

**PROSPECTUS – LEASE
DEPARTMENT OF VETERANS AFFAIRS
1722 I STREET, NW
WASHINGTON, DC**

Prospectus Number: PDC-01-WA11

Project Summary

The General Services Administration (GSA) proposes a replacement lease of up to 192,000 rentable square feet (rsf) of space for the Department of Veterans Affairs (VA), currently located at 1722 I Street NW, Washington, DC.

Acquisition Strategy

In order to maximize flexibility in acquiring space to house the Veterans Administration elements, GSA may issue a single, multiple award lease solicitation that will allow offerors to provide blocs of space able to meet the requirements in whole or in part.

Description

Occupants:	VA
Delineated Area:	Washington, DC Central Employment Area, North of Massachusetts Avenue, and Southwest Waterfront
Lease Type:	Replacement
Justification:	Expiring Leases (June 6, 2012 and November 14, 2012)
Expansion Space:	None
Number of Parking Spaces ¹ :	20 official government vehicles
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	192,000
Current Total Annual Cost:	\$7,496,623
Proposed Total Annual Cost ² :	\$9,408,000
Maximum Proposed Rental Rate ³ :	\$49.00

¹ VA security requirements may necessitate control of the parking garage at the leased location. This 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 Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

³ This estimate is for fiscal year 2012 and may be escalated by 1.7 percent annually to the effective date of the lease to account for inflation.

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Energy Performance

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.

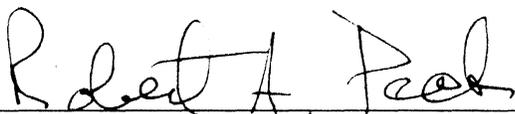
Authorization

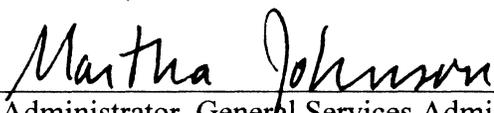
- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.
- Approval of this prospectus will constitute authority to provide an interim lease, if necessary, prior to the execution of the new lease.

Certification of Need

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

Submitted at Washington, DC, on September 10, 2010

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration