

**PROSPECTUS – LEASE
DEPARTMENT OF THE TREASURY – INTERNAL REVENUE SERVICE
PLANTATION, FL**

Prospectus Number: PFL-01-PL18
Congressional District: 23

Executive Summary

The General Services Administration (GSA) proposes a lease extension of approximately 135,819 rentable square feet (RSF) for the Department of the Treasury, Internal Revenue Service (IRS), currently located at 7850 SW 6th Court in Plantation, FL. The current lease expires on April 30, 2019.

The proposed extension will enable IRS to provide continued housing for its personnel while the long-term, below-prospectus housing solution is completed.

Description

Occupant:	Internal Revenue Service
Current Rentable Square Feet (RSF)	135,819 (Current RSF/USF = 1.11)
Estimated Maximum RSF:	135,819 (Proposed RSF/USF = 1.11)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	261
Estimated Usable Square Feet/Person:	261
Expiration Dates of Current Lease(s):	04/30/2019
Proposed Maximum Leasing Authority:	2 years
Delineated Area:	North Boundary – W. Oakland Park Blvd East Boundary – Interstate 95 South Boundary – Interstate 595 West Boundary – Sawgrass Expressway
Number of Official Parking Spaces:	65
Scoring:	Operating Lease
Current Total Annual Cost:	\$4,725,255 (leases effective 05/01/09)
Estimated Rental Rate ¹ :	\$37.00 / RSF
Estimated Total Annual Cost ² :	\$5,025,303

¹ This estimate is for fiscal year 2019 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.

² New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

**PROSPECTUS – LEASE
DEPARTMENT OF THE TREASURY – INTERNAL REVENUE SERVICE
PLANTATION, FL**

Prospectus Number: PFL-01-PL18
Congressional District: 23

Background

IRS provides America's taxpayers top quality service by helping them understand and meet their tax responsibilities and enforce the law with integrity and fairness to all.

Justification

The current lease at 7850 SW 6th Court expires on April 30, 2019. IRS requires continued housing at this location to carry out its mission until it can relocate its personnel to another location better suited to operations in a smaller space. The long-term replacement lease is expected to be below prospectus level.

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.


**PROSPECTUS – LEASE
DEPARTMENT OF THE TREASURY – INTERNAL REVENUE SERVICE
PLANTATION, FL**

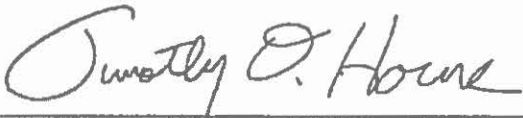
Prospectus Number: PFL-01-PL18
Congressional District: 23

Certification of Need

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

Submitted at Washington, DC, on November 30, 2017

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Acting Administrator, General Services Administration