

**PROSPECTUS – LEASE
DEPARTMENT OF STATE
ARLINGTON, VA**

Prospectus Number: PVA-05-WA20
Congressional District: 8, 10, 11

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 252,000 rentable square feet (RSF) for the Department of State (DOS), currently located at 1800 North Kent Street in Arlington, VA. DOS has occupied space in the building since May 1, 2010, under a lease that expires on November 30, 2020.

The lease will provide continued housing for DOS, and will maintain the office and overall space utilization of 103 and 147 usable square feet (USF) per person, respectively.

Description

Occupant:	DOS
Current RSF:	246,771 (Current RSF/USF = 1.18)
Estimated/Proposed Maximum RSF ¹ :	252,000 (Proposed RSF/USF = 1.2)
Expansion/Reduction RSF:	None
Current USF/Person:	147
Estimated/Proposed USF/Person:	147
Expiration Dates of Current Lease(s):	11/30/2020
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	Northern Virginia
Number of Official Parking Spaces ² :	5
Scoring:	Operating
Current Total Annual Cost:	\$9,590,697 (leases effective 05/01/2010)
Estimated Rental Rate ³ :	\$39.00 / RSF
Estimated Total Annual Cost ⁴ :	\$9,828,000

¹ The RSF/USF at the current location is approximately 1.18; however, to maximize competition a RSF/USF ratio of 1.20 is used for the estimated proposed maximum RSF as indicated in the housing plan.

² Security requirements may necessitate control of parking at the leased location in addition to the official parking spaces identified in the prospectus. If the additional parking resulting from security requirements is included in the leasehold interest in the building, the proposed total annual cost and maximum proposed rental rate may exceed the amounts indicated above.

³ This estimate is for fiscal year 2021 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 standard 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.

⁴ New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

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Acquisition Strategy

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

Background

DOS's mission is to lead America's foreign policy through diplomacy, advocacy, and assistance by advancing the interests of the American people, their safety and economic prosperity.

This requirement will provide housing for the Diplomatic Security Service (DSS). DSS is the Federal law enforcement and security bureau of DOS. Tasked with securing diplomacy and protecting the integrity of U.S. travel documents, DSS has the largest global reach of any U.S. Federal law enforcement agency, with offices in 29 U.S. cities and in more than 270 locations around the world.

Justification

This location supports key DSS functions, and the current lease at 1800 North Kent Street in Arlington, VA, expires on November 30, 2020.

GSA will consider whether DOS's continued housing needs should be satisfied in the existing location based on an analysis of other potential locations within the delineated area. If other potential locations are identified, GSA will conduct a cost-benefit analysis to determine whether the Government can expect to recover the relocation and duplication costs of the real and personal property needed for DOS to accomplish its mission. DOS requires continued housing to carry 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.

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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 January 15, 2020.

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration