

**PROSPECTUS – LEASE
FEDERAL TRADE COMMISSION
WASHINGTON, DC**

Prospectus Number: PDC-14-WA11

Project Summary

The General Services Administration (GSA) proposes a lease of up to 427,000 rentable square feet (rsf) for the Federal Trade Commission (FTC). The proposed lease will allow FTC to co-locate multiple bureaus and offices in one building or two adjacent buildings and substantially improve its efficiency in serving the American consumer. Personnel currently located at 601 New Jersey Avenue NW, Washington, DC, plus additional new hires projected for FY 2012 and thereafter will be provided housing under the proposed lease.

Acquisition Strategy

In order to maximize flexibility in acquiring space to house the Federal Trade Commission, GSA may issue a single, multiple award lease solicitation that will allow offerors to provide blocs of space able to meet these requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus in the description that follows.

Description

Occupants:	Federal Trade Commission
Delineated Area:	Washington DC Central Employment Area, North of Massachusetts Avenue, and Southwest Waterfront
Lease Type:	Replacement with Expansion
Justification:	Expiring lease (August 8, 2012)
Expansion Space:	195,000 rsf
Number of Parking Spaces:	3
Scoring:	Operating
Proposed Maximum Leasing Authority:	15 Years
Maximum Rentable Square Feet:	427,000
Current Total Annual Cost:	\$9,169,356
Proposed Total Annual Cost: ¹	\$20,923,000
Maximum Proposed Rental Rate: ²	\$49.00 per rsf

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 FY 2012 and may be escalated by 1.7 percent annually to the effective date of the lease to account for inflation.

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Project Description/Justification

FTC operates largely as a single, integrated business entity, with the staff of its bureaus and offices working together on large, time-sensitive merger investigations and to stop ongoing schemes to defraud American consumers. Additional space is required to allow FTC to continue this mission while managing its expanded responsibilities. The proposed housing plan request for 355,448 usf is based on the projected need to house a total of approximately 1,109 people which includes 650 current personnel, 280 new hires, 50 contractors and 129 other personnel. The plan is based upon projected staff increases from FY 2011 through FY 2015, which are supported by personnel growth over the past few years, as well as the need for increased special and storage space to support the agency's mission.

Special Space Requirements

The current amount of storage and special space is insufficient to meet FTC's present requirements and therefore without regard to personnel growth, the need for increased storage and special space forms a significant part of the agency's new housing plan.

(1) FTC Child Care Center: FTC seeks an expanded on-site childcare center, which is currently located at its headquarters. The existing center accommodates 40 children of FTC and other Federal agency employees and has a waiting list of over 240 children. The expanded Child Care Center will accommodate children for FTC and other Federal agencies.

(2) IT and investigatory lab space requirements: FTC has significant secure IT and investigatory lab space requirements. FTC has included space for IT labs where Commission attorneys and economists can work with large data sets of proprietary information in a secure environment, operate undetected on the internet to track and expose scammers, conduct forensic investigations, and provide litigation support. Agency personnel work away from their offices in these secure labs as part of their daily work. Additionally, FTC needs adequate space for agency personnel to obtain computer based training. At present, the agency can only accommodate a class of 12 students.

(3) High Density File: The nature of FTC's work involves maintaining a significant number of records and paper documents, electronic media, and advertising display and exhibits relative to FTC's merger reviews, antitrust enforcement cases, and consumer protection missions. The agency requires increased storage space in order to accommodate its expanding needs.

(4) Conference, workshop, training space: A significant part of FTC's mission is to hold workshops and conferences with as many as 100-200 participants such as experts, law enforcement, consumer advocates, business representatives, academics, and the public at large in

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order to protect consumers and maintain competition. FTC plans to hold 50 conferences and workshops per year. These conferences include foreign participants and attendees. FTC's current facilities do not include space or equipment for language translation, TTY transmission, court/reporting/transcription, or other necessary technological equipment. Currently utilized at a rate of 80-85 percent, with nine-month advance booking, the conference center is insufficient to fulfill FTC's current and future requirements to hold large meetings, award ceremonies and personnel training and orientation sessions.

(5) Litigation and Deposition rooms: FTC is, first and foremost, an enforcement agency and as such needs litigation work and deposition rooms. The litigation rooms are used collectively by staff in preparation for legal and administrative actions. This work room accommodates 12 – 20 staff and must remain secured during the case, which can last for 18 – 24 months. The deposition rooms include 300 SF to house all deposition attendees and provide a private ante room for attorney/client consultation. Accordingly, space to accommodate these needs has also been included.

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 an interim lease, if necessary, prior to the execution of the new lease.

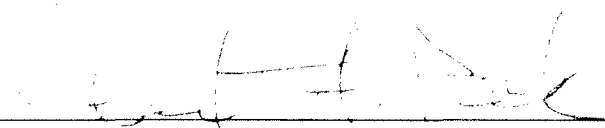
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Certification of Need

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

Submitted at Washington, DC, on May 13, 2010

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration