

**PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
TRANSPORTATION SECURITY ADMINISTRATION
NORTHERN VIRGINIA**

Prospectus Number: PVA-04-WA14
Congressional Districts: 8, 11

Executive Summary

The General Services Administration (GSA) proposes a replacement lease of up to 625,000 rentable square feet (RSF) of space for the Department of Homeland Security (DHS), Transportation Security Administration (TSA) in the Northern Virginia. TSA is currently housed in five separate buildings in Northern Virginia: 601 and 701 South 12th Street in Arlington, 6354 Walker Lane in Springfield, 1900 Oracle Way in Reston, and 45065 Riverside Parkway in Ashburn. All except the Walker Lane space are currently leased directly by TSA and expire between March 2014 and March 2018.

TSA will improve its office utilization rate from 103 USF to 84 USF per person and its overall utilization rate from 173 USF to 153 USF per person. The end product of improved space utilization is the prospectus proposal to house current personnel in 21,859 RSF less than the total of current occupancies.

Description

Occupant:	DHS / TSA
Lease Type	Replacement
Current Rentable Square Feet (RSF)	646,859 (Current RSF/USF = 1.10)
Proposed Maximum RSF:	625,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF ¹ :	21,859 RSF Reduction
Current Usable Square Feet/Person:	173
Proposed Usable Square Feet/Person:	153
Proposed Maximum Lease Term:	15 years
Expiration Dates of Current Lease(s):	3/31/2014, 4/30/2016, 9/16/2017, and 3/31/2018
Delineated Area:	Northern Virginia
Number of Official Parking Spaces ² :	85
Maximum Proposed Rental Rate ³ :	\$39.00

¹ The RSF/USF at the current locations is approximately 1.10, 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 TSA 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 2018 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.

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Proposed Total Annual Cost ⁴ :	\$24,375,000
Current Total Annual Cost:	\$26,169,917

Acquisition Strategy

GSA will issue a single, multiple award solicitation to 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. TSA has expressed a preference for co-location and that preference must be evaluated in the context of a competitive procurement that may result in one or more buildings in proximity to one another.

Background

TSA was created in 2001 as an agency within the Department of Transportation (DOT) in the wake of 9/11 to strengthen the security of the nation's transportation systems while ensuring the freedom of movement for people and commerce. Within a year, TSA assumed responsibility for security at the nation's airports and deployed a federal workforce to screen all commercial airline passengers and baggage. In March 2003, TSA transitioned from DOT to DHS. TSA employs a risk-based strategy to secure the U.S. transportation system, working closely with stakeholders in aviation, rail, transit, highway, and pipeline sectors, as well as partners in the law enforcement and intelligence communities.

Justification

The current leases housing TSA in Northern Virginia expire between 3/31/2014 and 3/31/2018, and TSA requires continued housing to carry out its mission. TSA's current multiple headquarters locations in Arlington, Springfield, Reston, and Ashburn have created administrative inefficiencies such as duplication of resources that TSA seeks to rectify through the prospectus co-location proposal, which is expected to reduce operational redundancies and foster increased efficiency. TSA has used its existing leasing authority to extend current leases as needed to coincide with commencement of the new prospectus lease.

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

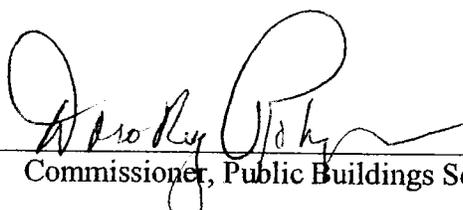
GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

Certification of Need

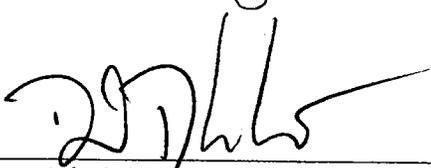
The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on January 8, 2014

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration