

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

Prospectus Number: PDC-07-WA20

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 162,000 rentable square feet (RSF) for the Department of Justice (DOJ), Office of Justice Programs (OJP), currently located at 810 Seventh Street NW, Washington, DC. OJP has occupied space in the building since November 1, 2011, under a lease that expires on October 31, 2021.

The lease will provide continued housing for OJP and will improve the office and overall space utilization rates from 122 to 67 and 193 to 124 usable square feet (USF) per person, respectively. The office configuration will be limited to a total number of not more than 881 seats to reflect the telework posture of OJP.

**Description**

Occupant:	Office of Justice Programs
Current RSF:	251,795 (Current RSF/USF = 1.20)
Estimated/Proposed Maximum RSF:	162,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	89,795 RSF Reduction
Current USF/Person:	193
Estimated/Proposed USF/Person:	124
Expiration Dates of Current Lease(s):	10/31/2021
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	Washington, DC, Central Employment Area
Number of Official Parking Spaces <sup>1</sup> :	7
Scoring:	Operating
Current Total Annual Cost:	\$15,621,730 (lease effective 11/1/2011)
Estimated Rental Rate <sup>2</sup> :	\$50.00 / RSF
Estimated Total Annual Cost <sup>3</sup> :	\$8,100,000

<sup>1</sup> Security requirements may necessitate control of the 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 Government's leasehold interest, the proposed total annual cost and maximum proposed rental rate may exceed the amounts indicated above.

<sup>2</sup> This estimate is for fiscal year FY 2022 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.

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

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**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.

OJP is a division reporting to the Associate Attorney General, and its mission is to provide leadership, resources, and solutions for creating safe, just, and engaged communities. In addition to sharing knowledge and best practices through training, OJP provides grants to Federal, State, local, and Tribal justice systems to implement various strategies to fight crime.

**Justification**

The current location houses OJP and serves as the headquarters for the division. It is the training hub for various programs to educate law enforcement officers, and those who support them, on how to work effectively within their communities.

The current lease at 810 Seventh Street NW, Washington, DC, expires on October 31, 2021. The personnel count on the housing plan represents the current number of employees. Due to high telework participation, not more than 881 seats will be provided in the new requirement, making the footprint more efficient. OJP requires continued housing to carry out 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**

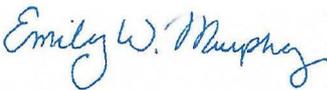
GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

**Certification of Need**

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

Submitted at Washington, DC, on 8/25/2020

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration