

**PROSPECTUS – LEASE
DEPARTMENT OF DEFENSE
ARLINGTON, VA**

Prospectus Number: PVA-03-WA23
Congressional District: 8

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 354,020³ rentable square feet (RSF) for the Department of Defense (DoD), Defense Advanced Research Projects Agency (DARPA), currently located at 675 N. Randolph Street, Arlington, VA. DARPA has occupied space in the building since 2011, under a lease that expires on December 22, 2026.

The lease will provide continued housing for DoD and will maintain the office and overall space utilization rates at 50 and 226 usable square feet (USF) per person, respectively.

Description

Occupant:	DoD
Current RSF:	354,020 ³ (Current RSF/USF 1.17)
Estimated/Proposed Maximum RSF:	354,020 ³ (Proposed RSF/USF 1.17)
Expansion/Reduction RSF:	None
Current USF/Person:	226
Estimated/Proposed USF/Person:	226
Expiration Dates of Current Lease(s):	12/22/2026
Proposed Maximum Lease Term:	20 years
Delineated Area:	Arlington, VA
Number of Official Parking Spaces:	515
Scoring:	Operating
Current Total Annual Cost:	\$15,569,599 (lease effective 12/23/2011)
Estimated Rental Rate: ¹	\$39.00 / RSF
Estimated Total Annual Cost: ²	\$13,806,780

Acquisition Strategy

In order to maximize the flexibility and competition in acquiring space for the DARPA, GSA may issue a single, multiple-award solicitation that will allow offerors to provide

¹ This estimate is for fiscal year 2027 and may be escalated by 2.20 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.

³ 354,020 RSF represents the corrected square footage from 352,740 RSF to 354,020 RSF.

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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.

Background

DARPA's sole mission is to make pivotal investments in breakthrough technologies for national security. By collaborating with academia, industry, and government partners, DARPA formulates and executes research and development projects to expand the frontiers of technology and science, often beyond immediate U.S. military requirements.

DARPA comprises six technical offices, which together oversee approximately 250 research and development programs at any given time. Those office include, The Adaptive Execution Office (AEO), Defense Sciences Office (DSO), Information Innovation Office (I2O), Microsystems Technology Office (MTO), Strategic Technology Office (STO), Tactical Technology Office (TTO), and the Biological Technologies Office (BTO).

Justification

DARPA is currently housed at 675 N. Randolph Street, Arlington, VA, in a lease that expires December 22, 2026. DARPA requires continued housing to carry out its mission.

GSA will consider whether the Department of Defense'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, GSA will conduct a cost-benefit analysis to ensure that award to any other lessor would result in substantial relocation costs or duplication costs of real and personal property needed for the Department of Defense to accomplish its mission that the Government would not recover through competition.

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

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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.

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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 _____

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

January 2023

**Department of Defense
Defense Advanced Research Projects Agency
(DARPA)**

**PVA-03-WA23
Arlington, VA**

Leased Locations	CURRENT						ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage ²	Special ³	Total
	1,340	1,340	86,031	5,802	211,022	302,855	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-
Estimated/Proposed Lease							1,340	1,340	86,031	5,802	211,022	302,855
Total	1,340	1,340	86,031	5,802	211,022	302,855	1,340	1,340	86,031	5,802	211,022	302,855

Office Utilization Rate (UR) ²		
	Current	Proposed
Rate	50	50

UR = average amount of office space per person

Current UR excludes 18,927 USF of office support space.

Proposed UR excludes 18,927 USF of office support space.

Overall UR ³		
	Current	Proposed
Rate	226	226

R/U Factor ⁴			
	Total USF	RSF/USF	Max RSF ⁷
Current	302,855	1.17	354,020
Estimated/Proposed	302,855	1.17	354,020

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 the judiciary, Congress and agencies with fewer than 10 people.

³ USF/Person = housing plan total USF divided by total personnel

⁴ R/U Factor (R/U) = Max RSF divided by total USF

⁵ Storage excludes warehouse, which is part of special space.

⁶ Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposals (RLP) is issued to meet specific agency requirements.

⁷ 354,020 RSF represents the corrected square footage from 352,740 RSF to 354,020 RSF

Special Space ⁶	USF
ADP Space	4,507
Conference/Training	9,794
Copy Center	4,548
Fitness Center	-
Food Service	4,313
Health Units	1,355
High Density File Rooms	
Laboratory	
Loading Docks	-
Locker Rooms	-
Mail Rooms	3,813
Restrooms	-
Warehouse	-
SCIF	98,939
Security Control Center	422
IT Help Desk	1,533
Research Services	786
Pantry/Meeting Rooms	4,728
Guard Facilities	1,609
Facilities and Logistics	3,117
Travel Services DTS	151
Visitor Screening Registration	4,303
Collaboration Rooms	58,568
Security (Badging etc)	8,536