PROSPECTUS – LEASE
U.S. DEPARTMENT OF JUSTICE
DRUG ENFORCEMENT ADMINISTRATION
NORTHERN VIRGINIA

Prospectus Number: PVA-01-WA16
Congressional District: VA-8,10,11

Executive Summary

The U.S. General Services Administration (GSA) proposes a replacement lease of up to 575,000 rentable square feet (RSF) for the U.S. Department of Justice - Drug Enforcement Administration (DEA), currently located at 600-700 Army Navy Drive, in Arlington, VA, under a lease that expires September 30, 2018.

The replacement lease will provide continued housing for DEA and will maintain DEA's efficient office utilization rate of 116 usable square feet (USF) per person and overall utilization rate of 192 USF per person.

Description

Occupant:	Drug Enforcement Administration
Lease Type	Replacement
Current Rentable Square Feet (RSF)	503,776 (Current RSF/USF = 1.05)
Proposed Maximum RSF[1]:	575,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	192
Proposed Usable Square Feet/Person:	192
Proposed Maximum Leasing Authority:	15 years
Expiration Dates of Current Lease(s):	9/30/2018
Delineated Area:	Northern VA
Number of Official Parking Spaces[2]:	85
Scoring:	Operating Lease
Maximum Proposed Rental Rate[3]:	$39.00 / RSF

[1] The RSF/USF at the current location is approximately 1.05; however, to maximize competition, a RSF/USF ratio of 1.2 is used for the proposed maximum RSF as indicated in the housing plan.

[2] DEA security requirements may necessitate control of the parking at the leased location. This may be accomplished as a lessor-furnished service, under an operating agreement with the lessor, or as part of the Government's leasehold interest in the building(s).

[3] This estimate is for fiscal year 2018 and may be escalated by 1.9 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. Lease award shall not exceed the maximum rental rate as specified in this prospectus.

PROSPECTUS – LEASE
U.S. DEPARTMENT OF JUSTICE
DRUG ENFORCEMENT ADMINISTRATION
NORTHERN VIRGINIA

Prospectus Number:	PVA-01-WA16
Congressional District:	VA-8,10,11

Proposed Total Annual Cost[4]:	$ 22,425,000
Current Total Annual Cost:	$ 19,402,581

Justification

The current lease at 600-700 Army Navy Drive, Arlington, VA, expires September 30, 2018. The current location provides housing for DEA headquarters components, a visitor center, and a museum. DEA requires continued housing for the 2,495 personnel working in this location to oversee and enforce the controlled substance laws and regulations of the Unites States.

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.

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

PROSPECTUS – LEASE
U.S. DEPARTMENT OF JUSTICE
DRUG ENFORCEMENT ADMINISTRATION
NORTHERN VIRGINIA

Prospectus Number: PVA-01-WA16
Congressional District: VA-8,10,11

Certification of Need

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

Submitted at Washington, DC, on November 24, 2015

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

July 2015

Housing Plan
Drug Enforcement Administration

PVA-01-WA16
Northern, VA

Locations	CURRENT						PROPOSED					
	Personnel		Usable Square Feet (USF)[1]				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
600-700 Army Navy Drive	2,495	2,495	372,539	6,055	100,013	478,607						
Proposed Lease							2,465	2,465	372,539	6,055	100,013	478,607
Total	**2,495**	**2,495**	**372,539**	**6,055**	**100,013**	**478,607**	**2,495**	**2,495**	**372,539**	**6,055**	**100,013**	**478,607**

Office Utilization Rate (UR)[2]		
	Current	**Proposed**
Rate	116	116

UR = average amount of office space per person
Current UR excludes 81,959 usf of office support space
Proposed UR excludes 67,699 usf of office support space

Overall UR[3]		
	Current	**Proposed**
Rate	192	192

R/U Factor[4]	Total USF	RSF/USF	Max. RSF
Current	478,607	1.05	503,776
Proposed	478,607	1.20	575,000

Special Space	USF
SCIF	9,504
Fitness Center/Locker Room	6,008
Food Service	7,040
Museum/Gift Shop	3,461
Auditorium/Press Room	5,491
Audio Visual Control Room	723
Mailroom Distribution	941
Secure File Rooms	12,303
Credit Union	551
Print Shop/Supplies	3,868
Command Center/PIV	4,602
Health Unit	3,235
Secure Network Server Rooms	13,146
Library	2,732
Mainframe Telco Room	565
Conference/Training/Interview	25,843
Total	**100,013**

NOTES:

[1] 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.

[2] Calculation excludes Judiciary, Congress and agencies with less than 10 people

[3] USF/Person = housing plan total USF divided by total personnel.

[4] R/U Factor = Max RSF divided by total USF