

**PROSPECTUS – LEASE  
OFFICE OF THE DIRECTOR  
OF NATIONAL INTELLIGENCE  
NORTHERN VIRGINIA**

Prospectus Number: PVA-09-WA12  
Congressional District: 8,10,11

**Executive Summary**

The General Services Administration (GSA) proposes a new lease of up to 183,000 rentable square feet for the Office of the Director of National Intelligence (ODNI), which is currently located in multiple contractor-provided and Government-provided classified locations throughout Northern Virginia. The contractor agreements in these locations expire in July and August of 2011, and June of 2012. GSA is seeking to provide ODNI with a long-term consolidated housing solution that separates the acquisition of space from the provision of mission-critical contract services in order to better control costs and increase organizational effectiveness.

**Description**

Occupants:	ODNI
Lease Type:	Consolidation with Expansion
Current Rentable Square Feet (RSF):	113,000 (Current RSF/USF=1.2)
Proposed Maximum RSF:	183,000 (Proposed RSF/USF=1.2)
Expansion Space:	70,000 RSF
Current Usable Square Feet/Person:	167
Proposed Usable Square Feet/Person:	222
Delineated Area:	Northern Virginia
Number of Official Parking Spaces: <sup>1</sup>	6
Justification:	Expiring Contractor Agreements: 2011, 2012
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	20 years
Maximum Proposed Rental Rate: <sup>2</sup>	\$39.00
Proposed Total Annual Cost: <sup>3</sup>	\$7,137,000
Current Total Annual Cost: <sup>4</sup>	\$11,000,000

<sup>1</sup> ODNI's security requirements may necessitate control of the parking at the leased location. This may be accomplished as a lessor-furnished service, as a separate operating agreement with the lessor, or as part of the Government's leasehold interest in the building.

<sup>2</sup> This estimate is for fiscal year 2012 and may be escalated by 1.8 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.

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

<sup>4</sup> Includes non-real estate costs.

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**Background**

The Director of National Intelligence serves as the head of the Intelligence Community, overseeing and directing the implementation of the National Intelligence Program and acting as the principal advisor to the President, the National Security Council, and the Homeland Security Council for intelligence matters related to the national security. ODNI's goal is to effectively integrate foreign, military and domestic intelligence in defense of the homeland and of United States interests abroad

**Justification**

In order to reduce disruption to mission, and separate the acquisition of mission critical services from the provision of space, ODNI is moving to consolidate certain infrastructure support capabilities into a long-term government leased facility. The co-location of these support capabilities is critical in meeting the dynamic needs of the agency's mission.

There are multiple benefits to this approach. First, co-location optimizes ODNI's ability to provide integrated solutions. Second, co-location preserves ODNI's leverage over its support contractor(s) and facilitates the introduction of new and innovative partners. Third, over a long-term lease, ODNI will significantly reduce facility costs by divorcing space procurements from the cyclical nature of government acquisitions.

Due to the sensitive nature of the agency's mission, the consolidated leased location will be almost entirely comprised of SCIF space.

**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 an Energy Star performance rating of 75 or higher.

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**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**

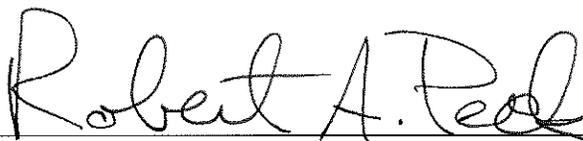
GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency until the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

**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