

**PROSPECTUS – LEASE
DEPARTMENT OF JUSTICE
WASHINGTON, DC**

Prospectus Number: PDC-08-WA14

Executive Summary

The General Services Administration (GSA) proposes a replacement lease of up to 839,000 rentable square feet of space (RSF) for the Department of Justice (DOJ) in Washington, DC. DOJ is currently housed at 600 E Street, NW, 1425 New York Avenue, NW, 601 D Street, NW, and 1331 Pennsylvania Avenue, NW in Washington, DC. Replacement of the current leases will enable DOJ to provide continued housing for current personnel while meeting its current mission requirements.

DOJ will improve their office utilization rate from 184 usable square feet (USF) per person to 130 USF per person and their overall utilization rate from 330 USF to 240 USF per person. The end product of improved space utilization is the prospectus proposal to house current personnel in 206,230 RSF less than the total of current occupancies.

Description

Occupant:	DOJ
Lease Type	Replacement
Current Rentable Square Feet (RSF)	1,045,230 (Current RSF/USF = 1.09)
Proposed Maximum RSF:	839,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF ¹ :	206,230 RSF Reduction
Current Usable Square Feet/Person:	330
Proposed Usable Square Feet/Person:	240
Proposed Maximum Lease Term:	15 years
Expiration Dates of Current Lease(s):	2/21/2014, 12/20/2014, 8/31/2015, and 12/31/2015
Delineated Area:	Washington, DC CEA
Number of Official Parking Spaces ² :	None
Scoring:	Operating Lease

¹ The RSF/USF at the current locations is approximately 1.09 (in aggregate); however, to maximize competition a RSF/USF ratio of 1.2 is used for the proposed maximum RSF as indicated in the housing plan.

² DOJ security requirements may necessitate control of the parking at the leased location(s). This may be accomplished as a lessor-furnished service, under an operating agreement with the lessor, or as part of the Government's leasehold interest in the building(s).

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Maximum Proposed Rental Rate ³ :	\$50.00
Proposed Total Annual Cost ⁴ :	\$41,950,000
Current Total Annual Cost:	\$44,139,179 Leases effective February 22, 2004; December 21, 2004; September 1, 2005; May 15, 2000

Acquisition Strategy

In order to maximize the flexibility in acquiring space to house the DOJ, GSA may issue a single, multiple award solicitation that will allow offerors to provide blocks of space able to meet the requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus.

Background

The mission of the Department of Justice is to enforce the law and defend the interests of the United States according to the law; to ensure public safety against threats foreign and domestic; to provide federal leadership in preventing and controlling crime; to seek just punishment for those guilty of unlawful behavior; and to ensure fair and impartial administration of justice for all Americans.

Justification

The current leases at 600 E Street, NW, 1425 New York Avenue, NW, 601 D Street, NW, and 1331 Pennsylvania Avenue, NW in Washington, DC expire on February 21, 2014, December 20, 2014, August 31, 2015 and December 31, 2015, respectively and DOJ requires continued housing to carry out its mission. The total space request reflects a reduced total space requirement that would accommodate all of the functions and personnel currently housed in these four locations. GSA will undertake the necessary interim leasing actions to achieve the space reductions proposed in this prospectus.

³ This estimate is for fiscal year 2015 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 negotiating this lease extension 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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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.

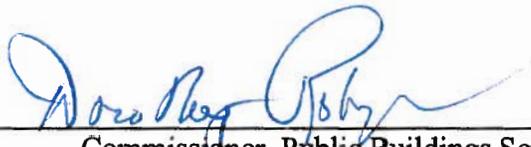
Interim Leasing

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.

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