

**PROSPECTUS - LEASE
DEPARTMENT OF DEFENSE
UNITED STATES JOINT FORCES COMMAND
JOINT WARFIGHTING CENTER
SUFFOLK, VA**

Prospectus Number: PVA-01-SU12
Congressional District: 04

Executive Summary

The General Services Administration (GSA) proposes to exercise a five year lease renewal option for 320,825 rentable square feet currently leased at 116 Lakeview Parkway, Suffolk, VA, for the United States Joint Forces Command (USJFCOM), Joint Warfighting Center (JWFC). The renewal option rental rate is approximately 15% below the average market rental rate, resulting in an annual savings of approximately \$812,000.

The Department of Defense (DoD) has recently announced the reassignment of USJFCOM functions to other DoD organizational components. Approximately 50 percent of USJFCOM personnel and budget will remain in the Hampton Roads area of Virginia, which includes Suffolk, along with core missions. Although the overall space requirement does not change, the agency is anticipating a slight decrease in staffing during the transition period resulting in a higher proposed usable square foot per person ratio, a large component of which is associated with specialty space.

Description

Occupants:	United States Joint Forces Command
Lease Type:	Existing/Exercise of Renewal Option
Current Rentable Square Feet (RSF):	320,825 (Current RSF/USF=1.15)
Proposed Maximum RSF:	320,825 (Proposed RSF/USF=1.15)
Expansion Space:	None
Current Usable Square Feet/Person:	176
Proposed Usable Square Feet/Person:	199
Proposed Maximum Leasing Authority:	5 years
Expiration Date of Current Lease:	05/09/13
Delineated Area:	116 Lakeview Parkway, Suffolk, VA
Number of Parking Spaces:	990
Scoring:	Operating Lease
Maximum Proposed Rental Rate ¹ :	\$15.62 per RSF
Proposed Total Annual Cost ² :	\$5,011,287
Current Total Annual Cost:	\$4,405,475 (\$13.73/RSF)

¹This estimate is for fiscal year 2013 and may be escalated by 1.5 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced, including all operating expenses, whether paid by the lessor or directly by the Government.

²Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

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Acquisition Strategy

GSA may satisfy this requirement by providing written notification to the incumbent lessor 180 days (by November 9, 2012) prior to the expiration of the current lease, in order to exercise the renewal option in the existing lease contract.

Background

USJFCOM-JWFC has occupied its current location since May 1993 under a 20-year lease.

Justification

The execution of the five-year renewal option will support the agency's immediate housing needs until its long-term requirements based on the reassignment of its functions can be developed. By remaining in their current location, USJFCOM can continue to benefit from the facility's capital improvements for ADP, technology, sensitive compartment information facilities (SCIF) space and security enhancement invested by USJFCOM throughout the past 20 years. To recreate these capital improvements in a new facility would be cost prohibitive to the Government.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

Interim Leasing

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

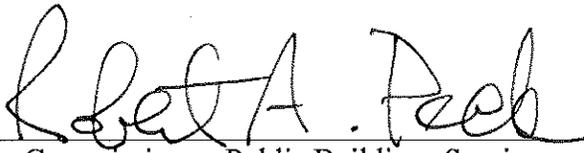
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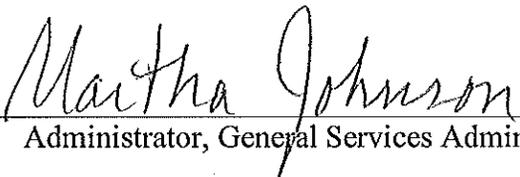
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Certification of Need

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

Submitted at Washington, DC, on December 6, 2011

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration