



Public Buildings

Smart in your world®
Arent Fox

Combining Highly Skilled Practitioners...

An interdisciplinary team of attorneys from Arent Fox's Government Relations, Real Estate, Construction, Government Contractor Services, Public Finance, Public-Private Partnerships, and Energy and Environmental groups...

...To Serve Industry-wide Needs.

Helping parties from across the spectrum to solve public buildings issues.

This Is Arent Fox Public Buildings.

A Solid Foundation

Experience Spanning Public Buildings Projects of All Types

From owners, operators, developers, underwriters, credit enhancers, and other private sector participants to federal agencies and state and local governments – Arent Fox guides virtually every kind of client on achieving its aims in public buildings transactions.

As part of our full scope of services, we advise clients on:

- Disposition of government assets
- Bond finance
- Government and political approvals
- Enhanced use leasing
- Drafting and negotiating project agreements
- Acquiring surplus buildings and land for economic development
- Bid protests, claims, and terminations
- Structuring and implementing public-private partnerships
- Energy and environmental matters
- All aspects of the Federal Acquisition Regulation and agency FAR supplements
- GSA leasing
- BRAC and military housing privatization projects



Building a Strong Practice By Compiling an Impressive Record of Success

Our experience representing clients in all facets of public buildings transactions make us a preferred choice among law firms.

Successes

- ▶ **Courthouse Renovation.** Counseling a leading design professional in the negotiation of its contract with the District of Columbia Courts for the renovation of the Old DC Courthouse.
- ▶ **Campus Building Overhaul.** Advising the owner/developer in the negotiation of project agreements for the gut renovation of space leased to the University of the District of Columbia.
- ▶ **Government Finance Authority.** Counseling the Public Finance Authority of the US Virgin Islands in connection with its capital program, which included design-build projects.
- ▶ **Trade Center Collapse Litigation.** Representing the City of New York in litigation arising out of the collapse of 7 World Trade Center on September 11, 2001.
- ▶ **Transportation Hub Expansion.** Advising the private developer in a public-private partnership for the expansion and modernization of a major transportation hub.
- ▶ **School Construction Projects.** Representing design professionals and construction companies in disputes arising out of public school dormitory and construction projects.
- ▶ **Military Housing Privatization.** Advising the Department of the Air Force on the privatization of housing on military bases.
- ▶ **BRAC.** Advising developers on acquiring BRAC sites through various vehicles and obtaining legislation to enable development.

To see the full extent of our public building capabilities, visit arentfox.com/practices/publicbuildings.

Creating Constructive Ventures By Developing Mutually Beneficial Solutions

Through our frequent representation of all parties operating in the public buildings sphere, Arent Fox has a truly complete understanding of the many varied issues that come into play when undertaking public buildings projects.

We know the obstacles you face in attaining your goals when it comes to public buildings projects – whether we represent you or sit across the table from you. We recognize our responsibility to facilitate relationships that work for all parties over the long term.

Our experience representing both private and public sector participants provides us with unique insights into the goals and needs of the respective parties, which allows us to craft solutions that achieve the parties' goals and create healthy, successful, and lasting relationships among them.



Jon Bouker

Co-manager of the firm's Government Relations practice and co-chair of the Public Buildings group; brings to Arent Fox extensive experience in the U.S. Congress.

Represents clients before Congress, the White House and federal agencies (particularly the General Services Administration), the government of the District of Columbia and surrounding counties.

Experience:

- Authorization of and funding for the largest development in the District of Columbia, the new Department of Homeland Security Headquarters.
- Location of the Department of Justice in NOMA (North of Massachusetts Avenue).
- Location of the U.S. Department of State at 19th Street, NW.
- Extension of the Coast Guard Headquarters lease at Buzzard Point.
- Passage of legislation creating the \$1.8 billion Southeast Federal Center.



Keith Styles

Practice leader of Arent Fox's national Real Estate group and co-chair of the Public Buildings group.

Represents business entities, government agencies and individuals in complex business transactions, with a focus on project and business finance, complex real estate development, public-private partnerships, strategic alliances and general business counseling.

Experience:

- High-profile Washington real estate projects such as Gallery Place, Phillips Park, Georgetown Park Mall and Armed Forces Retirement Home.
- Base closure and housing privatization matters with the Navy, the Air Force, and private developers.
- Strategic alliance structuring between entrepreneurs and *Fortune 500* companies.
- Mergers and acquisitions for both sellers and purchasers in a wide range of market segments.

Assessing the Current Framework The Existing Climate, and What the Future Holds

Bills in Congress calling for a civilian BRAC Commission. Excess, surplus, and high-value properties the U.S. Government is looking to shed. Opportunities to present well-crafted transactions to GSA. Hundreds of GSA RFP opportunities for qualified bidders. Now is a very active time for owners, developers, and public agencies with a stake in the sale of public buildings.

Arent Fox brings together those in the public and private sectors to assess public buildings and lands, explore what property transaction opportunities exist, and find matches that benefit all parties.

In addition to lawyers who have extensive experience in construction, finance, real estate, and government contracts, we have a uniquely qualified, bipartisan Government Relations practice with two former United States Senators, one former member of the U.S. House of Representatives, and former senior Congressional staff, including the former chief counsel to the Ranking Member of the Economic Development, Public Buildings and Emergency Management Subcommittee in the House.

Drawing from the skills of all these professionals, we are eminently qualified to assist any party with virtually any matter involving public buildings.

Many Hands Make Light Work

The teamwork between Arent Fox's many practices allows us to serve clients fully and efficiently.

Real Estate. Represent building owners who lease space to federal agencies, developers involved in design-build projects for government tenants, owners who seek to acquire assets that governments no longer want to own, and owners in obtaining less expensive financing through energy efficiency savings.

Government Relations. Represent owners, developers, financiers, brokers, end users, and other parties before federal agencies (including GSA), the White House, Congressional oversight committees, appropriations committees, and state and local governments.

Government Contractor Services. Touch every aspect of the government's procurement and contract administration processes – from solicitations and proposals to terminations and audits. Also have in-depth experience representing developers and lessors in claims against federal government agencies, including GSA.

Public Finance. Represent numerous bond insurers, developers, and underwriters in the financing of projects leased to the federal government, including under leases that are subject to termination for non-appropriation.

Construction. Represent a broad spectrum of clients on public projects, including public agencies, private developers, design professionals, and contractors, with services ranging from drafting and negotiating project agreements to representing clients in all forms of dispute resolution.

Public-Private Partnerships. Help local, state and federal governments – as well as private developers and lenders – structure, negotiate and implement public-private partnerships across and beyond the United States.

Energy and Environmental. Provide counsel on environmental questions, ranging from traditional regulatory and litigation areas of hazardous and solid waste management and cleanup to emerging areas such as brownfields redevelopment, global environmental protection, and biotechnology and agro-sciences regulation.



Arent Fox Delivers Responsiveness and Results.

Arent Fox has played a leading role in creating some of the most innovative public-private partnerships in the country, and have devised successful strategies, even in this era of shrinking budgets, for obtaining hundreds of millions of dollars to support public and private projects.

Our services extend far beyond public buildings. On the government relations front, the firm represents a wide range of clients before Congress, the executive branch, local municipalities, and state governments, as well as internationally. Clients include *Fortune 500* companies, government agencies, trade associations, small businesses of all kinds, global governments, and other entities.

In real estate, our group brings the experience of a national real estate practice that has worked on all types of real estate projects for commercial developers and owners such as office and mixed-use project development and financing, urban core development, hospitality, senior living, sports arenas, multi-family housing, debt and equity financing, joint ventures, and infrastructure.

We are proud of the work we do for every client and of our reputation for understanding their business, their industry, and their world.

Arent Fox. Smart In Your World.

How Can We Help You Accomplish Your Goals?

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