

**PROSPECTUS – LEASE
NATIONAL INSTITUTES OF HEALTH
6701 AND 6707 DEMOCRACY BLVD.
SUBURBAN MARYLAND**

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

Project Summary

The General Services Administration (GSA) proposes a lease consolidation of up to 403,000 rentable square feet (rsf) for the National Institutes of Health (NIH) currently located at 6701 and 6707 Democracy Blvd, Bethesda, MD.

The current leased locations consist of 352,717 rsf under 10 leases that will expire from October 31, 2010 through November 30, 2012 with one lease expiring in November 2017. These leases were obtained directly by NIH through a delegation of leasing authority, and they provide housing for a diverse grouping of 15 NIH organizations. The purpose of this prospectus is to obtain authority to enter into a long term lease of up to 20 years for NIH beginning in 2012.

NIH's new consolidated location needs to be proximate to the NIH campus in Montgomery County Maryland, NIH off-campus clusters, I-270, NW Beltway Spur, and the Metro along the Red Line as employees rely on the NIH shuttle service and public transit to make frequent trips to the campus. Additionally, NIH frequently hosts conferences/training sessions attended by representatives from other government agencies, health organizations/companies, and foreign dignitaries. Locating outside of the specified delineated area, in a location inaccessible by public transit, I-270, the Northwest Beltway Spur and away from other federal agencies, could negatively impact these functions.

Acquisition Strategy

In order to maximize flexibility in acquiring space to house the National Institutes of Health elements, GSA may issue a single, multiple award lease solicitation that will allow offerors to provide blocs of space able to meet the requirements in whole or in part.

Description

Occupants:
Delineated Area:

NIH
North – Halpine Road to Twinbrook Pkwy
East – Viers Mill Road to Connecticut Ave;
West – E. Jefferson Street, Rollins Avenue, Evelyn Dr., Montrose Road, Tadenwood Drive, Old Stage Road, Tilden Park, Tuckerman Lane I-270, Democracy Boulevard, Old Georgetown Road, Wisconsin Avenue,
South – Bradley Lane

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Lease Type:	Consolidation
Justification:	10 NIH Leases expiring between 10/31/2010 and 11/30/2012, and one lease expiring in 2017
Expansion Space:	50,283 rsf
Number of Parking Spaces:	5 official government vehicles
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	20 years
Maximum Rentable Square Feet:	403,000
Current Total Annual Cost:	\$16,674,160
Proposed Total Annual Cost: ¹	\$13,702,000
Maximum Proposed Rental Rate: ²	\$34.00

Summary of Energy Compliance

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.

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 interim leases, if necessary, prior to the execution of the new lease.

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

² 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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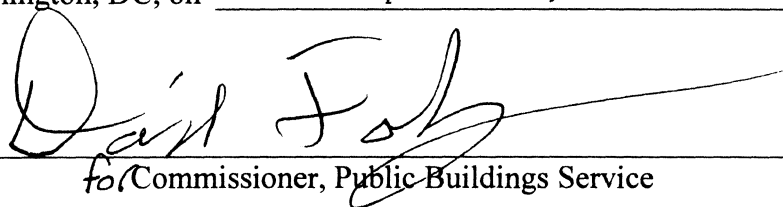
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Certification of Need

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

Submitted at Washington, DC, on September 10, 2010

Recommended:


for Commissioner, Public Buildings Service

Approved:


Administrator, General Services Administration