

**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF AGRICULTURE  
FOREST SERVICE  
NORTHERN VIRGINIA**

Prospectus Number: PVA-07-WA12  
Congressional District: 8

---

**Executive Summary**

The General Services Administration (GSA) proposes a replacement lease of up to 106,000 rentable square feet for the U.S. Department of Agriculture, Forest Service (USDA-FS), currently located in adjacent buildings at 1601 and 1621 N. Kent Street in Arlington, VA under three leases. USDA-FS elements housed in these buildings have mission requirements that result in regular interaction with FS headquarters operations housed in the Sidney Yates Building in Washington, DC.

The proposed increase in the annual cost of leasing space to meet USDA-FS requirements reflects the adjustment to current market rent of expiring leases that have been in effect since the 1998 to 2000 time frame. The proposed maximum RSF does not represent expansion space but the amount of space needed to provide 87,192 USF as indicated on the housing plan in buildings having an RSF/USF as high as 1.2 in order to maximize competition.

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 December 31, 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.

**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF AGRICULTURE  
FOREST SERVICE  
NORTHERN VIRGINIA**

Prospectus Number: PVA-07-WA12  
Congressional District: 8

**Description**

Occupants:	USDA-FS
Lease Type:	Replacement
Current Rentable Square Feet (RSF):	101,234 (Current RSF/USF=1.15)
Proposed Maximum RSF:	106,000 (Market RSF/USF=1.2)
Expansion Space <sup>1</sup> :	None
Current Usable Square Feet/Person:	182
Proposed Usable Square Feet/Person:	182
Proposed Maximum Leasing Authority:	15 years
Expiration Date of Current Leases:	December 31, 2013
Proposed Delineated Area:	Northern, VA
Number of Official Parking Spaces:	8
Scoring:	Operating lease
Maximum Proposed Rental Rate <sup>2</sup> :	\$39.00
Proposed Total Annual Cost <sup>3</sup> :	\$4,134,000
Current Total Annual Cost:	\$3,568,095 (leases effective 1998 and 2000)

**Background**

The Rosslyn Plaza C and Rosslyn Plaza E Buildings, located at 1601 and 1621 N. Kent Street in Arlington, VA, were constructed in 1965 and originally occupied by USDA-FS under leases with effective dates between September 1998 and December 2000.

**Justification**

USDA-FS must vacate the space it occupies at 1601 and 1621 N. Kent Street by the December 31, 2013, expiration of the current leases and requires continued housing to carry out its long-term mission requirements.

<sup>1</sup> The RSF/USF at the current location is approximately 1.15.

<sup>2</sup> This estimate is for fiscal year 2014 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.

<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.

**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF AGRICULTURE  
FOREST SERVICE  
NORTHERN VIRGINIA**

Prospectus Number: PVA-07-WA12  
Congressional District: 8

---

**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.

**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 prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF AGRICULTURE  
FOREST SERVICE  
NORTHERN VIRGINIA**

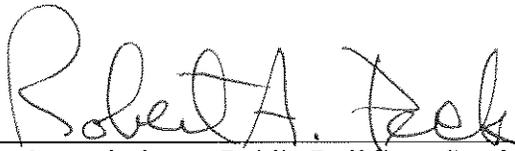
Prospectus Number: PVA-07-WA12  
Congressional District: 8

---

**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