

**PROSPECTUS – LEASE
DEPARTMENT OF HEALTH AND HUMAN SERVICES
CENTERS FOR DISEASE CONTROL AND PREVENTION
SUBURBAN MARYLAND**

Prospectus Number: PMD-01-WA11
Congressional District: 4, 5, 6, 8

Project Summary

The General Services Administration (GSA) proposes a replacement lease of up to 148,000 rentable square feet (rsf) for the Department of Health and Human Services (HHS), Centers for Disease Control and Prevention (CDC), the National Center for Health Statistics. The CDC is currently located in the Metro IV Building, at 3311 Toledo Road, Hyattsville, MD.

Description

Occupants:	HHS-CDC
Delineated Area:	Suburban MD
Lease Type:	Replacement
Justification:	Expiring lease 12/31/2012
Expansion Space:	58,135 rsf (space reduction)
Number of Parking Spaces: ¹	16 official vehicles
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	148,000
Current Total Annual Cost:	\$5,069,076
Proposed Total Annual Cost: ²	\$5,032,000
Maximum Proposed Rental Rate: ³	\$34.00 per rentable square foot

Energy Performance

GSA will incorporate energy efficiency requirements into the Solicitation for Offers and other documents related to the procurement of space for which this prospectus seeks authorization. GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement.

¹ CDC security requirements may necessitate control of the parking garage 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.

² Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

³ This estimate is for fiscal year 2013 and may be escalated by 1.7 percent annually to the effective date of the lease to account for inflation.

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Authorization

- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.
- Approval of this prospectus will constitute authority to provide interim leases, if necessary, prior to the execution of the new lease.

Certification of Need

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

Submitted at Washington, DC, on September 10, 2010

Recommended:
for Commissioner, Public Buildings Service

Approved:
Administrator, General Services Administration