

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

Prospectus Number: PDC-11-WA10

Project Summary

The General Services Administration (GSA) proposes a replacement lease of up to 252,000 rentable square feet (rsf) of space for the Department of Education (DoEd) currently located in the Union Center Plaza building at 830 First Street, NE in Washington, DC.

Acquisition Strategy

GSA may satisfy this requirement through a single award solicitation or as part of a multiple award solicitation.

Description

Occupants:	DoEd
Delineated Area:	Washington, DC Central Employment Area, North of Massachusetts Avenue, and Southwest Waterfront
Lease Type:	Replacement
Justification:	Expiring Lease (July 31, 2011)
Expansion Space:	None
Number of Parking Spaces:	24 spaces
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	252,000
Current Total Annual Cost:	\$7,814,193
Proposed Total Annual Cost: ¹	\$12,348,000
Maximum Proposed Rental Rate: ²	\$49.00

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.

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 2011 and may be escalated by 1.8 percent annually to the effective date of the lease to account for inflation.

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GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement

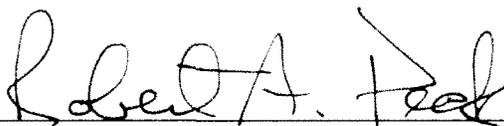
Authorization

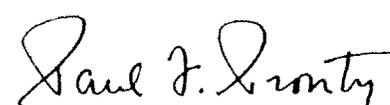
- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.
- Approval of this prospectus will constitute authority to provide an interim lease, if necessary, prior to the execution of the new lease.

Certification of Need

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

Submitted at Washington, DC, on October 16, 2009

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Acting Administrator, General Services Administration