

**PROSPECTUS – LEASE  
DRUG ENFORCEMENT ADMINISTRATION  
SAN DIEGO, CA**

Prospectus Number: PCA-01-SD15  
Congressional District: 53

**Executive Summary**

The General Services Administration (GSA) proposes a replacement lease of up to 105,000 rentable square feet (RSF) of space for the Drug Enforcement Administration (DEA), currently located at 4560 Viewridge Avenue, San Diego, CA.

The DEA occupies the entire building under one lease that will expire May 31, 2016. The replacement lease will provide continued housing for DEA and will maintain DEA's office and overall utilization rates of 103 usable square feet (USF) per person and 214 usf per person, respectively.

**Description**

|   |   |
|---|---|
| Occupant:                                 | Drug Enforcement Agency   |
| Lease Type                                | Replacement   |
| Current Rentable Square Feet (RSF)        | 100,603 (Current RSF/USF = 1.15)  |
| Proposed Maximum RSF:                     | 105,000 (Proposed RSF/USF = 1.20)   |
| Expansion/Reduction RSF <sup>1</sup> :    | 0   |
| Current Usable Square Feet/Person:        | 214   |
| Proposed Usable Square Feet/Person:       | 214   |
| Proposed Maximum Leasing Authority:       | 15 years  |
| Expiration Dates of Current Lease(s):     | 5/31/2016   |
| Delineated Area:                          | North: Clairemont Mesa Blvd.<br>South: Friars Road<br>East: Interstate 15<br>West: Interstate 5 |
| Number of Official Parking Spaces:        | 245 Structured  |
| Scoring:                                  | Operating Lease   |
| Maximum Proposed Rental Rate <sup>2</sup> | \$41 per RSF  |
| Proposed Total Annual Cost <sup>3</sup> : | \$4,124,723   |

<sup>1</sup> The RSF/USF at the current location is approximately 1.15. However, to maximize competition a RSF/USF ratio of 1.2 is used for the proposed maximum RSF as indicated in the housing plan.

<sup>2</sup> This estimate is for fiscal year 2016 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.

<sup>3</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

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Current Total Annual Cost: \$3,137,301(Lease Effective 5/31/1996)

**Justification**

Congress created the High Intensity Drug Trafficking Areas (HIDTA) Program in 1988 to provide assistance to law enforcement agencies in areas determined to be critical drug-trafficking regions in the United States. The Drug Enforcement Administration plays a critical role in assisting the state and local government gather intelligence and coordinate law enforcement strategies to reduce the supply of illegal drugs in the United States. The San Diego field office agents gather intelligence, execute on the intelligence in the field, and provide input for legal cases against offenders. In addition to DEA agents, administrative and support groups also operate in the facility.

**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.

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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 September 29, 2014

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration