

**PROSPECTUS – LEASE
DEPARTMENT OF JUSTICE
WASHINGTON, DC**

Prospectus Number: PDC-05-WA21

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 331,000 rentable square feet (RSF) for the Department of Justice (DOJ), Antitrust and Civil Divisions, currently located at Liberty Square, 450 Fifth St. NW, Washington, DC. DOJ has occupied space at this location since November 8, 2007, under a lease that expires on January 11, 2023.

The new lease will provide continued housing for DOJ and will improve the office and overall space utilization rate from 211 to 132 and 359 to 220 usable square feet (USF) per person, respectively.

Description

Occupant:	DOJ
Current RSF:	477,473 (Current RSF/USF = 1.15)
Estimated/Proposed Maximum RSF ¹ :	331,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	146,473 RSF reduction
Current USF/Person:	359
Estimated/Proposed USF/Person:	220
Expiration Dates of Current Lease(s):	1/11/2023
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	Washington, DC, Central Employment Area
Number of Official Parking Spaces ² :	20
Scoring:	Operating
Current Total Annual Cost:	\$21,532,873
Estimated Rental Rate ³ :	\$50.00 / RSF
Estimated Total Annual Cost ⁴ :	\$16,550,000

¹ The RSF/USF at the current location is approximately 1.15; however, to maximize competition a RSF/USF ratio of 1.20 is used for the estimated proposed maximum RSF as indicated in the housing plan.

² Security requirements may necessitate control of parking at the leased location in addition to the official parking spaces identified in the prospectus. This may be accomplished as a lessor-furnished service, under an operating agreement with the lessor or part of the Government's leasehold interest in the building(s). If the additional parking resulting from security requirements is included in the leasehold interest in the building, the proposed total annual cost and maximum proposed rental rate may exceed the amounts indicated above.

³ This estimate is for fiscal year 2023 and may be escalated by 2 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 the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

⁴ New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

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Acquisition Strategy

In order to maximize the flexibility and competition in acquiring space for DOJ, GSA may issue a single, multiple-award solicitation that will allow offerors to provide blocks of space able to meet requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus.

Background

The mission of DOJ is to enforce the law and defend the interests of the United States according to the law; to ensure public safety against threats foreign and domestic; to provide Federal leadership in preventing and controlling crime; to seek just punishment for those guilty of unlawful behavior; and to ensure fair and impartial administration of justice for all Americans.

Both the Antitrust Division and the Civil Division report to the Associate Attorney General. The mission of the Antitrust Division is to promote economic competition through enforcing and providing guidance on antitrust laws and principles. The DOJ Civil Division represents the United States, its departments and agencies, Members of Congress, Cabinet Officers, and other Federal employees in any civil or criminal matter within its scope of responsibility. The Civil Division's responsibilities include ensuring the Federal Government speaks with one voice in its view of the law; preserving the intent of Congress; advancing the credibility of the Government before the courts; and protecting the public fisc (i.e., the U.S. Treasury).

Justification

DOJ's Antitrust Division and Civil Division are currently housed at 450 Fifth St. NW in a lease that expires January 11, 2023. These DOJ components require continued housing to carry out their missions.

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.

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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 10/15/2020

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration