

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

Prospectus Number: PVA-02-WA15
Congressional District: 8

Project Summary

The General Services Administration (GSA) proposes a replacement lease of up to 343,000 rentable square feet of space for the Department of State (DOS) to collocate the Bureau of Overseas Buildings Operations (OBO) and the Bureau of Administration, Acquisitions and Logistics Management (ALM). OBO is currently housed at 1701 N. Ft. Myer Drive and ALM at 1735 N. Lynn Street, Arlington, VA, under leases that expire June 30, 2014 and December 19, 2015. DOS proposes to improve its office and overall utilization rates from 134 to 100 usable square feet (USF) per person and 201 to 182 USF per person, respectively, by housing an additional 148 personnel in the same amount of usable space as the total of its current occupancies.

Description

Occupant:	DOS
Lease Type:	Replacement
Current Rentable Square Feet (RSF):	320,313 (Current RSF/USF = 1.12)
Proposed Maximum RSF ¹ :	343,000 (Proposed RSF/USF = 1.20)
Expansion Space RSF:	None
Current Usable Square Feet/Person:	201
Proposed Usable Square Feet/Person:	182
Proposed Maximum Lease Term:	15 years
Expiration Date(s) of Current Lease(s):	6/30/2014 and 12/19/2015
Delineated Area:	Rosslyn/Ballston, Crystal City/Pentagon City, VA
Number of Official Parking Spaces ² :	26
Scoring:	Operating lease
Maximum Proposed Rental Rate ³ :	\$39.00

¹ The RSF/USF at the current locations is approximately 1.12; however, to maximize competition a RSF/USF ratio of 1.2 is used for the proposed maximum RSF as indicated in the housing plan.

² DOS security requirements may necessitate control of the parking at the leased location. 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).

³ This estimate is for fiscal year 2015 and may be escalated by 2.0 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. GSA will conduct the procurement using prevailing market rental rates as a benchmark for negotiating this lease extension 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.

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Proposed Total Annual Cost ⁴ :	\$13,377,000
Current Total Annual Cost:	\$11,727,871 (leases effective July 1, 2004 and December 20, 2012)

Acquisition Strategy

In order to maximize flexibility to acquire space that will house DOS and meet its requirements, GSA may issue a single, multiple award solicitation that will allow offerors to provide blocks of space to meet the requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus.

Justification

The Bureau of Overseas Building Operations (OBO) and the Bureau of Administration's Acquisitions and Logistics Management (ALM) are the primary DOS occupants of space leased at 1701 N. Ft. Myer Drive and 1735 N. Lynn Street, Arlington, VA under leases that expire on June 30, 2014 and December 19, 2015. OBO and ALM will require continued housing to carry out their missions.

OBO directs the worldwide overseas buildings program for the DOS and the U.S. Government community serving abroad under the authority of the chiefs of mission. In concert with other DOS, foreign affairs agencies, and Congress, OBO sets worldwide priorities for the design, construction, acquisition, maintenance, use, and sale of real property and the use of sales proceeds.

OBO and ALM work extensively together and with the nearby Bureau of Diplomatic Security. The three bureaus are responsible for the operations and security of all of DOS's 19,000 plus assets worldwide and collaborate daily to support DOS's 260 plus embassies and consulates worldwide.

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 exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

⁴ 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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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.

Interim Leasing

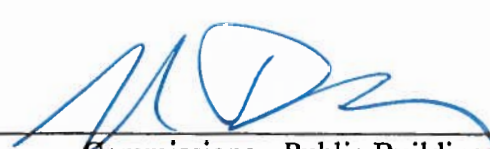
GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

Certification of Need

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

Submitted at Washington, DC, on June 30, 2014

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration