

**PROSPECTUS – LEASE
NATIONAL INSTITUTES OF HEALTH
NATIONAL INSTITUTE OF ALLERGY AND INFECTIOUS DISEASES
SUBURBAN MARYLAND**

Prospectus Number: PMD-01-WA10
Congressional District: 8

Project Summary

The General Services Administration (GSA) proposes a lease consolidation of up to 491,000 rentable square feet (rsf) for the National Institutes of Health (NIH), National Institute of Allergy and Infectious Diseases (NIAID) currently located in multiple buildings in the Rock Springs Office Park in Bethesda, MD.

NIAID's Rock Springs location includes 159,731 rsf at 6700 Rockledge Boulevard under a lease which expires May 31, 2010. GSA obtained authority in PMD-01-WA09 to extend the lease at 6700 Rockledge Boulevard on a short-term basis to align with lease expirations in neighboring buildings in preparation for a consolidation. NIAID occupies an additional 200,269 rsf at 6610 Rockledge Drive and 10401 Fernwood Road. These locations were acquired by NIH under special leasing authority to meet emergency staff increases following the September 11, 2001 tragedy and subsequent anthrax attacks. At the time, Congress designated NIAID the lead agency to formulate a biodefense strategic research plan to address federally funded research involving highly infectious pathogens which threaten public health world-wide. Subsequent to completion of the biodefense strategic plan, NIAID was designated to lead the federal agenda for implementation and also expand oversight to include biomedical research programs addressing chemical, radioactive and chemical toxin public health threats. NIH acquired both Rockledge Drive and Fernwood Road as a temporary measure until consolidation was possible to address these expanding program needs. NIAID has a mission critical need for a lease consolidation.

NIAID has experienced more than a 30 percent increase in personnel since 2003 and expects continued growth until the anticipated delivery of their consolidated leased location in 2012. Their projected number of personnel is expected to reach 1,925 in 2009 and grow to 2,021 in 2012. NIAID personnel consist of federal staff, contractors, fellowship appointments, guest researchers, summer students, and volunteers.

NIAID'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 NIH campus. Additionally, NIAID 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.

**PROSPECTUS – LEASE
NATIONAL INSTITUTES OF HEALTH
NATIONAL INSTITUTE OF ALLERGY AND INFECTIOUS DISEASES
SUBURBAN MARYLAND**

Prospectus Number: PMD-01-WA10
Congressional District: 8

Acquisition Strategy

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

Description

Occupants:	NIAID
Delineated Area:	-To the north: Muddy Branch Road to I-270 to I-370 - To the east: Crabbs Branch Way to E. Gude Drive to Norbeck Rd. to Viers Mill Rd. to Connecticut Ave - To the south: Western Ave. following the border of Southern Maryland up to the Clara Barton Pkwy. - To the west: Seven Locks Rd. to Wooten Pkwy. to Darnestown Rd. to Great Seneca Hwy. to Muddy Branch Rd.
Lease Type:	Consolidation
Justification:	Expiring Leases - 10410 Fernwood Rd. - 9/30/2011 6610 Rockledge Blvd. – 3/31/2012 6700 Rockledge Dr. – TBD to align with projected consolidation date in 2012
Expansion Space:	58,108 usable square feet
Number of Parking Spaces:	7 inside

**PROSPECTUS – LEASE
NATIONAL INSTITUTES OF HEALTH
NATIONAL INSTITUTE OF ALLERGY AND INFECTIOUS DISEASES
SUBURBAN MARYLAND**

Prospectus Number: PMD-01-WA10
Congressional District: 8

Scoring:	Operating lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	491,000
Current Total Annual Cost:	\$11,677,100
Proposed Total Annual Cost: ¹	\$ 16,694,000
Maximum Proposed Rental Rate: ²	\$ 34.00 per rsf

Summary of 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.

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 1.8 percent annually to the effective date of the lease to account for inflation.

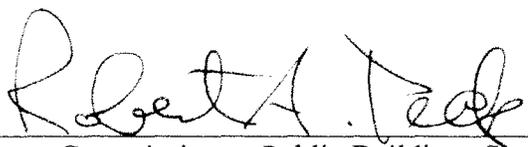
**PROSPECTUS – LEASE
NATIONAL INSTITUTES OF HEALTH
NATIONAL INSTITUTE OF ALLERGY AND INFECTIOUS DISEASES
SUBURBAN MARYLAND**

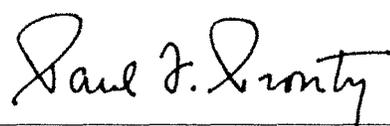
Prospectus Number: PMD-01-WA10
Congressional District: 8

Certification of Need

The proposed lease 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