

PROSPECTUS - LEASE
U.S. DEPARTMENT OF AGRICULTURE
U.S. DEPARTMENT OF THE INTERIOR
PORTLAND, OR

Prospectus Number:POR-01-PO10
Congressional District:01 & 03

Project Summary

The General Services Administration (GSA) proposes a replacement lease of 156,000 rentable square feet (rsf) of space for the U.S. Department of Agriculture, Forest Service (USDA-FS), Office of General Counsel (USDA-OGC), U.S. Department of the Interior, Bureau of Land Management (DOI-BLM) and National Business Center (DOI-NBC). The USDA-FS, DOI-BLM and DOI-NBC are currently located in the Robert Duncan Plaza, 333 SW First Avenue, Portland, OR. The USDA-OGC is currently located in the Edith Green Wendell Wyatt Federal Building, 1220 SW Third Avenue, Portland, OR. These agencies are collocating under the Service First program that provides the legal authority to carry out shared or joint management activities to achieve mutually beneficial resource management goals.

Description

Occupants:	USDA-FS, USDA-OGC, DOI-BLM, DOI-NBC
Delineated Area:	Portland CBD
Lease Type:	Replacement
Justification:	Expiring lease (September 17, 2011)
Number of Parking Spaces:	52 inside
Expansion Space:	0 rsf
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	156,000
Current Total Annual Cost:	\$4,316,711
Proposed Total Annual Cost ¹ :	\$6,240,000
Maximum Proposed Rental Rate ² :	\$40.00 per rentable square foot

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.

¹Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

²This estimate is for fiscal year 2011 and may be escalated by 1.8 percent annually to the effective date of the lease to account for inflation.

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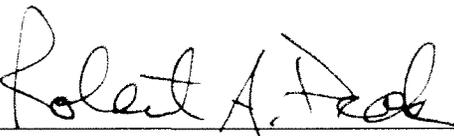
Authorizations

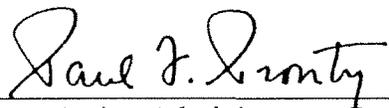
- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required area.
- Approval of this prospectus will constitute authority to provide an interim lease, if necessary, prior to the execution of the new lease.

Certification of Need

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

Submitted at Washington, DC, on October 16, 2009

Recommended: 
 Commissioner, Public Buildings Service

Approved: 
 Acting Administrator, General Services Administration