

**PROSPECTUS – LEASE
NATIONAL SCIENCE FOUNDATION
NORTHERN VIRGINIA**

Prospectus Number: PVA-01-WA11
Congressional District: 8, 10, 11

Project Summary

The General Services Administration (GSA) proposes a lease of up to 690,000 rentable square feet (rsf) for the National Science Foundation (NSF) currently located at 4201 and 4121 Wilson Boulevard, Arlington, VA. The agency requires that they be housed in space that preserves their contiguous configuration and sustains the efficiencies needed for NSF's single business process, awarding grants in science and engineering.

NSF's fundamental line of business rests in the hundreds of thousands of proposals it processes and reviews each year. In 2009, NSF completed approximately 248,000 proposal reviews yielding an enormous average workload of 170 science and engineering competitive merit review panels each month. To conduct these reviews, NSF hosts the nation's and the world's science, engineering and academic elite as they travel to NSF to perform the government's business. In 2009, NSF had a total of about 62,000 visitors. NSF operations support the meetings and business requirements of these participants during their work time at the agency which ranges from as few as 10 to as many as 500 participants over multiple days for a single proposal initiative. To accommodate this work, this prospectus includes an increased amount of special space while realizing a reduction in the amount of office space allocated per person.

NSF presently houses a workforce of more than 1,500 fulltime staff, 225 rotational appointees hired under the Intergovernmental Personnel Act, and 512 contract personnel. NSF's programs span a broad portfolio that includes biological sciences, computer and information science and engineering, cyber-infrastructure, science education, engineering, geosciences, mathematics and physical sciences, social, behavioral, and economic sciences, integrative activities, international science and engineering and polar programs.

Acquisition Strategy

In order to maximize the flexibility in acquiring space to house the National Science Foundation in its entirety, GSA may issue a single, multiple award solicitation that will allow offerors to provide blocs of space in adjacent buildings which preserves NSF's contiguous configuration.

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Description

Occupants:	National Science Foundation
Delineated Area:	Northern Virginia
Lease Type:	Replacement with Expansion
Justification:	Expiring Leases (April 30 and December 31, 2013)
Expansion Space:	22,241 rsf
Number of Parking Spaces:	6
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	690,000
Current Total Annual Cost:	\$19,169,198
Proposed Total Annual Cost: ¹	\$26,220,000
Maximum Proposed Rental Rate: ²	\$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 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.

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 2014 and may be escalated by 1.7 percent annually to the effective date of the lease to account for inflation.

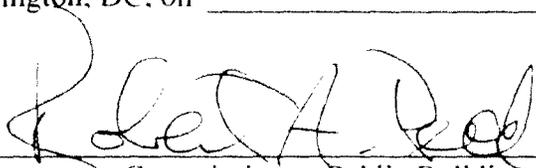
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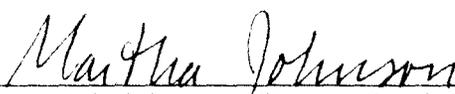
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Certification of Need

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

Submitted at Washington, DC, on December 21, 2010

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration