



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-2021-000069), submitted on October 13, 2020, in which you requested the following:

“All electronic communications (including emails, email attachments, calendar invitations, calendar invitation attachments, or text messages) between (a) the GSA officials listed in Column A, and (b) any of the external individuals listed in Column B, below. Column A: GSA Officials Column B:.... Any other individuals communicating with an email address ending in americo.com ix. Anyone communicating with an email address ending in @ipfs.com x. Anyone communicating with an email address ending in @ficgroup.com xi. Anyone communicating with an email address ending in @protiviti.com xii. Anyone communicating with an email address ending in @ssctech.com GSA-20-2537 - 3 - xiii. Anyone communicating with an email address ending in @sscinc.com xiv. Anyone communicating with an email address ending in @dstsystems.com xv. Anyone communicating with an email address ending in @dsthealthsolutions.com xvi. Anyone communicating with an email address ending in @mcrealtyus.com xvii. Anyone communicating with an email address ending in jjmkc.com 2. All email communications (including emails, complete email chains, and email attachments) that were sent by any of the agency officials listed in Column A above to any email address ending in .com / .org / .net / .edu / .mail (including any messages on which such email addresses were copied (CC) or blind copied (BCC)), and that contain any of the following terms anywhere in the email chain: i. “805 Penn” ii. “Penn Seven” iii. “DST Realty” iv. “Broadway Square” v. Kit Bond vi. Roney vii. Hulshof viii. “Project Leavitt” ix. 115,425 x. 115425 xi. Merriman xii. Dasta.”

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, pursuant to the FOIA, 5 U.S.C. § 552(7)(F), GSA has withheld agency specific security and related information and drawings the release of which could reasonably be expected to endanger the life or physical safety of any individual.

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

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: Small business
Date: Wed, 2 Oct 2019 14:12:09 +0000
From: "(b) (6)" <[REDACTED]@americo.com>
To: Peter Leonhard - 6P1RP <peter.leonhard@gsa.gov>
Message-ID: <1049F653A35FCFAC.364273FE-8144-4C91-B7AA-99C21A7C7528@mail.outlook.com>
MD5: a10403370b93496baa1716075e199ce0

Thanks Peter.

Get [Outlook for iOS](#)

On Wed, Oct 2, 2019 at 7:34 AM -0500, "Peter Leonhard - 6P1RP" <peter.leonhard@gsa.gov> wrote:

Ian,

I received three emails from you around 4pm yesterday with attachments. If that is incorrect, let me know.

Thanks,

Peter Leonhard

Project Manager | Leasing Division
U.S. General Services Administration
2300 Main Street | Kansas City, MO 64108
office [816.823.2918](tel:816.823.2918) (b) (6) peter.leonhard@gsa.gov

On Tue, Oct 1, 2019 at 3:57 PM DeGalan, Ian <Ian.DeGalan@americo.com> wrote:

This replaces the small business concern representation doc in the earlier email.

Would you let me know you've received these?

Thanks,

Ian

From: (b) (6)
Sent: Monday, September 30, 2019 4:52 PM
To: 'Michael Elson - 6P1RE' <michael.elson@gsa.gov>
Subject: Small business

Michael,

See attached related to my phone message.

(b) (6)

Director of Real Estate Projects

AMERICO LIFE, INC.

300 W. 11th St.
Kansas City, MO 64105
(816) 391- 2029 (office) / (b) (6)

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Subject: Re: USDA Follow Up
Date: Fri, 20 Sep 2019 16:07:35 -0500
From: Peter Leonhard - 6P1RP <peter.leonhard@gsa.gov>
To: Michael Elson - 6P1RE <michael.elson@gsa.gov>
Message-ID: <CAK8q+9WuPiyFC_5BwRkFyijqSpk0byBCX7n-2aCOTWOhV_TRAQ@mail.gmail.com>
MD5: 8107d313c8454eef6cf3f1c6ab939822

Preliminary review has me concerned about egress. I'll check with John next week to take a look and I'll double check on any other potential issues.

On Fri, Sep 20, 2019, 3:14 PM Michael Elson - 6P1RE <michael.elson@gsa.gov> wrote:

Hey Peter,

Can you review this when you are in the office next week? Do you notice any issues with the layout? If you do see anything, please let Ian know so the architect can revise it before we send it to USDA the following week.

Thank you!
Michael Elson
Lease Contracting Officer

U.S. General Services Administration, 6P1RE
2300 Main St., FL 7
Kansas City, MO 64108

(b) (6) michael.elson@gsa.gov

On Fri, Sep 20, 2019 at 12:47 PM (b) (6) _____@americo.com wrote:

Michael,

Attached is a proposed demising plan for the third floor.

Ian

From: (b) (6)
Sent: Wednesday, September 18, 2019 4:52 PM
To: 'Michael Elson - 6P1RE' <michael.elson@gsa.gov>
Cc: Peter Leonhard - 6P1CF <peter.leonhard@gsa.gov>
Subject: RE: USDA Follow Up

Michael,

See my answers below.

Ian

From: Michael Elson - 6P1RE [<mailto:michael.elson@gsa.gov>]
Sent: Wednesday, September 18, 2019 1:24 PM
To: (b) (6) _____@americo.com>
Cc: Peter Leonhard - 6P1CF <peter.leonhard@gsa.gov>
Subject: USDA Follow Up

Ian,

Hope all is well.

I have a couple of follow up issues listed below:

1. Due to the AAAP system, the space will have to be 115,425 ANSI BOMA OFFICE and 119,964.47 RSF. I came up with the RSF based on your offer which showed a 1.039328 CAF. As a result, USDA will be unable to occupy the entirety of each floor. On you earlier email, you stated that Floor 6 would be demised. Would it be possible to demise floor 3 instead? I believe this would mitigate some of USDA's security concerns. Lastly, can you provide a layout (test fit) showing how you would propose to demise the floor so that I can share it with USDA?

Ok on the SF. I've asked our architect to put together a demising plan for 3.

2. I received your email on the engineer completing the fire life safety 12000 next week. When you have the completed form, please email it back to me and Peter (included on this Email). Peter is the PM for this project and will make sure that the fire review continues while I am out of the office next week.

Ok.

3. Do you have an update on the SAM registration and the 3518 (Small Business Concern) forms?

I forwarded you an email earlier from SAM re our progress. Reviewing the 3518, but as we talked about, this entity's gross income will be well below the level triggering a subcontracting plan.

4. I had a random question come in from the USDA. If we are able to get a lease in place in October, which is still the plan, they wanted to know if they could have a career fair at the facility on November 6, 2019 to attract employees? I don't know if that room off of the 1st floor might be available to use and or rent? I thought it might be a win-win for you because it might help kick start the number of employees that get hired out of the gate.

We are happy to host the job fair on the 6th.

Thank you!

Michael Elson
Lease Contracting Officer

U.S. General Services Administration, 6P1RE

2300 Main St., FL 7

Kansas City, MO 64108

(b) (6)

michael.elson@gsa.gov

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

From: (b) (6) <[REDACTED]@americo.com>
Date: Fri, Sep 27, 2019 at 4:43 PM
Subject: 12000
To: Peter Leonhard - 6P1RP <peter.leonhard@gsa.gov>
Cc: Michael Elson - 6P1RE <michael.elson@gsa.gov>

Gents,

Attached is a partially executed form 12000. The engineer has signed it, but we have not. I'll work on getting you our signature pages on Monday.

I still owe you the representations re Huawei, which we are reviewing, as well as the form related to being a small business concern. I should have these signed and back to you on Monday too.

Thanks,

Ian

(b) (6)

Director of Real Estate Projects

AMERICO LIFE, INC

300 W. 11th St.

Kansas City, MO 64105

(816) 391-2029 (office) / (b) (6)

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Subject: Re: 12000
Date: Mon, 30 Sep 2019 10:40:03 -0500
From: Norm Harvey - 6P1RP <norman.harvey@gsa.gov>
To: Peter Leonhard - 6P1RP <peter.leonhard@gsa.gov>
Message-ID: <CA+YFwV_oq6NVXy=taGQFWOm1Z0axA5rZMj=hYifeAKykO5i-Gw@mail.gmail.com>
MD5: a5b92252da65376d6034c33132b8e159

Hi Peter,

My apologies for the multiple emails. Including Mike and Bryant on the email as well.

Just spoke with Bryant and Mike a few minutes ago. Since we have the previous version (signed) of the GSA 12000 Part A; and a second version of the GSA 12000 Part B signed by FPE (that is awaiting Part A and Part B signature from the lessor), Mike and Bryant agreed we can turn in these for review, pending Lessor Signatures on the Part A and deficiency list.

At least they can work the review while we are waiting on the revised document's Lessor signatures.

Due to End of FY, Mike agreed we could turn in all for the review as soon as the FY20 MicroPurchase Sheet opens up for submissions, which should hopefully be tomorrow.

Best Regards,

Norm Harvey

Program Analyst | Programs and Project Management Branch, Leasing Division
General Services Administration, Region 6 (Heartland)
2300 Main Street, Floor 7SE | Kansas City, MO 64108

o: [816.216.3435](tel:816.216.3435) (b) (6) f: [816.823.5446](tel:816.823.5446)
norman.harvey@gsa.gov

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On Mon, Sep 30, 2019 at 9:11 AM Norm Harvey - 6P1RP <norman.harvey@gsa.gov> wrote:

Hi Peter,

If the Square Footage matched and there were no issues that the Lessor had to sign stating they would rectify, I would almost think we could use the Original 12000 Part A. Unfortunately, the SFs did change and there is a deficiency that the Lessor has to sign off to agree to rectify

the issue identified on the FPE Inspection.

On a good note, at least the group who performs FP&LS Reviews for us did not perform FPE duties on this building.

Best Regards,

Norm Harvey

Program Analyst | Programs and Project Management Branch, Leasing Division
General Services Administration, Region 6 (Heartland)
2300 Main Street, Floor 7SE | Kansas City, MO 64108

o: [816.216.3435](tel:816.216.3435) | (b) (6) | f: [816.823.5446](tel:816.823.5446)
norman.harvey@gsa.gov

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On Mon, Sep 30, 2019 at 8:36 AM Peter Leonhard - 6P1RP <peter.leonhard@gsa.gov> wrote:

I'm guessing it's useless without the lessor's signature but in case you can use it. Here it is.

Thanks,

Peter Leonhard

Project Manager | Leasing Division
U.S. General Services Administration
2300 Main Street | Kansas City, MO 64108
office [816.823.2918](tel:816.823.2918) | (b) (6) | peter.leonhard@gsa.gov

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

From: (b) (6) <(b) (6)@americo.com>
Date: Fri, Sep 27, 2019 at 4:43 PM
Subject: 12000
To: Peter Leonhard - 6P1RP <peter.leonhard@gsa.gov>
Cc: Michael Elson - 6P1RE <michael.elson@gsa.gov>

Gents,

Attached is a partially executed form 12000. The engineer has signed it, but we have not. I'll

work on getting you our signature pages on Monday.

I still owe you the representations re Huawei, which we are reviewing, as well as the form related to being a small business concern. I should have these signed and back to you on Monday too.

Thanks,

Ian

(b) (6)

Director of Real Estate Projects

AMERICO LIFE, INC.

300 W. 11th St.

Kansas City, MO 64105

(816) 391-2029 (office) / (b) (6)

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Subject: Re: Due Diligence - 805 Penn
Date: Tue, 1 Oct 2019 10:47:21 -0500
From: Peter Leonhard - 6P1RP <peter.leonhard@gsa.gov>
To: Michael Elson - 6P1RE <michael.elson@gsa.gov>
Message-ID: <CAK8q+9Xi6gRwN31gMbt0S1FD9LfRahRnbfY211UCBf_ArLpLaA@mail.gmail.com>
MD5: c8331fbf84347fb04e744ad7bb3baf99
Attachments: 805 Pennsylvania Avenue_4.pdf ; 805 Pennsylvania Avenue_5.pdf ; 805 Pennsylvania Avenue_6.pdf ; 805 Pennsylvania Avenue_Floor 3.pdf

Let me know if these work.

Thanks,

Peter Leonhard

Project Manager | Leasing Division
U.S. General Services Administration
2300 Main Street | Kansas City, MO 64108
office 816.823.2918 | (b) (6) | peter.leonhard@gsa.gov

On Tue, Oct 1, 2019 at 10:30 AM Michael Elson - 6P1RE <michael.elson@gsa.gov> wrote:

Floors 3-6 Please. Thank you!
Michael Elson
Lease Contracting Officer

U.S. General Services Administration, 6P1RE
2300 Main St., FL 7
Kansas City, MO 64108
(b) (6) michael.elson@gsa.gov

----- Forwarded message -----
From: (b) (6) @americo.com>
Date: Thu, Sep 12, 2019 at 8:44 AM
Subject: Due Diligence - 805 Penn
To: Michael Elson - 6P1RE <michael.elson@gsa.gov>

Michael,

Attached are the following:

Item 4 - Evidence of Zoning. The attached shows the property zoning as URD. See attached link to the code for more information on this designation. https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOKAMI_200_SERIESOVSPPUDI_88-260URURREDI_88-260-01PU . Let me know if you have questions on this one.

Item 5- Evidence of Ownership. See attached deed. I've also included the plat so that you can see how the building lots relate to the metes and bounds description in the deed. The lots also relate to the building information shown in the item above.

Item 6- Proof Organizational Structure. Articles of Organization and Operating Agreement for Penn Seven, L.L.C., as amended, are attached

Item 10(a)- Fire Protection and Life Safety Information. A draft of GSA Form 12000 is

attached. I have a question on this one. In our case, USDA will most likely be on (b) (7)(F) some portion (b) (7)(F). In this case, do I need to complete Section B? I probably do, but wanted to check with you. Also, I'll revise the first page to reflect the correct floors.

Item 10(a)- Previous Year's Fire Alarm Maintenance Record & C of O.

Item 13- Building Plans. See attached. Apparently, you can turn on the layers you need. There's an excel spreadsheet attached which is a legend for the layers.

Item 14- Vending Facilities. There are none, but as you know there are vending machines and café in the adjacent tower.

I still owe you item 3 (proof of capital for TI), Item 9 (related to our registration of our DUNS # with SAM), and Item 11 (related to tax bills).

Thanks,

Ian

(b) (6)
Director of Real Estate Projects

AMERICO LIFE, INC

300 W. 11th St.
Kansas City, MO 64105
(816) 391-2029 (office) / (b) (6)

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Subject: FW: 2 of 2
Date: Tue, 1 Oct 2019 20:54:27 +0000
From: "(b) (6)"@americo.com>
To: Peter Leonhard - 6P1CF <peter.leonhard@gsa.gov>
Message-ID: <c559d1ad30724154828f7fb06f8ec3aa@americo.com>
MDS: 0b73fdd164096ff0611f59c69d8dd051
Attachments: Lobbying Activity Disclosure.pdf ; Covered telecommunications representation.pdf

From: (b) (6)
Sent: Monday, September 30, 2019 4:30 PM
To: 'Michael Elson - 6P1RE' <michael.elson@gsa.gov>
Subject: 2 of 2

Here's the balance of the documents mentioned in my previous email.

Ian

(b) (6)
Director of Real Estate Projects

AMERICO LIFE, INC.

300 W. 11th St.
Kansas City, MO 64105
(816) 391- 2029 (office) / (b) (6)

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Subject: FW: Small business
Date: Tue, 1 Oct 2019 20:55:33 +0000
From: "(b) (6)" <[REDACTED]@gsa.gov>
To: Peter Leonhard - 6P1CF <peter.leonhard@gsa.gov>
Message-ID: <ec4b95c736a147d28c3cb471a1095b7f@americo.com>
MDS: b4ad0a08e58f984572ca740f9479b70f
Attachments: Small business concern representation reduced 2.pdf

This replaces the small business concern representation doc in the earlier email.

Would you let me know you've received these?

Thanks,

Ian

From: (b) (6)
Sent: Monday, September 30, 2019 4:52 PM
To: 'Michael Elson - 6P1RE' <michael.elson@gsa.gov>
Subject: Small business

Michael,

See attached related to my phone message.

(b) (6)
Director of Real Estate Projects

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300 W. 11th St.
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Subject: Fwd: 12000
Date: Mon, 30 Sep 2019 08:35:52 -0500
From: Peter Leonhard - 6P1RP <peter.leonhard@gsa.gov>
To: Norm Harvey - 6P1R <norman.harvey@gsa.gov>
Message-ID: <CAK8q+9VnwOmL3Lx7nZtWoU1-BMsC-2P==srGX6x3Y8cOP4xjfg@mail.gmail.com>
MDS: 7c2d06fec7a2bec15a997c8e042f3433
Attachments: Revised GSA Prelease Report for 805 Pennsylvania 09-26-19 sealed 12000.pdf

I'm guessing it's useless without the lessor's signature but in case you can use it. Here it is.

Thanks,

Peter Leonhard

Project Manager | Leasing Division
U.S. General Services Administration
2300 Main Street | Kansas City, MO 64108
office [816.823.2918](tel:816.823.2918) (b) (6) peter.leonhard@gsa.gov

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Subject: 12000
To: Peter Leonhard - 6P1RP <peter.leonhard@gsa.gov>
Cc: Michael Elson - 6P1RE <michael.elson@gsa.gov>

Gents,

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I still owe you the representations re Huawei, which we are reviewing, as well as the form related to being a small business concern. I should have these signed and back to you on Monday too.

Thanks,

Ian

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Subject: 12000
Date: Fri, 27 Sep 2019 21:40:47 +0000
From: "(b) (6)"@americo.com>
To: Peter Leonhard - 6P1RP <peter.leonhard@gsa.gov>
Cc: Michael Elson - 6P1RE <michael.elson@gsa.gov>
Message-ID: <64cfc8d9f6464bc9a6ee9f349f42b496@americo.com>
MD5: 395b25f83804ba87bab6c2232b00a36f
Attachments: Revised GSA Prelease Report for 805 Pennsylvania 09-26-19 sealed 12000.pdf

Gents,

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Subject: FW: USDA
Date: Tue, 1 Oct 2019 20:54:17 +0000
From: '(b) (6)'@americo.com>
To: Peter Leonhard - 6P1CF <peter.leonhard@gsa.gov>
Message-ID: <45598143506e4c86a6ef4a94efb3c9ee@americo.com>
MDS: 38b85b291a71c9359fade822db50a3ad
Attachments: Form 12000 - fully executed reduced.pdf ; Small business concern representation reduced.pdf

Peter,

Following up on my voicemail....see below and attached.

From: (b) (6)
Sent: Monday, September 30, 2019 4:28 PM
To: 'Michael Elson - 6P1RE' <michael.elson@gsa.gov>
Subject: USDA

Michael,

See attached:

- Form 12000, parts A and B completed and fully executed
- The small business concern representations

I will send you a follow up email with the covered communications representations and the lobbying disclosure form in just a minute.

I will give you a call shortly.

Ian

(b) (6)
Director of Real Estate Projects

AMERICO LIFE, INC.

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