

**PROSPECTUS – LEASE
DEPARTMENT OF DEFENSE
DEFENSE INTELLIGENCE AGENCY
PRINCE GEORGES COUNTY, MD**

Prospectus Number: PMD-01-WA18
Congressional District: 4

Executive Summary

The General Services Administration (GSA) proposes a lease of up to 266,000 rentable square feet (RSF) of office and warehouse space for the Department of Defense (DoD), Defense Intelligence Agency (DIA), currently located at 3300 75th Street, Landover, MD. The proposed lease will provide continued housing for DoD-DIA as well as more modern, streamlined, and efficient operations.

Description

Occupant:	DoD DIA
Current Rentable Square Feet (RSF)	266,000 (Current RSF/USF = 1.05)
Estimated Maximum RSF:	266,000 (Proposed RSF/USF = 1.05)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	115 office usable square feet per person
Estimated Usable Square Feet/Person:	115 office usable square feet per person
Proposed Maximum Leasing Authority:	20 Years
Expiration Dates of Current Leases:	8/31/2019
Delineated Area:	North: Riverdale Road/MD 450. West: Baltimore-Washington Parkway. South: MD 202. East: I-495
Number of Official Parking Spaces ¹ :	10 Surface Parking
Scoring:	Operating lease
Estimated Rental Rate ² :	\$18.50 per rentable square foot
Estimated Total Annual Cost: ³	\$4,921,000
Current Total Annual Cost:	\$4,860,413 (Lease effective 9/1/2009)

¹ DoD security requirements may necessitate control of parking at this location. This control may be accomplished as a lessor furnished service, under an operating agreement with the lessor, or as part of the Government's leasehold interest in the building(s). An outdoor surface parking area will be used as a ware yard to accommodate storage containers, trailers used to stage materials for jobs on a long-term basis, military vehicles, and oversized items such as diesel generators. The parking lot will also be used for 10 official Government vehicles.

² 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 a basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

³ New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

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Background

DIA is a DoD combat support agency that produces, analyzes, and disseminates military intelligence information to combat and non-combat military missions. The DIA serves as the Nation's primary manager and producer of foreign military intelligence, and is a central intelligence producer and manager for the Secretary of Defense, the Joint Chiefs of Staff, and the Unified Combatant Command.

Justification

The DoD-DIA has a mission-based requirement that serves DIA personnel. The mission requires the highest level of protection since it directly supports Overseas Contingency Operations. The location requires Anti-Terrorism/Force Protection and Interagency Security Committee requirements to be fully met.

The current lease expires August 31, 2019. DoD-DIA requires continued housing to carry out its mission and anticipates a continued need beyond the proposed term of this lease. GSA will consider whether DoD-DIA's continued housing needs should be satisfied in the existing location based on an analysis of other potential locations within the delineated area. If other potential locations are identified, a cost-benefit analysis will be conducted to determine whether the Government can expect to recover the relocation and duplication costs of real and personal property needed for DoD-DIA to accomplish its mission.

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.

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

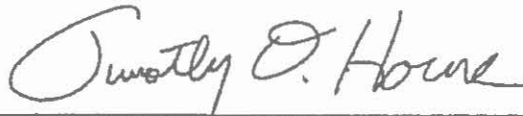
Submitted at Washington, DC, on November 30, 2017

Recommended:



Commissioner, Public Buildings Service

Approved:



Acting Administrator, General Services Administration