

**PROSPECTUS – LEASE
DEPARTMENT OF STATE
WASHINGTON, DC**

Prospectus Number: PDC-06-WA17

Executive Summary

The U.S. General Services Administration (GSA) proposes a lease for approximately 101,000 rentable square feet (RSF) of space for the U.S. Department of State (DOS), currently located in leased space at 515 22nd Street NW, Washington, DC.

The replacement lease will provide DOS with continued housing and will improve DOS office and overall utilization rates from 149 to 142 usable square feet (USF) per person and 210 to 200 USF per person, respectively.

Description

Occupant:	Department of State
Current Rentable Square Feet (RSF)	95,995 (Current RSF/USF = 1.14)
Estimated Maximum RSF:	101,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	210
Estimated Usable Square Feet/Person:	200
Proposed Maximum Leasing Authority:	15 years
Expiration Dates of Current Lease(s):	09/30/2019
Delineated Area:	Washington, DC, Central Employment Area and Foggy Bottom
Number of Official Parking Spaces ¹ :	15
Scoring:	Operating Lease
Estimated Proposed Rental Rate ² :	\$50.00 / RSF Estimated Total Annual
Cost ³ :	\$5,050,000
Current Total Annual Cost:	\$4,385,218 (lease effective 10/01/2009)

¹ DOS security requirements may necessitate control of the parking at the leased location. This control may be accomplished as a lessor-furnished service, as a separate operating agreement with the lessor, or as part of the Government's leasehold interest in the building.

² This estimate is for fiscal year 2019 and may be escalated by 1.95 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 the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

³ New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

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Justification

The current lease at 515 22nd Street NW expires September 30, 2019. DOS requires continued housing for 420 personnel currently working at this location. The administrative and support functions performed by the staff at 515 22nd Street NW are imperative in DOS carrying out its mission.

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.

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.


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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 January 30, 2017

Recommended: 

Commissioner, Public Buildings Service

Approved: 

Acting Administrator, General Services Administration