

**PROSPECTUS – LEASE
NATIONAL LABOR RELATIONS BOARD
WASHINGTON, DC**

Prospectus Number: PDC-05-WA13

Executive Summary

The General Services Administration (GSA) proposes a replacement lease of up to 155,000 rentable square feet of space for the National Labor Relations Board (NLRB) in Washington, DC. NLRB is currently located in the Franklin Court Building at 1099 14th St., NW, Washington, DC.

NLRB will significantly improve its utilization of space, resulting in the improvement of its office utilization rate from 179 USF to 130 USF per person and its overall utilization rate from 307 USF to 200 USF per person. The end product of improved space utilization is the prospectus proposal to house NLRB personnel in approximately 92,000 RSF less space than the current occupancy.

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 in June 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. Lease award shall not exceed the maximum rental rate as specified in this prospectus.

Description

Occupant:	NLRB
Lease Type	Replacement
Current Rentable Square Feet (RSF)	247,219 (Current RSF/USF =1.25)
Proposed Maximum RSF:	155,000 (Proposed RSF/USF=1.2)
Expansion Space RSF:	Reduction of 92,219 RSF
Current Usable Square Feet/Person:	307
Proposed Usable Square Feet/Person:	200
Proposed Maximum Leasing Authority:	15 years
Expiration Dates of Current Lease(s):	June 24, 2013.
Delineated Area:	Washington, DC, Central Employment Area
Number of Official Parking Spaces:	11
Scoring:	Operating Lease

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Maximum Proposed Rental Rate ¹ :	\$50.00
Proposed Total Annual Cost ² :	\$7,750,000
Current Total Annual Cost:	\$11,264,352 (lease effective 6/25/08)

Background

The National Labor Relations Board is an independent federal agency vested with the power to safeguard employees' rights to organize and to determine whether to have unions as their bargaining representative. The agency also acts to prevent and remedy unfair labor practices committed by private sector employers and unions.

Justification

The current lease at 1099 14th Street, NW, Washington, DC expires on June 24, 2013. NLRB has been housed at this location since 1993. NLRB requires continued housing to carry out their mission and plans to do so in a more efficient real estate footprint. NLRB will be transitioning from a traditional workplace environment to one which is more flexible and conducive to a mobile work environment. Innovative approaches to space management and alternative workplace arrangements such as telework are under consideration. These strategies will increase NLRB's space efficiencies, reduce their footprint, and generate increased real estate cost savings long term.

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. 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.

¹ This 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.

² Any 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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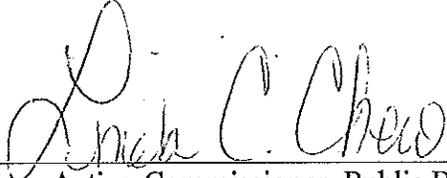
Interim Leasing

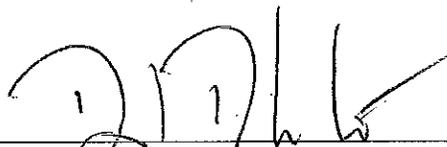
GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

Certification of Need

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

Submitted at Washington, DC, on JUL 5 2012

Recommended: 
Acting Commissioner, Public Buildings Service

Approved: 
Acting Administrator, General Services Administration