

**PROSPECTUS – LEASE
DEPARTMENT OF JUSTICE
EXECUTIVE OFFICE FOR IMMIGRATION REVIEW
NORTHERN VIRGINIA**

Prospectus Number: PVA-01-WA14
Congressional District: VA-8, 10, 11

Executive Summary

The General Services Administration (GSA) proposes a replacement lease of up to 176,000 rentable square feet of space for the Department of Justice, Executive Office for Immigration Review (EOIR), currently housed at 5107 and 5201 Leesburg Pike in Falls Church, Virginia.

The proposed lease will enable EOIR to provide continued housing for its operations, while improving its office and overall utilization rates from 142 to 127 and 222 to 199 USF per person, respectively, while housing its current personnel in 14,181 RSF less than the total of its current occupancies.

Description

Occupant:	DOJ-EOIR
Lease Type	Replacement
Current Rentable Square Feet (RSF)	190,181 (Current RSF/USF = 1.14)
Proposed Maximum RSF:	176,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	14,181 RSF Reduction
Current Usable Square Feet/Person:	222
Proposed Usable Square Feet/Person:	199
Proposed Maximum Lease Term:	15 years
Expiration Dates of Current Lease(s):	9/15/2015
Delineated Area:	Northern Virginia
Number of Official Parking Spaces:	None
Scoring:	Operating Lease
Maximum Proposed Rental Rate ¹ :	\$39.00 / RSF
Proposed Total Annual Cost ² :	\$6,864,000
Current Total Annual Cost:	\$5,735,485 (Leases effective 9/16/05 and 10/9/07)

¹ 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 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.

² 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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Background

EOIR's mission is to adjudicate immigration cases under delegated authority from the Attorney General. EOIR interprets and administers federal immigration laws by conducting immigration court proceedings, appellate reviews, and administrative hearings.

Justification

The current leases at 5107 Leesburg Pike and 5201 Leesburg Pike in Falls Church, Virginia will expire on September 15, 2015, leaving DOJ-EOIR without continued housing unless a replacement lease is obtained. The total space request under this prospectus reflects a reduced total space requirement that would house all of the functions and personnel currently housed in these two locations.

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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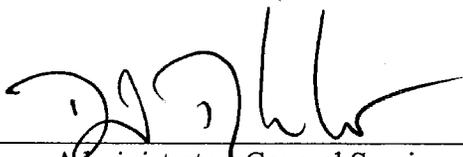
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Certification of Need

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