PROSPECTUS – LEASE
FEDERAL AVIATION ADMINISTRATION
COLLEGE PARK, GA

Prospectus Number: PGA-04-CO13
Congressional Districts: 5

Executive Summary

The General Services Administration (GSA) proposes a five-year lease extension for 254,000 rentable square feet (RSF) for the Federal Aviation Administration (FAA) located at 1701 Columbia Avenue in College Park, GA. This proposed lease extension will serve as a housing solution for FAA to continue their current operations until a long-term housing strategy is developed and approved. FAA has been in their current leased location since 1993 and the current lease expires September 21, 2013.

Description

Occupant:	FAA
Lease Type	Lease Extension
Current RSF	254,000 (Current RSF/USF =1.17)
Proposed Maximum RSF:	254,000 (Proposed RSF/USF=1.17)
Expansion Space RSF:	None
Current USF/Person:	260
Proposed USF/Person:	260
Proposed Maximum Leasing Authority:	5 years
Expiration Dates of Current Lease(s):	9/21/13
Delineated Area:	1701 Columbia Ave., College Park, GA
Number of Official Parking Spaces:	19
Scoring:	Operating Lease
Maximum Proposed Rental Rate[1]:	$21.00
Proposed Total Annual Cost[2]:	$5,334,000
Current Total Annual Cost:	$4,346, 753 (lease effective 9/22/93)

[1] This estimate is for fiscal year 2013 and may be escalated by 1.70 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.
[2] Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

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Background

This location serves as the Air Traffic Organization (ATO) Eastern Service Center (ESC). The ESC is responsible for all ATO facilities and personnel along the east coast of the United States. FAA currently plans to bring together the ATO covering sixteen major eastern airports under a larger Eastern Service Area consolidation to be based in the Atlanta, GA area. It is not financially feasible for FAA to engage in an extensive redevelopment and reduction of their space requirements at their current College Park location under a short-term lease extension. However, FAA and GSA are currently engaged in analysis to determine FAA's future space needs. Any future consolidation of all regional and service center lines of business in the south Atlanta area will address space utilization issues in conformity with current priorities and directives.

Justification

FAA has a continuing need for leased space at their current location. Due to the existing level of adequate available space, ample parking, and advantageous proximity to the airport, major highways and interstates, as well as the anticipated high cost to relocate security, furniture and equipment, and a large quantity of files and documents, FAA proposes to remain in their current location until a larger project can be developed and completed.

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 November 21, 2012

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

Housing Plan
FAA

Location	Current						Proposed					
	Personnel		*Usable Square Feet (USF)*				*Personnel*		*Usable Square Feet (USF)*			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
1701 Columbia Avenue	837	837	152,826	13,836	50,651	217,313	837	837	152,826	13,836	50,651	217,313
Total:	**837**	**837**	**152,826**	**13,836**	**50,651**	**217,313**	**837**	**837**	**152,826**	**13,836**	**50,651**	**217,313**

Office Utilization Rate (UR) *		
	Current	Proposed
Rate	142	142

* UR = average amount of office space per person
Current UR excludes 33,622 USF of office support space
Proposed UR excludes 33,622 USF of office support space

USF/Person **		
	Current	Proposed
Rate	260	260

** USF/Person = housing plan total USF divided by total personnel

	Total USF	USF/RSF	Maximum RSF
Current	217,313	1.17	254,000
Proposed	217,313	1.17	254,000

Special Space	
Laboratory	1,100
Physical Fitness	2,432
Child Care	9,361
Conference	15,792
Auditorium	6,565
Library	1,814
ADP	2,093
Food Service	5,685
Uninterruptible Power Supply	402
Engine Generator Room	663
Loading Dock	1,630
Mail Room	2,414
Credit Union	700
Total:	**50,651**

USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.