

**PROSPECTUS – LEASE
NATIONAL PARK SERVICE
DENVER METROPOLITAN AREA, CO**

Prospectus Number: PCO-01-DM21
Congressional District: 1,4,6,7

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 179,000 rentable square feet (RSF) for the National Park Service (NPS), currently located at 12795 Alameda Parkway in Lakewood, CO, and 7333 W Jefferson Avenue in Lakewood, CO.

The lease will provide continued housing for NPS and will improve the office and overall space utilization rates from 103 to 83 and 228 to 182 usable square feet (USF) per person, respectively.

Description

Occupant:	National Park Service
Current RSF:	207,698 (Current RSF/USF = 1.10)
Estimated/Proposed Maximum RSF ¹ :	179,000 (Proposed RSF/USF = 1.16)
Expansion/Reduction RSF:	28,698 RSF Reduction
Current USF/Person:	228
Estimated/Proposed USF/Person:	182
Expiration Dates of Current Lease(s):	09/30/2024, 09/15/2022
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	Beginning where CO Hwy. 470 crosses U.S. Hwy. 6 (west of Denver) North West on Hwy. 6 to Hwy. 58 East on CO Hwy. 58 to I-70 East on I-70 to CO Hwy. 2 (Colorado Blvd.) South on Hwy. 2 to CO Hwy. 83 (Leetsdale Dr.) South East on Hwy. 83 to Lincoln Ave West on Lincoln Ave. to I-25 North on I-25 to CO Hwy.. 470 West on Hwy. 470 to US Hwy. 6 (the starting point)
Number of Official Parking Spaces:	13
Scoring:	Operating

¹ The RSF/USF at the current location is approximately 1.10; however, to maximize competition a RSF/USF ratio of 1.15 is used for the estimated proposed maximum RSF as indicated in the housing plan.

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Current Total Annual Cost:	\$5,316,498 (lease effective 10/15/2017, 10/01/2019)
Estimated Rental Rate ² :	\$42.65 / RSF
Estimated Total Annual Cost ³ :	\$7,634,350

Acquisition Strategy

In order to maximize the flexibility and competition in acquiring space for the NPS, 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

The NPS mission is to preserve unimpaired the natural and cultural resources and values of the National Park System for the enjoyment, education, and inspiration of this and future generations. NPS cooperates with partners to extend the benefits of natural and cultural resource conservation and outdoor recreation throughout this country and the world.

Justification

NPS requires continued housing in Lakewood, CO, to carry out its mission. The lease will house three primary divisions:

Intermountain Region (IMR): IMR oversees documentation of structures and sites recorded in Arizona, Colorado, Montana, New Mexico, Oklahoma, Texas, Utah, and Wyoming.

Washington Support Office (WASO): The NPS national headquarters and support centers are collectively called the Washington Support Office (WASO). Employees at WASO provide services to the regional office, park units, program areas, and NPS partners, as well as coordinate with other agencies and bureaus in the Department of the Interior. WASO supports the NPS mission at the national level by providing

² This estimate is for fiscal year 2024 and may be escalated by 2 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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leadership and advocacy, policy and regulatory formulation and direction, program guidance, budget formulation, legislative support, and accountability for programs and activities managed by the field and key program offices. It manages service-wide programs that can most effectively be carried out from a central location.

Denver Service Center (DSC): DSC is the central planning, design, and construction management project office for NPS. DSC provides park and community planning, design and construction project management, transportation planning, contracting services, and technical information management for the parks and regions in the national park system.

The proposed lease will ensure continuity of operations for NPS while consolidating two separate leases and reducing the space requirement by approximately 29,000 RSF. NPS is currently housed at 12795 Alameda Parkway in Lakewood, CO, and 7333 W Jefferson Avenue in Lakewood, CO, in leases that expire September 30, 2024, and September 15, 2022.

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 10/6/2020

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration