

**PROSPECTUS - LEASE  
DEPARTMENT OF HOMELAND SECURITY  
UNITED STATES COAST GUARD – OPERATIONS SYSTEMS CENTER  
MARTINSBURG/KEARNEYSVILLE AND SURROUNDING PORTIONS OF  
BERKELEY AND JEFFERSON COUNTIES, WV**

Prospectus Number: PWV-01-MA11  
Congressional District: 02

**Project Summary**

The General Services Administration (GSA) proposes leasing up to 161,000 rentable square feet (rsf) to provide for the partial consolidation/expansion requirements of the United States Coast Guard Operations System Center (OSC), currently located in multiple leased locations in Martinsburg and Kearneysville, West Virginia, Washington, DC, and government-owned facilities in Topeka, KS, Elizabeth City, NC, New London, CT, Baltimore, MD, and Alameda, CA.

This prospectus is submitted in response to language included in the Conference Report on H.R. 2892, Department of Homeland Security Appropriations Act, 2010 (P.L. 111-83 enacted October 28, 2009).

**Description**

Occupants:	DHS US Coast Guard
Delineated Area <sup>1</sup> :	Martinsburg/Kearneysville and surrounding portions of Berkeley and Jefferson Counties, WV
Lease Type:	Partial Consolidation/Expansion
Number of Parking Spaces:	600 surface
Expansion Space:	68,400 rsf
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	20 years
Maximum Rentable Square Feet:	161,000
Current Total Annual Cost:	\$1,602,907 (Existing leases and operating costs for Government-owned space)
Proposed Total Annual Cost <sup>2</sup> :	\$4,186,000
Maximum Proposed Rental Rate <sup>3</sup> :	\$26.00 per rentable square foot

<sup>1</sup> Bounded on the west by Back Creek from the West Virginia state line with Virginia to the West Virginia state line with Maryland, bounded on the north by the West Virginia state line with Maryland, bounded on the east by the West Virginia state line with Maryland and Virginia, and bounded on the south by the West Virginia state line with Virginia.

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

<sup>3</sup> This estimate is for fiscal year 2013 and may be escalated by 1.7 percent annually to the effective date of the lease to account for inflation.

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**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.

**Justification**

The OSC provides systems development and operations services for the Coast Guard and for the Department of Homeland Security. The Lowe Building, located at 408 Coast Guard Drive, Martinsburg, WV, acts as the primary facility for the OSC functions and provides 117,776 rsf of office/ADP space under a lease that expires February 9, 2015. Operations will remain at this facility and will not be included in leasing action proposed in this prospectus.

In addition to operations in the Lowe Building, OSC also occupies outlying facilities in the Martinsburg/Kearneysville area. OSC operations are located in trailers and small leased buildings, ranging from approximately 6,000 to 30,000 rsf. It is these operations, along with several other OSC functions housed throughout the United States for which this prospectus proposes partial consolidation and expansion.

While the OSC's operations do not require immediate proximity to the Lowe Building, they do need to remain in the designated delineated area of Martinsburg/Kearneysville, and surrounding portions of Berkeley and Jefferson Counties, WV. OSC operations may potentially be housed through leases in more than one building totaling 161,000 RSF, if a single building is not available to meet its requirements.

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**Authorizations**

- 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(s).

**Certification of Need**

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

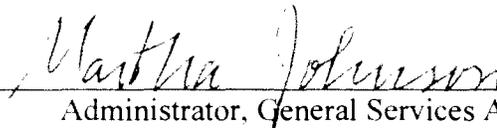
Submitted at Washington, DC, on May 13, 2010

Recommended: \_\_\_\_\_



Commissioner, Public Buildings Service

Approved: \_\_\_\_\_



Administrator, General Services Administration