

**PROSPECTUS – LEASE
NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION
SUBURBAN MARYLAND**

Prospectus Number: PMD-02-WA10
Congressional District: 8

Project Summary

The General Services Administration (GSA) proposes a replacement lease of up to 986,000 rentable square feet for National Oceanic and Atmospheric Administration (NOAA) currently located in Silver Spring Metro Center (SSMC) at 1315 East West Hwy, 1325 East West Hwy, and 1305 East West Hwy, Silver Spring, MD.

Silver Spring Metro Center consists of one federally-owned location and three leased locations. NOAA's headquarters campus in Silver Spring has increased by four other leased locations, all within walking distance of the Silver Spring Metro Center buildings.

Acquisition Strategy

GSA intends to conduct a procurement that addresses the expiring leases as one requirement. Since the leases housing NOAA are not conterminous, short-term extensions will be needed. GSA may satisfy this requirement through a single award solicitation or as part of a multiple award solicitation.

Description

Occupants:	NOAA
Delineated Area:	Suburban Maryland, Metro Proximate
Lease Type:	Replacement
Justification:	Expiring Leases 3/31/2010, 5/5/2013, and 6/26/2013
Expansion Space:	None
Number of Parking Spaces:	13
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	986,000
Current Total Annual Cost:	\$24,366,096
Proposed Total Annual Cost: ¹	\$33,524,000
Maximum Proposed Rental Rate: ²	\$34.00

¹ Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

² This estimate is for fiscal year 2013 and may be escalated by 1.8 percent annually to the effective date of the lease to account for inflation.

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Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Solicitation for Offers and other documents related to the procurement of space for which this prospectus seeks authorization. GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement.

Authorization

- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.
- Approval of this prospectus will constitute authority to provide interim leases, if necessary, prior to the execution of the new lease.

Certification of Need

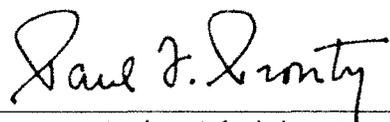
The proposed lease is the best solution to meet a validated Government need.

Submitted at Washington, DC, on September 11, 2009

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Acting Administrator, General Services Administration