

**PROSPECTUS – LEASE
ENVIRONMENTAL PROTECTION AGENCY &
CENTERS FOR DISEASE CONTROL AND PREVENTION
SEATTLE, WA**

Prospectus Number: PWA-02-SE23
Congressional District: 07

Executive Summary

The General Services Administration (GSA) proposes a lease extension of up to 5 years for approximately 156,535 rentable square feet (RSF) for the Environmental Protection Agency (EPA) and the Centers for Disease Control and Prevention (CDC), currently located at 1200 6th Avenue in Seattle, WA. EPA and CDC have occupied space in the building since 2010 under two leases that expire on April 30, 2023, and April 30, 2025.

Extension of the current lease will enable EPA and CDC to provide continued housing for current personnel and meet their current mission requirements. The extension will improve the office and overall utilization from 208 and 267 to 180 and 230 usable square feet (USF) per person respectively.

Description

Occupant:	EPA and CDC
Current RSF:	172,320 (Current RSF/USF = 1.11)
Estimated/Proposed Maximum RSF:	156,535 (Proposed RSF/USF = 1.11)
Expansion/Reduction RSF:	15,785 Reduction
Current Usable Square Feet/Person:	267
Estimated/Proposed USF/Person:	230
Expiration Dates of Current Lease(s):	04/30/2023 and 04/20/2025
Proposed Maximum Lease Term:	5 years
Delineated Area:	Seattle Central Business District
Number of Official Parking Spaces:	27
Scoring:	Operating
Current Total Annual Cost:	\$7,918,854 (leases effective 05/01/2013 and 05/01/2015)
Estimated Rental Rate ¹ :	\$ 52.55 / RSF
Estimated Total Annual Cost ² :	\$ 8,225,915

¹ This estimate is for fiscal year 2023 and may be escalated by 2 percent per year 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.

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Background

The EPA's mission is to protect human health and the environment and to ensure that Americans have clean air, land, and water. The CDC's mission is to protect America from health, safety, and security threats, both foreign and domestic and conducts critical science and provides health information that protects our Nation against expensive and dangerous health threats and responds when these arise.

The Seattle Regional Office of the EPA serves Alaska, Idaho, Oregon, Washington, and 271 Tribal Nations. The CDC supports a collaborative effort with the EPA in this location.

Justification

The EPA and CDC are currently housed at 1200 6th Avenue in Seattle, WA, in two leases that expire on April 30, 2023, and April 30, 2025. EPA and CDC require continued housing to carry out their missions.

EPA comprises more than 98 percent of the personnel assigned to this location. A 5-year lease extension will provide EPA with sufficient time to formulate their long-term Future of Work strategy incorporating opportunities to maximize alternative work arrangements and space management strategies. The extension will also provide EPA with the time necessary to budget for costs accordingly once long-term space requirements are known. GSA will attempt to negotiate a lease term of 5 years with flexibility for future plans.

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 extension. 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 1/19/2023

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration