PROSPECTUS – LEASE
DEPARTMENT OF JUSTICE
UNITED STATES MARSHALS SERVICE
NORTHERN VIRGINIA

Prospectus Number: PVA-03-WA14
Congressional District: VA 8, 10, 11

Executive Summary

The General Services Administration (GSA) proposes a replacement lease of up to 371,000 rentable square feet (RSF) of space for the Department of Justice (DOJ), United States Marshals Service (USMS) headquarters in Northern Virginia. USMS is currently housed in multiple locations in Arlington, VA (1750 Crystal Drive, 1550 Crystal Drive, 1901 South Bell Street, 241 18th Street South and 210 12th Street South).

The USMS will improve its office utilization rate from 148 usable square feet (USF) to 130 USF and its overall utilization rate from 220 USF to 193 USF per person. The end product of improved space utilization is the prospectus proposal to house current personnel in 41,238 RSF less than the total of current occupancies.

Description

Occupant:	DOJ-USMS
Lease Type	Replacement
Current Rentable Square Feet (RSF)	412,238 (Current RSF/USF = 1.17)
Proposed Maximum RSF:	371,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF[1]:	41,238 RSF Reduction
Current Usable Square Feet/Person:	220
Proposed Usable Square Feet/Person:	193
Proposed Maximum Lease Term:	15 years
Expiration Dates of Current Lease(s):	1550 Crystal Drive - 3/16/2015 241 18th Street - 4/14/2014, 12/31/2015, and 1/23/2019 1750 Crystal Drive - 12/31/2015 (3 leases) 1901 South Bell Street - 3/29/2019 201 12th Street - 5/9/2021

[1] The RSF/USF at the current location is approximately 1.17, however to maximize competition a RSF/USF ratio of 1.2 is used for the proposed maximum RSF as indicated in the housing plan.

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Delineated Area:	Northern Virginia
Number of Official Parking Spaces[2]:	118
Scoring:	Operating Lease
Maximum Proposed Rental Rate[3]:	$39.00
Proposed Total Annual Cost[4]:	$14,469,000
Current Total Annual Cost:	$16,273,044

Acquisition Strategy

Although USMS has expressed a preference to be located in one building, that preference must be evaluated in the context of a competitive procurement that may result in one or more locations. GSA may issue a single, multiple award solicitation that will allow offerors to provide blocs of space able to meet these requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus.

Background

The USMS protects, defends and enforces the American justice system. Their mission includes providing federal judiciary security, apprehending fugitives, securing and transporting federal prisoners from arrest to incarceration, executing federal court orders, seizing and managing assets acquired through illegal means, and assuring the safety of endangered government witnesses and their families.

[2] The USMS security requirements may necessitate control of the parking at the leased location. This may be accomplished as a lessor-furnished service, as a separate operating agreement with the lessor, or as part of the Government's leasehold interest in the building.

[3] This estimate is for fiscal year 2016 and may be escalated by 1.9 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. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as a basis for negotiating with offerors to ensure that lease award is made in the best interest of the government. Lease award shall not exceed the maximum rental rate as specified in this prospectus.

[4] Any 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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Justification

The current leases housing USMS headquarters operations in Arlington, VA expire between 4/14/2014 and 5/9/2021 and USMS requires continued housing to carry out its mission. The total space request reflects a reduced total space requirement for their headquarters functions. GSA will seek to extend leases expiring before 12/31/2015 to that date. In addition, GSA will exercise one early termination option and attempt to negotiate early termination of leases expiring after 12/31/2015.

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 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.

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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 September 30, 2013

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration