

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

Prospectus Number: PDC-05-WA15

Executive Summary

The General Services Administration (GSA) proposes a replacement lease of up to 290,000 rentable square feet (RSF) of space for the Department of Education (DoEd) in Washington, DC. This requirement is currently housed at three locations: 550 12th Street SW, 555 New Jersey Avenue NW, and 1990 K Street NW, in Washington, DC. Replacement of the leases will enable DoEd to provide continued housing for current personnel while meeting its mission requirements.

DoEd will improve its office utilization rate from 236 usable square feet (USF) per person to 128 USF per person and its overall utilization rate from 335 USF per person to 180 USF per person. In addition to the improved space utilization, the replacement lease will reduce the current requirement by 212,329 RSF.

Description

Occupant:	DoEd
Lease Type	Replacement
Current Rentable Square Feet (RSF)	502,329 (Current RSF/USF = 1.12)
Proposed Maximum RSF:	290,000 (Proposed RSF/USF = 1.20)
Expansion Space RSF ¹ :	Reduction (212,329) RSF
Current Usable Square Feet/Person:	335
Proposed Usable Square Feet/Person:	180
Proposed Maximum Leasing Authority:	15 years
Expiration Dates of Current Lease(s):	3/31/2014 - 550 12 th St. 3/10/2014 - 555 New Jersey Ave. 8/10/2013 - 1990 K St.
Delineated Area:	Washington, DC, CEA
Number of Official Parking Spaces:	17
Scoring:	Operating Lease
Maximum Proposed Rental Rate ² :	\$50.00

¹ The RSF/USF at the current location 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 This estimate is for fiscal year 2017 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 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. Lease award shall not exceed the maximum rental rate as specified in this prospectus.

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Proposed Total Annual Cost ³ :	\$14,500,000
Current Total Annual Cost:	\$19,752,901 (leases effective 4/1/04, 3/11/01, 8/12/99)

Acquisition Strategy

In order to maximize the flexibility in acquiring space to house DoEd, GSA may issue a single, multiple award solicitation that will allow offerors to provide blocks of space able 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 three leases housing this requirement expired as follows and are in holdover: 550 12th St. SW on March 31, 2014; 1990 K St. NW on August 10, 2013; and 555 New Jersey Ave. NW on March 10, 2014; and DoEd requires continued housing to carry out its mission. The personnel housed in the leases at 1990 K St. and 555 New Jersey Ave were originally planning to move to the federally owned Mary Switzer Building. However, the Department of Health and Human Services now plans to fully occupy this building. The current leases will require interim extensions until FY 2017 when the long-term requirement can be executed. The proposed 290,000 RSF will house all DoEd functions and personnel in 212,329 RSF less than the total at the three current leases.

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.

³ 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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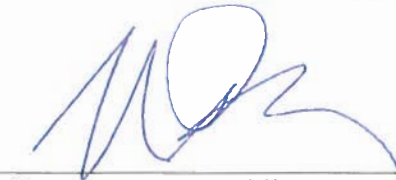
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Certification of Need

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

Submitted at Washington, DC, on July 24, 2014

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration