

**PROSPECTUS – LEASE  
DEPARTMENT OF LABOR  
NORTHERN VIRGINIA**

Prospectus Number: PVA-02-WA11  
Congressional District: 8

**Project Summary**

The General Services Administration (GSA) proposes a replacement lease of up to 100,000 rentable square feet (rsf) for the Department of Labor's Office of the Solicitor (SOL), and Mine Safety and Health Administration (MSHA). They are currently located at 1100 Wilson Boulevard in Arlington, VA.

**Description**

Occupants:	SOL, MSHA
Delineated Area:	Northern Virginia
Lease Type:	Replacement
Justification:	Expiring Leases (04/27/2012)
Expansion Space:	2,500 RSF
Number of Parking Spaces:	10 for official government vehicles
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	100,000 RSF
Current Total Annual Cost:	\$3,589,679
Proposed Total Annual Cost: <sup>1</sup>	\$3,800,000
Maximum Proposed Rental Rate: <sup>2</sup>	\$38.00 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.

<sup>1</sup> Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

<sup>2</sup> This estimate is for fiscal year 2012 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**

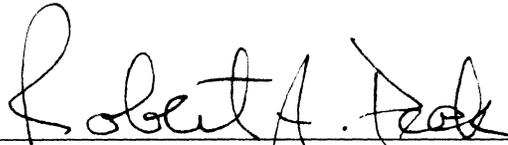
- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.
- Approval of this prospectus will constitute authority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

**Certification of Need**

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

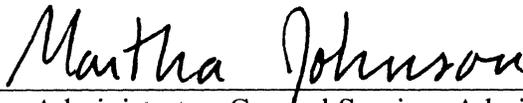
Submitted at Washington, DC, on September 10, 2010

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration