

**PROSPECTUS – LEASE  
DEPARTMENT OF HOMELAND SECURITY  
NATIONAL PROTECTION AND PROGRAMS DIRECTORATE  
NORTHERN VIRGINIA**

Prospectus Number: PVA-06-WA14  
Congressional District: 8

**Project Summary**

The General Services Administration (GSA) proposes a replacement lease of up to 123,000 rentable square feet of space for the Department of Homeland Security's (DHS) National Protection and Programs Directorate (NPPD). NPPD's Cybersecurity and Communications (CS&C) office is currently housed in two leases located at 1110 North Glebe Road in Arlington, Virginia.

NPPD will maintain its efficient utilization of space with a proposed office utilization rate of 74 USF and overall utilization rate of 173 USF per person.

**Description**

Occupant:	DHS / NPPD / CS&C
Lease Type:	Replacement
Current Rentable Square Feet (RSF):	115,640 (RSF/USF = 1.13)
Proposed Maximum RSF <sup>1</sup> :	123,000 (RSF/USF = 1.2)
Expansion Space RSF:	None
Current Usable Square Feet/Person:	173
Proposed Usable Square Feet/Person:	173
Proposed Maximum Leasing Term:	15 years
Expiration Date(s) of Current Lease(s):	February 19, 2014; April 30, 2014
Delineated Area:	Northern Virginia
Number of Official Parking Spaces <sup>2</sup> :	4
Scoring:	Operating lease
Maximum Proposed Rental Rate <sup>3</sup> :	\$39.00
Proposed Total Annual Cost <sup>4</sup> :	\$4,797,000
Current Total Annual Cost:	\$3,945,301 (leases effective 5/1/04 and 2/20/09)

<sup>1</sup> The RSF/USF at the current location is approximately 1.13, however, to maximize competition an RSF/USF ratio of 1.2 is used for the proposed maximum RSF as indicated in the housing plan.

<sup>2</sup> NPPD 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.

<sup>3</sup> This estimate is for fiscal year 2014 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.

<sup>4</sup> 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**

There are currently two leases occupied by CS&C located at 1110 North Glebe Road in Arlington, Virginia. The leases expire February 19, 2014, and April 30, 2014.

CS&C is responsible for enhancing the security, resiliency, and reliability of the nation's cyber and communications infrastructure. CS&C actively engages the public and private sectors as well as international partners to prepare for, prevent, and respond to catastrophic incidents that could degrade or overwhelm these strategic assets.

CS&C works to prevent or minimize disruptions to the country's critical information infrastructure to protect the public, economy, government services, and the overall security of the United States. It does this by supporting a series of continuous efforts designed to further safeguard federal government systems by reducing potential vulnerabilities, protecting against cyber intrusions, and anticipating future threats.

**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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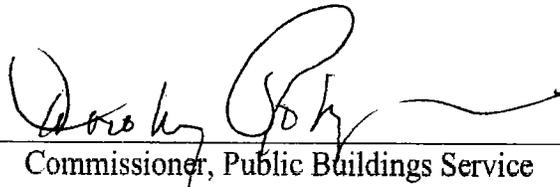
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**Certification of Need**

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

Submitted at Washington, DC, on January 8, 2014

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration