

**PROSPECTUS – LEASE
DEPARTMENT OF DEFENSE
NORTHERN VIRGINIA**

Prospectus Number: PVA-04-WA12
Congressional District: 8,10,11

Executive Summary

The General Services Administration (GSA) proposes a replacement lease of up to 281,000 rentable square feet for the Department of Defense (DOD), currently located in the Suffolk Building, 5611 Columbia Pike, Falls Church, VA. DOD has a continuing, long-term need for space to meet its mission requirements in Northern Virginia. Notwithstanding a highly efficient office space utilization rate of 114 usable square feet per person, DOD requires a significant amount of critical special space, resulting in the overall space utilization of 264 usable square feet per person. The space is required due to the unique needs of DOD including 48,000 usf of Sensitive Compartmented Information Facility (SCIF) space.

The proposed total annual cost indicated below reflects the adjustment to current market conditions of a lease that will be almost 10 years old at expiration. GSA anticipates that a competitive procurement will result in a lower actual total annual cost. The proposed maximum RSF does not represent expansion space but the amount of space needed to provide 233,925 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 June 30, 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.

Description

Occupants:	DOD
Lease Type:	Replacement
Current Rentable Square Feet (RSF):	258,248 (Current RSF/USF=1.1)
Proposed Maximum RSF:	281,000 (Market RSF/USF=1.2)
Expansion Space ¹ :	None
Current Usable Square Feet/Person:	264
Proposed Usable Square Feet/Person ² :	264
Proposed Maximum Leasing Authority:	15 years
Expiration Date of Current Lease:	06/30/13
Proposed Delineated Area:	Northern Virginia
Number of Official Parking Spaces:	51

¹ The RSF/USF at the current location is approximately 1.10.

² The proposed usable square feet/person metric is consistent with recent DOD prospectus-level requirements in GSA's Fiscal Year 2011 program.

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Scoring:	Operating Lease
Maximum Proposed Rental Rate ³ :	\$39.00
Proposed Total Annual Cost ⁴ :	\$10,959,000
Current Total Annual Cost:	\$7,006,091 (lease effective 2003)

Background

The Suffolk Building, was constructed in 1964 and renovated in 2003. DOD has occupied space in this building under the current lease since December 16, 2003.

Justification

The current lease for space in the Suffolk Building expires June 30, 2013, and DOD requires continued housing to carry out its mission.

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.

³This 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. Operating rate would include a standard one shift operation, minimum 10 hours.

⁴Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs. The proposed total annual cost is based on the Northern Virginia program rental rate of \$39/RSF multiplied by the proposed maximum 281,000 RSF, as discussed in footnote 1, above.

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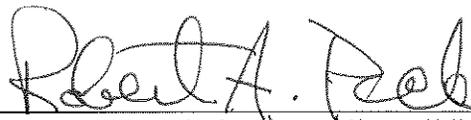
Interim Leasing

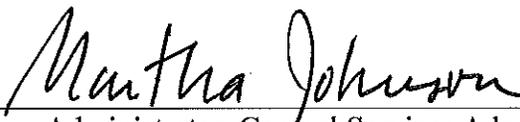
GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

Certification of Need

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

Submitted at Washington, DC, on December 6, 2011

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration