PROSPECTUS – LEASE DEPARTMENT OF JUSTICE WASHINGTON, DC

Prospectus Number:

PDC-01-WA13

Executive Summary

The General Services Administration (GSA) proposes a lease extension of up to 77,000 rentable square feet (rsf) for the Department of Justice (DOJ) Civil Division. DOJ is currently located at 20 Massachusetts Avenue, NW, Washington, DC under a lease that expires September 23, 2012.

DOJ requires continued housing at this location while undertaking a full scale reevaluation of its current space allocation standards. This review will provide DOJ with a strategy to significantly improve their space utilization while reducing their office space requirement. Space realignment and utilization rate improvement is not cost-effective or feasible for the proposed short-term lease extension at the current location.

In addition, space realignment and utilization rate improvement would be highly disruptive to DOJ's continuing performance of its mission. This location houses DOJ's Civil Division, Federal Programs Branch. The Federal Programs Branch represents virtually the entire Executive Branch in sensitive and high-profile civil litigation matters. Some Federal Program Branch attorneys and paralegals must work in special space secured for the processing of large volumes of classified information. As some of this specialized litigation winds down, it is anticipated that 9,500 usable square foot of secure space will be released from the DOJ inventory at this location. The Federal Programs Branch must remain in the space at 20 Massachusetts Ave as currently configured. DOJ Civil Division Federal Programs will also accommodate all general growth within this footprint for the extension period.

Description

Occupant: DOJ Civil Division

Lease Type: Extension

Current Rentable Square Feet (RSF): 121,300 (Current RSF/USF = 1.15) Proposed Maximum RSF: 77,000 (Proposed RSF/USF = 1.15)

Expansion Space RSF: Reduction of 44,300

Current Usable Square Feet/Person: 344
Proposed Usable Square Feet/Person: 323
Proposed Maximum Leasing Authority: 5 years
Expiration Dates of Current Lease(s): 9/23/2012

Delineated Area: 20 Massachusetts Ave, NW,

Washington, DC

Number of Official Parking Spaces: 3

Scoring: Operating Lease

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Maximum Proposed Rental Rate¹:

\$50.00 \$3,850,000

Proposed Total Annual Cost²: Current Total Annual Cost:

\$6,186,334(lease effective 9/24/02)

Justification

The mission of the DOJ Civil Division is to litigate on behalf of the U.S. Government; The current leases for DOJ at 20 attorneys constitute 90 percent of the staff. Massachusetts Avenue, NW, in Washington, DC expired on September 23, 2012 and DOJ Civil Division requires continued housing to carry out its mission.

This prospectus seeks authority to house the continued need of the Civil Division of DOJ at 20 Massachusetts Ave. The U.S. Trustees Division, which currently occupies a portion of the space in 20 Massachusetts Avenue, NW, will be relocating to another federally owned property in January 2013.

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

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.

² Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate

taxes and operating costs.

¹ This estimate is for fiscal year 2013 and may be escalated by 1.7 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.

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	Prospectus Number:	PDC-01-WA1:
Certification of N	eed	
The proposed proje	ect is the best solution to meet a validated Govern	nment need.
Submitted at Wash	ington, DC, on November 21, 2012	·
Recommended:	Commissioner, Public Buildings Service	·
Approved:	Acting Administrator, General Services Adm	inistration