

**PROSPECTUS – LEASE  
GENERAL SERVICES ADMINISTRATION  
FEDERAL ACQUISITION SERVICE  
NORTHERN VIRGINIA**

Prospectus Number: PVA-05-WA11  
Congressional District: 08

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**Project Summary**

The General Services Administration (GSA) proposes a new lease of up to 103,684 rentable square feet with 6 inside secured parking spaces for the GSA Federal Acquisition Service (FAS). The lease will allow FAS to consolidate its workforce and substantially improve its mission of delivering comprehensive products and services across the government at the best value possible in an effective and timely manner.

FAS recently consolidated its headquarters operation by moving occupants from several locations in Washington DC and Northern Virginia into its locations in Crystal City, Arlington, VA. This consolidation effort resulted in significant cost savings and increased efficiencies. Consolidation of the remaining workforce will benefit FAS, as it will eliminate the time and expense of FAS staff travel between Arlington, VA and Fairfax, VA, and will enable FAS employees to work in a team atmosphere in serving its customer agencies.

Currently the majority of the FAS headquarters workforce (80 percent) occupies space in Crystal Park 1 (CPK1), Crystal Plaza 3 (CP3), and Crystal Plaza 4 (CP4) located at 2011, 2100 and 2200 Crystal Drive in Arlington, VA. The CPK1 lease expires May 31, 2010, while the CP3 and CP4 leases expire in 2016.

The remaining workforce occupies space in WillowWood 3 (WW3), located at 10304 Eaton Place, Fairfax, VA. The Senate Committee on Environment and Public Works and the House Committee on Transportation and Infrastructure approved Prospectus PVA-09-WA09 on September 17 and 24, 2008, respectively. The prospectus provides authority to execute a succeeding lease for 92,992 rsf for up to 3 years at the current WW3 location. The lease has already been extended from May 3, 2009, to January 3, 2011, under the authority of the approved prospectus.

To continue with the successful FAS space consolidation initiative, FAS proposes to relocate its remaining headquarters workforce to be in closer proximity to the FAS Headquarters in Crystal City, GSA Central Office in Washington, DC, and the Department of Defense (DoD) in Crystal City and the Pentagon. This lease action will consolidate the occupants of WW3 and CPK1 into new space in Crystal City. The CPK1 lease will be extended to an expiration date consistent with the consolidation plans.

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**Description**

Occupants:	FAS
Delineated Area:	Crystal City, VA
Lease Type:	New
Justification:	Leases Expire (05/31/10 & 01/03/11)
Number of Parking Spaces:	6 Official Government vehicles (inside)
Expansion Space:	None
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	10 years
Maximum Rentable Square Feet:	103,684
Current Total Annual Cost:	\$4,558,531
Proposed Total Annual Cost <sup>1</sup> :	\$3,939,992
Maximum Proposed Rental Rate <sup>2</sup> :	\$38.00

**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.

**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 one or more facilities that will yield the required rentable area.
- Approval of this prospectus will constitute authority to provide interim leases, if necessary, prior to the execution of the new lease(s).

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

<sup>2</sup> This estimate is for fiscal year 2011 and may be escalated by 1.7 percent annually to the effective date of the lease to account for inflation.

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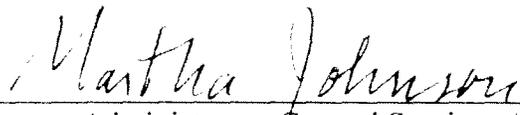
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**Certification of Need**

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

Submitted at Washington, DC, on May 13, 2010

Recommended   
Commissioner, Public Buildings Service

Approved   
Administrator, General Services Administration