

**PROSPECTUS – LEASE  
DEPARTMENT OF STATE  
POMPONIO PLAZA EAST  
NORTHERN VIRGINIA**

Prospectus Number: PVA-06-WA10  
Congressional District: 8

**Project Summary**

The General Services Administration (GSA) proposes a replacement/expansion lease of up to 243,000 rentable square feet of space (rsf) of space for the Department of State's (DOS) Office of the Coordinator for Reconstruction and Stabilization (CRS) Division and Bureau of Diplomatic Security (DS). The CRS Division is currently located in the Pomponio Plaza East building at 1800 North Kent Street, Arlington, VA.

The proposed lease will include up to 74,689 rsf of expansion space, which will allow DOS to house approximately 125 new CRS employees and approximately 250 new DS employees in the Rosslyn, VA area.

**Acquisition Strategy**

In order to maximize flexibility in acquiring space for State Department elements currently housed in Pomponio Plaza East and the Architects Building (Prospectus Number: PVA-07-WA10), GSA may issue a single, multiple award lease solicitation that will allow offerors to provide blocs of space able to meet these requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus in the description that follows.

**Description**

Occupants:	Department of State
Delineated Area:	Rosslyn, VA
Lease Type:	Replacement/Expansion
Justification:	Expiring Lease (04/30/10)
Expansion Space:	74,689

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Number of Parking Spaces <sup>1</sup> :	14 inside
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	243,000
Current Total Annual Cost:	\$4,786,190
Proposed Total Annual Cost <sup>2</sup> :	\$9,234,000
Maximum Proposed Rental Rate <sup>3</sup> :	\$38.00

**Energy Performance**

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.

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<sup>1</sup> DOS security requirements may necessitate control of parking at the location leased. This may be accomplished as a lessor furnished service, under an operating agreement with the lessor, or as part of the Government's leasehold interest in the building(s). Any parking included in the Government's leasehold interest may result in a total proposed annual cost in excess of the amounts indicated above.

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

<sup>3</sup> This estimate is for fiscal year 2010 and may be escalated by 1.8 percent annually to the effective date of the lease to account for inflation.

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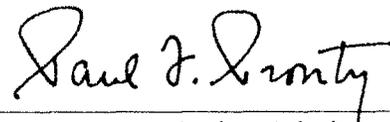
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**Certification of Need**

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

Submitted at Washington, DC, on September 11, 2009

Recommended  \_\_\_\_\_  
Commissioner, Public Buildings Service

Approved  \_\_\_\_\_  
Acting Administrator, General Services Administration