

**PROSPECTUS – LEASE  
DEPARTMENT OF JUSTICE, BUREAU OF PRISONS  
WASHINGTON, DC**

Prospectus Number: PDC-01-WA15

**Executive Summary**

The General Services Administration (GSA) proposes a replacement lease of up to 114,000 rentable square feet (RSF) of space to house the Department of Justice, Bureau of Prisons (BOP) currently located at 500 First Street, NW, in Washington, DC.

The replacement lease will provide continued housing for BOP and will improve BOP's office and overall utilization rates from 133 to 117 usable square feet (USF) per person and 229 to 199 USF per person, respectively. As a result of the improved utilization, the replacement lease will reduce the rentable square footage of the requirement by 12 percent, a 15,035 RSF reduction from BOP's current occupancy.

**Description**

Occupant:	Bureau of Prisons
Lease Type	Replacement
Current Rentable Square Feet (RSF):	129,035 (Current RSF/USF = 1.18)
Proposed Maximum RSF:	114,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF	15,035 RSF reduction
Current Usable Square Feet/Person:	229
Proposed Usable Square Feet/Person:	199
Proposed Maximum Leasing Authority:	15 years
Expiration Dates of Current Lease(s):	July 31, 2016
Delineated Area:	Washington, DC, Central Employment Area
Number of Official Parking Spaces:	14
Scoring:	Operating Lease
Maximum Proposed Rental Rate <sup>1</sup> :	\$50.00 per RSF
Proposed Total Annual Cost <sup>2</sup> :	\$5,700,000
Current Total Annual Cost:	\$7,040,895 (lease effective 8/01/2006)

<sup>1</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 negotiating this lease to ensure that the lease award is made in the best interest of the Government. The lease award shall not exceed the maximum rental rate as the specified in this prospectus.

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

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**Background**

BOP's mission is to protect society by confining offenders in the controlled environments of prisons and community-based facilities that are safe, humane, cost-efficient, and appropriately secure; that provide work and other self-improvement opportunities to assist offenders in becoming law-abiding citizens.

**Justification**

The current lease at 500 First Street NW expires July 31, 2016, and BOP has a continued need for space. In an effort to reduce its space footprint and increase its space utilization efficiency, the proposed lease will reduce BOP's current space by 15,035 RSF of its current 129,035 RSF at 500 First Street, NW. In the absence of this reduction, the status quo cost of continued occupancy at the proposed market rental rate would be \$6,451,750 per year.

**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 interim leasing actions as necessary to ensure continued housing of the tenant agency prior to the effective date of the proposed 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 project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on September 29, 2014

Recommended:   
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Commissioner, Public Buildings Service

Approved:   
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Administrator, General Services Administration