

**PROSPECTUS – LEASE
CONSUMER PRODUCT SAFETY COMMISSION
SUBURBAN MARYLAND**

Prospectus Number: PMD-04-WA12
Congressional District: 4,5,6,8

Executive Summary

The General Services Administration (GSA) proposes a replacement lease of up to 124,000 rentable square feet for the Consumer Product Safety Commission (CPSC) currently located at East West Towers, 4340 East West Highway, Bethesda, MD. The CPSC has occupied space at this location under the current lease since 1993.

CPSC has experienced growth due to the Consumer Product Safety Improvement Act (CPSIA) of 2008, Public Law 110-314. This law revamped the CPSC by improving upon the agency's safety standards and requirements. It also expanded the agency's enforcement responsibilities, therefore creating an increased demand for resources. This prospectus accounts for the personnel growth needed to support this mandate. Approval of this prospectus will accommodate the personal growth per Public Law 110-314 while decreasing CPSC's overall space.

The maximum proposed rental rate in this prospectus is a projected rate for lease transactions with a future effective (rent start) date consistent with the expiration of the current lease on August 25, 2013. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as a basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

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Description

Occupant:	CPSC
Lease Type:	Replacement
Current Rentable Square Feet (RSF) :	154,410 (Current RSF/USF=1.13)
Proposed Maximum RSF:	124,000 (Proposed RSF/USF=1.2)
Expansion Space:	Reduction of 30,410 RSF
Current Usable Square Feet/Person:	292
Proposed Usable Square Feet/Person:	213
Proposed Maximum Leasing Authority:	15 years
Expiration Date of Current Lease:	8/25/2013
Delineated Area:	Suburban Maryland
Number of Official Parking Spaces:	4
Scoring:	Operating Lease
Maximum Proposed Rental Rate: ¹	\$35.00 per rsf
Proposed Total Annual Cost: ²	\$4,340,000
Current Total Annual Cost:	\$4,819,950 (lease effective 1993)

Background

CPSC is an independent federal regulatory body tasked with protecting persons from unsafe consumer products through developing safety standards, recalling defective products, and warning the public about safety hazards.

Because of the shift in the production of consumer goods to locations around the world, often in less regulated environments, addressing consumer product safety by preventing injuries and deaths has become increasingly more complex. There is now a demand for faster and more meaningful analysis and a demand by consumers, industry groups and the media for more access to CPSC.

¹This estimate is for fiscal year 2013 and may be escalated by 1.75 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced, including all operating expenses, whether paid by the lessor or directly by the Government.

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

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Justification

The current lease at East West Towers, 4340 East West Highway, Bethesda, MD expires on August 25, 2013, and CPSC requires continued housing to carry out its mission.

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 and to achieve the Energy Star performance rating of 75 or higher.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

Interim Leasing

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency until the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

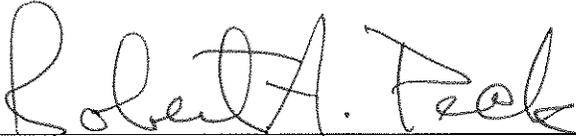
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Certification of Need

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

Submitted at Washington, DC, on December 6, 2011

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration