a lease procurement. The fewer the variables, the faster GSA can award the lease contract.

----- Forwarded message -----

From: **Michael Gelber - PD** <michael.gelber@gsa.gov>

Date: Fri, May 31, 2019 at 6:20 PM

Subject: USDA (ERS/NIFA) Fact Sheet

To: Carla Virgilio - AC <carla.sansalone@gsa.gov>, Kevin Johnson - AC <kevin.d.johnson@gsa.gov>

Cc: Daniel Mathews - PBS <daniel.mathews@gsa.gov>, LaFondra Lynch - 4P <lafondra.lynch@gsa.gov>,

Stuart Burns - PT <johns.burns@gsa.gov>, Page Doane - PT <page.doane@gsa.gov>, Seyi Gbadegesin -

PAAA <seyi.gbadegesin@gsa.gov>, Tiffany Simon - PAAA <tiffany.simon@gsa.gov>, Allison Azevedo

<allison.azevedo@gsa.gov>, JD Dennis - 4P1 <johnm.dennis@gsa.gov>, John Cooke - 5P

<john.cooke@gsa.gov>, Kevin Rothmier <kevin.rothmier@gsa.gov>, Rob Borden - AC

<robert.borden@gsa.gov>, Andrew Blaylock - OCIA <andrew.blaylock@gsa.gov>, Tyler Menzler - S

<tyler.menzler@gsa.gov>, Barry Segal <barry.segal@gsa.gov>

Attached is the requested information.

Please let me know if you have any questions.

Available through the weekend to discuss.

--

 **MICHAEL GELBER**
DEPUTY COMMISSIONER
PUBLIC BUILDINGS SERVICE
U.S. GENERAL SERVICES ADMINISTRATION
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michael.gelber@gsa.gov www.gsa.gov

--

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202.501.1100
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Subject: Fwd: USDA (ERS/NIFA) Fact Sheet
Date: Mon, 3 Jun 2019 18:38:10 -0400
From: Michael Gelber - PD <michael.gelber@gsa.gov>
To: Daniel Mathews - PBS <daniel.mathews@gsa.gov>
Cc: LaFondra Lynch - 4P <lafondra.lynch@gsa.gov>, Stuart Burns - PT <johns.burns@gsa.gov>, Tiffany Simon - PAAA <tiffany.simon@gsa.gov>, Allison Azevedo <allison.azevedo@gsa.gov>, Kevin Rothmier <kevin.rothmier@gsa.gov>, Barry Segal <barry.segal@gsa.gov>
Message-ID: <CAOf79dQc4r2BChmPiwcXJTeA7wqKpADLHeWhM-yiTKWKRk5T4w@mail.gmail.com>
MD5: 75d5796852999d18706d0a97df935102
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michael.gelber@gsa.gov www.gsa.gov

Subject: Fwd: USDA (ERS/NIFA) Update
Date: Thu, 13 Jun 2019 18:00:58 -0500
From: Kevin Rothmier - 6P <kevin.rothmier@gsa.gov>
To: Courtney Springer <courtney.springer@gsa.gov>, Barbara Schmitt-Cole <barbara.schmitt-cole@gsa.gov>, Kelly Juarez <kelly.juarez@gsa.gov>
Message-ID: <CAONUv_SqGL-8arvNv8Hj-QK6TX2PHP0tf4qANanNk+JBjckb+A@mail.gmail.com>
MD5: d781ca5fee0d097fa3b91387213868c6
Attachments: USDA ERS NIFA Factsheet 05312019.docx ; KC Beacon Lease Prospectus .pdf

FYI. We have until Tuesday but shooting for Monday ☹

----- Forwarded message -----

From: **Allison Azevedo - PR** <allison.azevedo@gsa.gov>
Date: Thu, Jun 13, 2019, 5:55 PM
Subject: USDA (ERS/NIFA) Update
To: Daniel Mathews - P <daniel.mathews@gsa.gov>
Cc: Michael Gelber <michael.gelber@gsa.gov>, Kevin Rothmier (6P1) <kevin.rothmier@gsa.gov>, Stuart Burns - PT <johns.burns@gsa.gov>

Hi, Dan-

Kevin included Stuart and I on a call with USDA discussing their requirements for KC this afternoon. For the long term requirement, the goal is to post the project specific ad NLT Tuesday, June 18th, at fbo.gov to notify the market that they need to respond through the AAAP by July 7th, 2019. Our teams are working diligently together to finalize the requirements by Monday, June 17th, in order to post the ad next Tuesday.

Allison H. Azeved | Assistant Commissioner

National Office of Leasing | Public Buildings Service

(b) (6) | allison.azevedo@gsa.gov | www.gsa.gov

----- Forwarded message -----

From: **Michael Gelber - PD** <michael.gelber@gsa.gov>
Date: Mon, Jun 3, 2019 at 6:38 PM
Subject: Fwd: USDA (ERS/NIFA) Fact Sheet
To: Daniel Mathews - PBS <daniel.mathews@gsa.gov>
Cc: LaFondra Lynch - 4P <lafondra.lynch@gsa.gov>, Stuart Burns - PT <johns.burns@gsa.gov>, Tiffany Simon - PAAA <tiffany.simon@gsa.gov>, Allison Azevedo <allison.azevedo@gsa.gov>, Kevin Rothmier <kevin.rothmier@gsa.gov>, Barry Segal <barry.segal@gsa.gov>

Following up on the questions asked by the Agriculture Secretary during the 06/03/2019 meeting with the Administrator:

1) Can GSA negotiate directly with an Economic Development Board regarding economic incentives for with a lease project?

GSA does not negotiate incentives with Economic Development Boards (or other such municipal entities) for lease projects. GSA does consult with local officials to ensure the local

government is aware of the project. If an Economic Development Board (or other such municipal entity) provides an economic incentive (a tax abatement, for example) for a specific project, GSA will share this information in the project advertisement and accompanying Request for Lease Proposals (RLP). All offerors then could incorporate the terms and conditions of the incentive in their individual bid proposals.

2) What is the status of the Beacon Building lease?

GSA currently leases 327,865 square feet of space at 6501 Beacon Drive in Kansas City, Missouri, for 1,600 Agriculture employees. The current lease expires on 02/29/2020, and provides space for six Agriculture components. The House Transportation and Infrastructure Committee approved a prospectus on 04/12/2018 for the replacement lease (prospectus and resolution attached). GSA is awaiting action by the Senate. The prospectus details a lease of 374,000 square feet of space for 1,619 employees.

3) Can GSA initiate a multi-jurisdiction/multi-state lease procurement?

While GSA can initiate such a procurement, adding multiple delineated areas each with their own distinct characteristics will complicate the project. Opportunities for bid protests multiply, and GSA's ability to articulate the basis for a contract award becomes more challenging. In general GSA looks to the requesting agency to identify its preferred community prior to initiating a lease procurement. The fewer the variables, the faster GSA can award the lease contract.

----- Forwarded message -----

From: **Michael Gelber - PD** <michael.gelber@gsa.gov>

Date: Fri, May 31, 2019 at 6:20 PM

Subject: USDA (ERS/NIFA) Fact Sheet

To: Carla Virgilio - AC <carla.sansalone@gsa.gov>, Kevin Johnson - AC <kevin.d.johnson@gsa.gov>

Cc: Daniel Mathews - PBS <daniel.mathews@gsa.gov>, LaFondra Lynch - 4P <lafondra.lynch@gsa.gov>,

Stuart Burns - PT <johns.burns@gsa.gov>, Page Doane - PT <page.doane@gsa.gov>, Seyi Gbadegesin -

PAAA <seyi.gbadegesin@gsa.gov>, Tiffany Simon - PAAA <tiffany.simon@gsa.gov>, Allison Azevedo

<allison.azevedo@gsa.gov>, JD Dennis - 4P1 <johnm.dennis@gsa.gov>, John Cooke - 5P

<john.cooke@gsa.gov>, Kevin Rothmier <kevin.rothmier@gsa.gov>, Rob Borden - AC

<robert.borden@gsa.gov>, Andrew Blaylock - OCIA <andrew.blaylock@gsa.gov>, Tyler Menzler - S

<tyler.menzler@gsa.gov>, Barry Segal <barry.segal@gsa.gov>

Attached is the requested information.

Please let me know if you have any questions.

Available through the weekend to discuss.

--

 **MICHAEL GELBER**
DEPUTY COMMISSIONER
PUBLIC BUILDINGS SERVICE
U.S. GENERAL SERVICES ADMINISTRATION
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michael.gelber@gsa.gov www.gsa.gov

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Subject: Fwd: USDA (ERS/NIFA) Fact Sheet
Date: Mon, 3 Jun 2019 17:58:10 -0500
From: Kevin Rothmier - 6P <kevin.rothmier@gsa.gov>
To: Mike Copeland - 6A <michael.copeland@gsa.gov>, Judith Dungan - 6A <judy.dungan@gsa.gov>, "&R6 PBS BoD" <r6pbsbod@gsa.gov>, LaShonda Threat <lashonda.threat@gsa.gov>
Message-ID: <CAONUv_TWotGfhWLzWwPT5oN-9jNRy5c8n4v8Hj5mgY2VgQxKw@mail.gmail.com>
MD5: e243b1b42871655cf526e94050aa6a41
Attachments: USDA ERS NIFA Factsheet 05312019.docx ; KC Beacon Lease Prospectus .pdf

It appears we are still in the running!

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Date: Fri, May 31, 2019 at 6:20 PM
Subject: USDA (ERS/NIFA) Fact Sheet
To: Carla Virgilio - AC <carla.sansalone@gsa.gov>, Kevin Johnson - AC <kevin.d.johnson@gsa.gov>
Cc: Daniel Mathews - PBS <daniel.mathews@gsa.gov>, LaFondra Lynch - 4P <lafondra.lynch@gsa.gov>, Stuart Burns - PT <johns.burns@gsa.gov>, Page Doane - PT <page.doane@gsa.gov>, Seyi Gbadegesin - PAAA <seyi.gbadegesin@gsa.gov>, Tiffany Simon - PAAA <tiffany.simon@gsa.gov>, Allison Azevedo <allison.azevedo@gsa.gov>, JD Dennis - 4P1 <johnm.dennis@gsa.gov>, John Cooke - 5P <john.cooke@gsa.gov>, Kevin Rothmier <kevin.rothmier@gsa.gov>, Rob Borden - AC <robert.borden@gsa.gov>, Andrew Blaylock - OCIA <andrew.blaylock@gsa.gov>, Tyler Menzler - S

<tyler.menzler@gsa.gov>, Barry Segal <barry.segal@gsa.gov>

Attached is the requested information.

Please let me know if you have any questions.

Available through the weekend to discuss.

--

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Subject: Fwd: USDA this morning
Date: Fri, 14 Jun 2019 10:00:57 -0500
From: Kelly Juarez - 6P1R <kelly.juarez@gsa.gov>
To: Allison Azevedo - 5P <allison.azevedo@gsa.gov>, Gina Ditommaso - PRAB <gina.ditommaso@gsa.gov>
Cc: Kevin Rothmier <kevin.rothmier@gsa.gov>, Courtney Springer <courtney.springer@gsa.gov>
Message-ID: <CANV+6BF_xBr7gKcA1VitpDaYjthXw-OmiZZh=eWW1VaU0jqLaQ@mail.gmail.com>
MD5: dc1c733779344892ed1e1c162e912a88
Attachments: USDA-KCMO CBD.pdf ; USDA-15 mile radius.pdf ; USDA-KC metro-everything 120k+ SF.pdf ; USDA-Rent analysis over 120k SF.pdf

Initial information regarding KCMO and KCKS CBD's and expande bit. We are working on the three counties now.

----- Forwarded message -----

From: **Rheanna Todd - 6P1RE** <rheanna.todd@gsa.gov>
Date: Fri, Jun 14, 2019 at 8:36 AM
Subject: Re: USDA this morning
To: Kelly Juarez - 6P1R <kelly.juarez@gsa.gov>
Cc: Cynthia Jackson-Kiley <cindy.jackson-kiley@gsa.gov>, Emily Tinsley (6PRW) <emily.tinsley@gsa.gov>, Traun Roberts - 6PRE <traun.roberts@gsa.gov>, Kristin Ritter <kristin.ritter@gsa.gov>, Stephen Stanberry <steve.stanberry@gsa.gov>, Shellie Gill <shellie.gill@gsa.gov>

Good morning,

I have pulled several reports. I wanted to note that in CoStar the KCKS CBD reflects no office locations over 100,000 SF. There are some industrial properties in the general KCK area.

- 1) USDA KCMO CBD- Per CoStar in KCMO CBD there are only 2 existing buildings with enough SF. The other 3 locations reflected on the report are for proposed buildings.
- 2) USDA-15 mile radius--Per CoStar this is all the available office space with 100,000 SF or more within a 15 mile radius of the KCMO CBD area. (This also reflects all the locations that were noted in the Kansas City Star article)
- 3) USDA- KC Metro--This report is massive. This is everything in the KC Metro area that is available over 120,000 SF. This reflects all property types. I know that it's not likely they will be interested in manufacturing space but I wanted to pull everything, just in case.
- 4) Rent Analysis--This rent analysis report is reflective of all property type in the KC Metro area over 120,000 SF.

Hope this information is useful. Let me know if you want me to pull anything else.

Rheanna Todd
Lease Contracting Officer
GSA Public Buildings Service
2300 Main Street, Kansas City MO 64108
816.308.6208
rheanna.todd@gsa.gov

On Fri, Jun 14, 2019 at 6:41 AM Kelly Juarez - 6P1R <kelly.juarez@gsa.gov> wrote:

Hi Cindy and Emily,

I added you to the 11:00 call with USDA (Scott Davis and Don Bice) and NoL (Allison and Gina) and our region. The focus is the delineated area for their move to the KC area. I would like you two to lead this issue.

So copying Rheanna - we need info asap on potential blocks of space for 120,000 square feet of office for both KCMO and KCKS CBD's. And then Emily, you know which buildings may not meet our requirements so narrow it down more if needed to get a true view of whether th CBD's will provide enough competition. If not, what expanded area do you recommend? Also, be ready to answer whether KCMO alone would be enough competition alone.

Emily, you had thoughts on the original list of buildings USDA looked at - you might refresh your memory on that (Kristin said the list was in the one news article, but I couldn't find it).

Traun, how would having both state CBDs in the delineated area effect the AAAP process, if at all?

Leadership team, please confirm who would be the LCO and PM for this. And who else on the team?

We can discuss all this at 10:00 but wanted to get some questions out there. I have a dentist appt at 8:00 this morning but available otherwise.

--

Kelly K. Juarez
Director, Leasing Division
Public Buildings Service
Heartland Region

(b) (6)

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Kelly K. Juarez
Director, Leasing Division
Public Buildings Service
Heartland Region

(b) (6)