

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

Prospectus Number: PDC-13-WA10

Project Summary

The General Services Administration (GSA) proposes replacement leases in up to three locations for 468,000 rentable square feet of space for the Department of Justice (DOJ) Criminal Division and other smaller components of the DOJ Offices, Boards, and Divisions. The Criminal Division is currently located at 1301 New York Avenue, NW; 1400 New York Avenue, NW; and 1331 F Street, NW, in Washington DC.

The Senate Committee on Environment and Public Works and the House Committee on Transportation and Infrastructure approved prospectuses PDC-06-WA09 and PDC-10-WA09 on September 17 and 24, 2008, respectively, for the DOJ Criminal Division at 1301 New York Avenue and 1400 New York Avenue. These prospectuses propose interim succeeding leases for up to 5 years to remain in place until DOJ finalizes its long-term housing strategy for the Criminal Division. DOJ has subsequently decided to acquire long-term replacement leases for the Criminal Division requirement currently located at 1301 New York Avenue, 1400 New York Avenue and 1331 F Street in FY 2010 through a competitive procurement.

The leases at 1301 New York Avenue and 1400 New York Avenue expired on August 31, 2009. Negotiations are underway to extend these leases using the authority of prospectuses PDC-06-WA09 and PDC-10-WA09, while GSA acquires replacement leases for the Criminal Division's long-term housing requirement. GSA must relocate the Criminal Division from 1400 New York Avenue at the end of the negotiated lease extension period, consistent with the building owner's future development plans for the property. The two leases at 1331 F Street, NW, do not expire until August 21 and September 10, 2011.

Acquisition Strategy

In order to maximize flexibility in acquiring space to house DOJ Criminal Division elements, GSA may issue a single, multiple award lease solicitation that will allow offerors to provide blocs of space able to meet these requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus in the description that follows.

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Description

Occupant:	DOJ
Lease Type:	Washington, DC Central Employment
Delineated Area:	Area, North of Massachusetts Avenue, and Southwest Waterfront
Justification:	Replacement of expiring leases
Expansion Space:	15,829 RSF
Number of Parking Spaces: ¹	274 Structured
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	468,000
Current Total Annual Cost:	\$14,464,248
Proposed Total Annual Cost: ²	\$22,932,000
Maximum Proposed Rental Rate: ³	\$49.00 per rentable square foot

Energy Performance

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.

¹ DOJ's security requirements may necessitate control of the parking garages at the leased locations. This may be accomplished as a lessor-furnished service as part of the Government's leasehold interest in the buildings at an additional cost above the rental rate approved in this prospectus.

² Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

³ This estimate is for fiscal year 2012 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

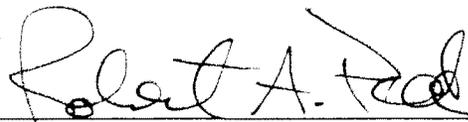
- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in one or more facilities that will yield the required rentable area.
- Approval of this prospectus will constitute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

Certification of Need

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

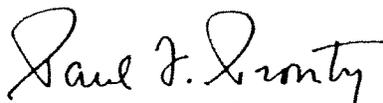
Submitted at Washington, DC, on October 16, 2009

Recommended:



Commissioner, Public Buildings Service

Approved:



Acting Administrator, General Services Administration