

**PROSPECTUS – LEASE
DEPARTMENT OF STATE
U.S. AGENCY FOR INTERNATIONAL DEVELOPMENT
WASHINGTON, DC**

Prospectus Number: PDC-12-WA11

Project Summary

The General Services Administration (GSA) proposes a lease of up to 499,000 rentable square feet (rsf) with 77,000 rsf of expansion for the Department of State and U.S. Agency for International Development (USAID) currently located at Federal Center Plaza II, 400 C St. SW, in Washington, D.C. The current lease at this location expires on January 2, 2013.

The additional 77,000 rsf is needed to accommodate USAID's growth in personnel, linked to current and anticipated funding of various programs; including PEPFAR (Presidential Emergency Preparedness Fund for Aids Relief), DLI (Development Leadership Initiative), and the Civilian Stabilization Initiative. Senate Report 110-425 (page 32) to the Department of State, Foreign Operations, and Related Programs Appropriations Bill, 2009 " . . . supports the administration's proposal to double the number of Foreign Service Officers over the next several years . . . ".

This location was originally occupied solely by the Department of State, which moved some component groups to Foggy Bottom locations in late 2009 and early 2010, vacating a total of 4 floors encompassing 169,356 USF which were backfilled by USAID.

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Description

Occupants:	Department of State & USAID
Delineated Area:	Washington, DC Central Employment Area (CEA, NOMA and Waterfront)
Lease Type:	Replacement with Expansion
Justification:	Expiring Lease (January 2, 2013)
Expansion Space:	77,000 RSF
Number of Parking Spaces ¹ :	21 for official government vehicles
Scoring:	Operating
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	499,000
Current Total Annual Cost: ²	\$15,836,765
Proposed Total Annual Cost: ³	\$24,451,000
Maximum Proposed Rental Rate ⁴ :	\$49.00

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 Security requirements may necessitate control of the parking at the leased location. This may be accomplished as a lessor-furnished service, under an operating agreement with the lessor, or as part of the Government's leasehold interest in the building(s).

² "Current Total Annual Cost" includes \$1,520,671 estimated FY10 utility charges as current lease is net utilities.

³ Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

⁴ 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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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.

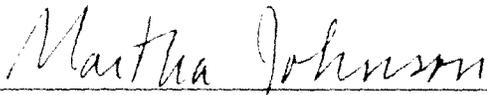
December 21, 2010

Submitted at Washington, DC, on _____

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration