

**PROSPECTUS – LEASE
DEPARTMENT OF THE TREASURY
WASHINGTON, DC**

Prospectus Number: PDC-16-WA10

Project Summary

The General Services Administration (GSA) proposes a new lease of up to 70,000 rentable square feet (rsf) for the Department of the Treasury (Treasury), currently located in the Treasury Annex, 501 Madison Place, NW, Washington, DC.

Treasury will vacate the Treasury Annex while it is completely modernized in a single phase. The modernization will address major functional and code deficiencies to align the historic structure with modern federal office use, while preserving significant interior and exterior features. Treasury, which will fund the Annex renovation, will relocate 279 employees to space in Main Treasury. The remaining 300 Treasury employees will require leased swing space during renovations. Only a small U.S. Secret Service office will remain operational in the Treasury Annex building during construction. Occupancy of the new leased swing space is anticipated to occur in fiscal year 2010.

Acquisition Strategy

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

Description:

Occupants:	Department of the Treasury
Delineated Area:	Washington, DC Central Employment Area, North of Massachusetts Avenue, and Southwest Waterfront
Lease Type:	New
Justification:	Renovation/modernization of the Treasury Annex
Expansion Space:	None
Number of Parking Spaces:	None
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	10 years (cancellation rights after 5 years)
Maximum Rentable Square Feet:	70,000
Current Total Annual Cost:	\$1,328,000

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Proposed Total Annual Cost: ¹	\$3,430,000
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. 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 area.
- Approval of this prospectus will constitute authority to provide an interim lease, 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 2010 and may be escalated by 1.8 percent annually to the effective date of the lease to account for inflation.

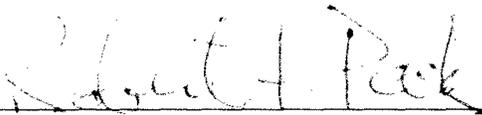
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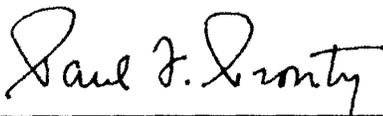
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Certification of Need

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

Submitted at Washington, DC, on September 11, 2009

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Acting Administrator, General Services Administration