

**PROSPECTUS – LEASE
DEPARTMENT OF DEFENSE
DEFENSE SECURITY COOPERATION AGENCY
NORTHERN VIRGINIA**

Prospectus Number: PVA-06-WA11
Congressional District: 8

Project Summary

The General Services Administration (GSA) proposes a replacement lease of up to 100,000 rentable square feet (rsf) and 5 inside parking spaces for the Department of Defense (DoD) Defense Security Cooperation Agency (DSCA) currently located at Crystal Gateway North, 201 12th Street South formerly recorded as 1111 Jefferson Davis Highway, Arlington, VA.

DSCA is currently collocated with several other DoD components at Crystal Gateway North. DoD is housed in approximately 205,000 rsf under two separate leases for 71,465 rsf and 133,292 rsf. DSCA occupies approximately one quarter of this space and the balance is occupied by DoD components that are required by the Base Realignment and Closure Act to relocate to DoD owned space by September 2011. GSA submitted lease prospectus PVA-02-WA08 on August 1, 2007 to extend the 133,292 rsf lease, which expired June 5, 2009, for three years. The 71,465 rsf lease was below the prospectus threshold and was extended separately. To mitigate vacant space within these leases, DSCA will remain at Crystal Gateway North during the extensions and will synchronize its move to a replacement leased location with the relocation of the remaining DoD components to DoD owned locations.

DSCA personnel are currently scattered throughout Gateway North Building with employees and supervisors offices located in different suites on different floors. This housing arrangement is disruptive to employee productivity because the space is not contiguous and does not promote a cohesive working environment. The new location will provide DSCA with contiguous space in one building.

DSCA anticipates an additional increase in personnel of approximately 11 percent by 2011 and also requires additional space. Moreover, DSCA requires onsite conference and training space at their proposed location to accommodate large meeting/training sessions. DSCA's current practice of renting offsite conference space is problematic because it is costly, requires disruptive travel between the office and the meeting location, and is not equipped to accommodate sensitive/classified meetings.

The current leased location is not compliant with DoD Minimum Anti-Terrorism Standards for Buildings effective for all leases that expire in FY 2007 and beyond. These requirements include but are not limited to: progressive collapse, DoD full building occupancy, 82 foot setback from the curb, and control of underground parking. GSA will solicit for a facility that is compliant with the DoD Minimum Antiterrorism Standards for Buildings.

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Description

Occupants:	DOD
Delineated Area:	Northern Virginia
Lease Type:	Consolidation/Expansion
Justification:	Expiring leases (6/05/12 & 3/13/14) DoD Anti-Terrorism Standards
Expansion Space:	47,162 rsf
Number of Parking Spaces ¹ :	5 Inside (official government vehicles)
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	20 years
Maximum Rentable Square Feet:	100,000
Current Total Annual Cost:	\$1,580,000
Proposed Total Annual Cost ² :	\$3,800,000
Maximum Proposed Rental Rate ³ :	\$38.00

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 will encourage offerors to work with energy service providers to exceed minimum requirements set forth in the procurement.

¹ The Department of Defense security requirements may necessitate control of the parking garage at the leased location. This may be accomplished as a lessor-furnished service, as a separate operating agreement with the lessor, or as part of the Government's leasehold interest in the building.

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

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Authorization

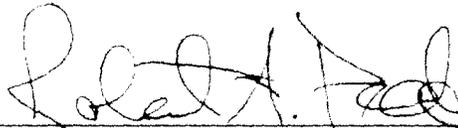
- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.
- Approval of this prospectus will constitute authority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

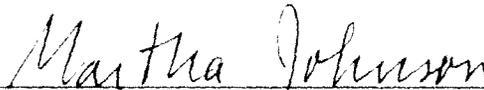
Submitted at Washington, DC, on December 21, 2010

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration