

**PROSPECTUS – LEASE
FEDERAL AVIATION ADMINISTRATION
WESTERN-PACIFIC REGIONAL OFFICE
HAWTHORNE, CA**

Prospectus Number: PCA-01-HA15
Congressional District: 33, 43

Executive Summary

The U.S. General Services Administration (GSA) proposes a new lease of up to 154,000 rentable square feet (RSF) for the Federal Aviation Administration (FAA) located in the Hawthorne Federal Building (HFB) in Hawthorne, California.

The new lease will provide continued housing for FAA and will improve FAA office and overall utilization rates from 176 to 112 usable square feet (USF) per person and 261 to 187 USF per person, respectively. As a result of the improved utilization, the new lease will reduce the rentable square footage of the requirement by 19 percent, housing FAA personnel in 36,329 RSF less than the total of its current occupancies at the HFB location.

Description

Occupant:	FAA
Lease Type	New
Current Rentable Square Feet (RSF)	190,329 (Current RSF/USF = 1.22)
Proposed Maximum RSF:	154,000 (Proposed RSF/USF = 1.2)
Expansion/Reduction RSF:	36,329 Reduction
Current Usable Square Feet/Person:	261
Proposed Usable Square Feet/Person:	187
Proposed Maximum Lease Term:	20 Years
Expiration Dates of Current Leases:	NA
Delineated Area:	8-mile radius from Hawthorne Federal Building located at 15000 Aviation Boulevard Hawthorne, CA 90250
Number of Official Parking Spaces:	573
Scoring:	Operating lease

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Maximum Proposed Rental Rate ¹ :	\$49.00 / RSF
Proposed Total Annual Cost ² :	\$7,546,000
Current Total Annual Cost:	\$5,994,350 (fiscal year 2013 FAA rent paid to GSA)

Justification

The HFB has a serious structural deficiency. GSA is relocating FAA based on life-safety considerations. In addition, the relocation allows FAA to optimize its footprint (reduction of 18 percent) with more advanced workplace strategies.

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.

¹ This estimate is for fiscal year 2015 and may be escalated by 2.0 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. Lease award shall not exceed the maximum rental rate as specified in this prospectus.

² New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

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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

Since FAA will remain housed in the HFB until it relocates to the new lease, interim leasing will not be necessary. There is no risk to the Government of a holdover tenancy.

Certification of Need

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

Submitted at Washington, DC, on September 29, 2014

Recommended: 

Commissioner, Public Buildings Service

Approved: 

Administrator, General Services Administration