

**PROSPECTUS – LEASE
CORPORATION FOR NATIONAL AND COMMUNITY SERVICE
WASHINGTON, DC**

Prospectus Number: PDC-03WA14

Executive Summary

The General Services Administration (GSA) proposes a replacement lease of up to 105,000 rentable square feet (RSF) for the Corporation for National and Community Service (CNCS) located at 1201-1225 New York Avenue NW, Washington, DC. The current lease expires October 11, 2014.

The replacement lease will provide continued housing for CNCS, and will improve CNCS' office and overall utilization rates from 151 to 129 usable square feet (USF) per person and 226 to 198 USF per person, respectively, while housing current personnel in 6,159 RSF less than the total of its current occupancies at the New York Avenue, NW locations.

Description

Occupant:	CNCS
Lease Type	Replacement
Current Rentable Square Feet (RSF)	111,159 (Current RSF/USF = 1.12)
Proposed Maximum RSF:	105,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF ¹ :	6,159 RSF Reduction
Current Usable Square Feet/Person:	226
Proposed Usable Square Feet/Person:	198
Proposed Maximum Lease Term:	15 years
Expiration Dates of Current Lease(s):	10/11/2014
Delineated Area:	Washington, DC CEA
Number of Official Parking Spaces:	3
Scoring:	Operating Lease
Maximum Proposed Rental Rate ² :	\$50.00/RSF
Proposed Total Annual Cost ³ :	\$5,250,000
Current Total Annual Cost:	\$4,591,391 (Lease effective 10/12/04)

¹ The RSF/USF at the current location is approximately 1.12. 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 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.

³ 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

Headquartered in Washington DC, CNCS is an independent federal agency that is one of the government's largest grant providers to help organizations at the community level to implement projects or ideas that require special funding or assistance.

Justification

The current lease at 1201-1225 New York Ave NW, Washington, DC expires on October 11, 2014, and will leave CNCS without continued housing, unless a replacement lease is obtained.

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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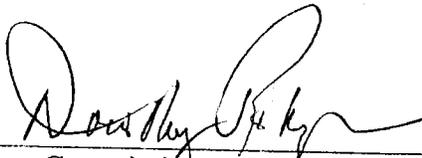
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Certification of Need

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

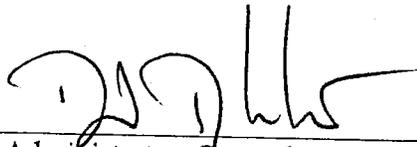
Submitted at Washington, DC, on January 8, 2014

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration