

**PROSPECTUS –LEASE
DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
WASHINGTON, DC**

Prospectus Number: PDC-05-WA10

Project Summary

The General Services Administration (GSA) proposes a lease extension for up to 71,914 rentable square feet (rsf) for the Federal Emergency Management Agency (FEMA) currently located in the Patriots Plaza Building at 395 E Street, SW, Washington, DC.

GSA proposes to extend the current lease at Patriots Plaza to coincide with the occupancy of FEMA's new headquarters space at St. Elizabeths. Funding for design for a consolidated FEMA facility at St. Elizabeths has been requested in fiscal year 2009 and has been funded as part of the American Recovery and Reinvestment Act of 2009 (P.L.111-5). Construction funding will be requested in a future fiscal year to commence construction of the new FEMA headquarters. The space is currently scheduled to be ready for occupancy in 2014. GSA will negotiate termination rights with the current landlord to provide the flexibility needed as the occupancy date for St. Elizabeths approaches.

Description

Occupants:	FEMA
Delineated Area:	Washington, DC
Lease Type:	Extension
Justification:	Expiring lease (August 2011)
Expansion Space:	None
Parking:	None
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	5 years
Maximum Rentable Square Feet:	71,914
Current Total Annual Cost:	\$3,012,192
Proposed Total Annual Cost: ¹	\$3,523,786
Maximum Proposed Rental Rate: ²	\$49.00

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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Authorization

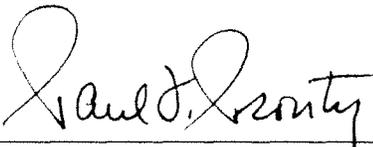
- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.
- Approval of this prospectus will constitute authority 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 June 11, 2009

Recommended: 
Acting Commissioner, Public Buildings Service

Approved: 
Acting Administrator, General Services Administration