

**PROSPECTUS – LEASE  
DEPARTMENT OF THE INTERIOR  
FISH AND WILDLIFE SERVICE  
NORTHERN VIRGINIA**

Prospectus Number: PVA-09-WA13  
Congressional District: 8, 10, 11

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**Executive Summary**

The General Services Administration (GSA) proposes a replacement lease of up to 223,000 rentable square feet for the Department of the Interior (DOI) Fish & Wildlife Service (FWS) currently located at 4301, 4401, and 4501 North Fairfax Drive, Arlington, VA.

Replacement of the current leases at multiple locations will enable DOI-FWS to provide continued housing for current personnel and also to accommodate projected increases in staffing needed to launch a new initiative to track the effects of climate change on wildlife. In meeting both its current and proposed mission requirements, DOI-FWS will significantly improve its utilization of space, resulting in the improvement of its office utilization rate from 164 USF to 129 USF per person and its overall utilization rate from 243 USF to 190 USF per person. The end product of improved space utilization is the prospectus proposal to house both current personnel and new hires in 35,000 RSF less space than the total of current occupancies.

The maximum proposed rental rate in this prospectus is a projected rate for lease transactions with a future effective (rent start) date consistent with the expiration of the current leases in 2013 and 2014. 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.

**Acquisition Strategy**

In order to maximize the flexibility in acquiring space to house the Department of Interior, Fish and Wildlife elements, GSA may issue a single, multiple award solicitation that will allow offerors to provide blocks of space able to meet requirements in whole or in part.

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**Description**

Occupant:	FWS
Lease Type	Replacement
Current Rentable Square Feet (RSF)	258,373 (Current RSF/USF = 1.2)
Proposed Maximum RSF:	223,000 (Proposed RSF/USF = 1.2)
Expansion Space:	Reduction of 35,373 RSF
Current Usable Square Feet/Person:	243
Proposed Usable Square Feet/Person:	190
Proposed Maximum Leasing Authority:	15 years
Expiration Dates of Current Leases:	1/2/2013, 9/11/2013, 9/30/2013 and 4/14/2014
Delineated Area:	Northern Virginia
Number of Official Parking Spaces:	15
Scoring:	Operating Lease
Maximum Proposed Rental Rate <sup>1</sup> :	\$39.00
Proposed Total Annual Cost <sup>2</sup> :	\$8,697,000
Current Total Annual Cost:	\$8,942,741 (leases effective 1/3/03, 8/12/02, 10/1/08, 4/15/04)

**Background**

The FWS headquarters was established on North Fairfax Drive approximately 24 years ago. Currently, staff occupies all or portions of three adjacent buildings. Due to this adjacency, FWS has installed a secure, underground fiber optic network connecting the buildings. The existing housing solution for FWS indicates that multiple adjacent buildings as well as a single building can meet the agency's requirements for an integrated headquarters operation. This is reflected in the acquisition strategy indicated above.

<sup>1</sup>This estimate is for fiscal year 2014 and may be escalated by 1.75 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.

<sup>2</sup>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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**Justification**

FWS is currently housed in multiple building under multiple leases that will expire in 2013 and 2014. In addition, FWS has established a new initiative to track the effects of climate change on wildlife and their habitats. New hires coming on board between 2010 and 2013 will support this new initiative. The leasing strategy proposed in this prospectus will provide housing for all current FWS personnel as well as new hires to ensure continuing performance of the FWS mission.

**Summary of Energy Compliance**

GSA will incorporate energy efficiency requirements into the Request for Proposals and other documents related to the procurement of space for which this prospectus seeks authorization. GSA encourages offerors to work with energy service providers 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

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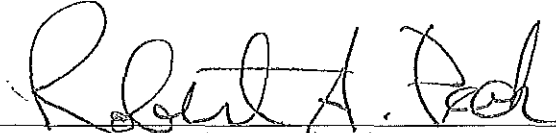
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**Certification of Need**

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

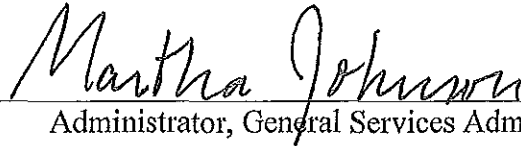
Submitted at Washington, DC, on February 22, 2012

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration