

**PROSPECTUS – LEASE
DEPARTMENT OF THE ARMY
SUMNER, WA**

Prospectus Number: PWA-01-SU22
Congressional District: 10

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 442,000 rentable square feet (RSF) for the Department of the Army, Project Management Office for the Stryker Brigade Combat Team (PMO), currently located at 3700 150th Court East in Sumner, WA. The PMO has occupied space in the building since 2014 under two leases that expire on January 31, 2024.

The proposed lease will provide continued housing for the PMO and will maintain the office space utilization rate at 70 usable square feet (USF) per person.

Description

Occupant:	Army
Current RSF:	441,250 (Current RSF/USF = 1.00)
Estimated/Proposed Maximum RSF:	442,000 (Proposed RSF/USF = 1.00)
Expansion/Reduction RSF:	None
Current Office USF/Person:	70
Estimated/Proposed Office USF/Person:	70
Expiration Dates of Current Lease(s):	01/31/2024
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	City Limits of Sumner, WA
Number of Official Parking Spaces:	238
Scoring:	Operating
Current Total Annual Cost:	\$ 4,016,487 (leases effective 02/01/2014)
Estimated Rental Rate: ¹	\$13.55/RSF
Estimated Total Annual Cost: ²	\$ 5,989,100

Acquisition Strategy

To maximize the flexibility and competition in acquiring space for the Department of the Army, 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.

¹ This estimate is for fiscal year FY 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.

² New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

**PROSPECTUS – LEASE
DEPARTMENT OF THE ARMY
SUMNER, WA**

Prospectus Number: PWA-01-SU22
Congressional District: 10

Background

The Army's mission is to deploy, fight, and win our Nation's wars by providing ready, prompt, and sustained land dominance by Army forces across the full spectrum of conflict as part of the joint force. This location houses the Project Management Office of the Stryker Brigade Combat Team (PMO). The mission of the PMO is to provide logistics to support the U.S. Army and its customers.

The PMO provides all repair parts for Stryker vehicles stored on military bases and contains a repository of about 350 of these vehicles. Nearby installations under the custody and control of the Department of Defense do not have capacity to meet this need.

GSA will consider whether the Army'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, a cost-benefit analysis will be conducted to determine whether the Government can expect to recover the relocation and duplication costs of real and personal property needed for the PMO to accomplish its mission.

Justification

The Stryker Brigade Combat Team PMO is currently housed at 3700 150th Court East in Sumner, WA, in leases that expire on January 31, 2024. The Army requires continued housing to carry out its mission and maintain mission readiness.

The repair parts housed at this location are distributed throughout the military and the National Guard, including to the Army's worldwide operations. It is imperative that the PMO be located centrally to road and rail transportation, military, and commercial airfields as well as supported military installations and training facilities. Additionally, the property must possess the infrastructure required to maintain the large-scale warehousing, logistics, and distribution activities of the PMO.

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.

**PROSPECTUS – LEASE
DEPARTMENT OF THE ARMY
SUMNER, WA**

Prospectus Number: PWA-01-SU22
Congressional District: 10

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.

OMB Memorandum M-21-25 Implementations and Long-Term Space Requirements

The requirements within this prospectus reflect the known space needs prior to its submission to Congress. Agencies continue to develop their return to physical workplaces strategies consistent with OMB Memorandum M-21-25, incorporate lessons learned while working both in-person and under maximum telework during the COVID-19 pandemic, and determine each agency's long-term space posture. Accordingly, the requirements outlined in this prospectus may change prior to award of a lease. In the event that a change results in a revised requirement that makes a material change and does not fit within the acceptable parameters of the Congressional resolutions, GSA will submit an amended prospectus for consideration by the House Committee on Transportation and Infrastructure and Senate Committee on Environment and Public Works.


**PROSPECTUS – LEASE
DEPARTMENT OF THE ARMY
SUMNER, WA**

Prospectus Number: PWA-01-SU22
Congressional District: 10

Certification of Need

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

Submitted at Washington, DC, on 11/22/2021

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration