

**PROSPECTUS – LEASE
DEPARTMENT OF LABOR
SEATTLE, WA**

Prospectus Number: PWA-01-SE19
Congressional District: 7

Executive Summary

The General Services Administration (GSA) proposes a 3-year lease extension of approximately 84,937 rentable square feet (RSF) for the Department of Labor (DOL) currently located at 300 5th Avenue in Seattle, WA. The current lease expires October 31, 2020.

The proposed extension will enable DOL to provide continued housing for its personnel while a renovation project to allow for relocation and consolidation into federally owned space is completed.

Description

Occupant:	Department of Labor
Current Rentable Square Feet (RSF)	84,937 (Current RSF/USF = 1.14)
Estimated/Proposed Maximum RSF ¹ :	84,937 (Proposed RSF/USF = 1.14)
Expansion/Reduction RSF:	None
Current USF/Person:	250
Estimated/Proposed USF/Person:	250
Expiration Dates of Current Lease(s):	10/31/2020
Proposed Maximum Leasing Authority:	3 years
Delineated Area:	Seattle CBD
Number of Official Parking Spaces:	20
Scoring:	Operating Lease
Current Total Annual Cost:	\$ 3,242,895 (lease effective 11/01/2010)
Estimated Rental Rate ² :	\$46.61 / RSF
Estimated Total Annual Cost ³ :	\$3,958,914

Background

DOL promotes and develops the welfare of the wage earners, job seekers, and retirees of the United States; improves working conditions; advances opportunities for profitable employment; and assures work-related benefits and rights. The Seattle DOL Regional Office houses district and field offices for 11 agencies.

¹ Five other agencies are included in the existing lease at 300 5th Ave.; their space needs will be negotiated and procured separately.

² This estimate is for fiscal year 2021 and may be escalated by 1.8 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.

³ New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

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Justification

The current lease at 300 5th Avenue expires October 31, 2020. DOL is scheduled to consolidate this office and relocate to the Federal Office Building (FOB) at 909 First Avenue in Seattle, by October 1, 2021. DOL requires continued housing at its current location until the new space is readied for occupancy. DOL will backfill vacant space made available from a recent Department of the Interior–National Park Service (NPS) consolidation project in the FOB, and a Department of Housing and Urban Development (HUD) relocation and consolidation from the FOB to the Jackson Federal Building (JFB) at 915 Second Avenue in Seattle. The consolidation project will reduce DOL's all-in utilization rate from 250 to 166 per person with a reduction in usable square footage from 74,832 to 49,637.

The DOL move to the FOB is dependent on the completion of the NPS consolidation and HUD's relocation to the JFB. The 3-year term is requested to cover any potential delays in the coordination of these projects.

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 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.

September 10, 2018

Submitted at Washington, DC, on _____

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration