

**PROSPECTUS – LEASE
DEPARTMENT OF DEFENSE
OFFICE OF THE SECRETARY OF DEFENSE JOINT STAFF
SUFFOLK, VA**

Prospectus Number: PVA-01-SU17
Congressional District: 4

Executive Summary

The General Services Administration (GSA) proposes a lease for approximately 403,737 rentable square feet (RSF) for the Department of Defense, Office of the Secretary of Defense, Joint Staff (DOD-JS). DOD-JS is currently housed at 116-116B Lake View Parkway, Suffolk, VA under a lease that expires May 9, 2018.

The proposed lease will enable DOD-JS to provide continued housing for its mission in Suffolk, VA. DOD-JS is uniquely responsible for ensuring the coordination between all branches of the U.S. military and foreign entities. The proposed lease will provide continued housing for the primary training facility for this mission. 116-116B Lake View Parkway is one of five buildings within a secure campus leased for DOD's exclusive use.

Description

Occupant:	DOD Office of the Secretary of Defense Joint Staff
Current Rentable Square Feet (RSF)	403,737 (RSF/USF = 1.08)
Estimated Maximum RSF:	403,737 (RSF/USF = 1.08)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	240
Estimated Usable Square Feet/Person:	264
Proposed Maximum Lease Term:	15 Years
Expiration Dates of Current Leases:	05/09/2018
Delineated Area:	North: James River South: Kings Hwy (Rt. 125) to Nansemond Pkwy (Rt. 337) East: City limit of Suffolk West: Nansemond River
Number of Official Parking Spaces:	0
Scoring:	Operating lease
Estimated Proposed Rental Rate ¹ :	\$22.00/ RSF
Estimated Total Annual Cost ² :	\$8,882,214

¹This estimate is for fiscal year 2018 and may be escalated by 1.95 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 lease award is made in the best interest of the Government.

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Current Total Annual Cost:	\$6,791,189 (Leases effective 05/10/1993 and 06/15/2004)
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Background

The original 320,825 RSF building, 116 Lake View, was constructed in 1993 to meet the space requirements of the Department of the Navy, and it was used as a warehouse and torpedo testing facility. In 2004, the United States Joint Forces Command (USJFCOM) was the sole tenant when it expanded the facility by 82,912 RSF with the construction of 116B Lake View, which is connected to 116 Lake View as one structure. Upon the disestablishment of USJFCOM in August 2011, DOD-JS became the sole occupant and has a continuing need for housing to carry out its mission.

GSA will consider whether DOD-JS'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, a cost-benefit analysis will be conducted to determine whether the Government can expect to recover the relocation and duplication costs of real and personal property needed for DOD-JS to accomplish its mission.

Justification

The Joint Staff is currently housed at 116 & 116B Lake View Parkway. GSA executed the original lease in 1993 and a five-year renewal option effective on May 9, 2013. There are no remaining lease renewal or purchase options. A purchase option will be solicited in the proposed lease procurement. The existing building functions as a training center and DOD-JS has a continuing need for space to carry out its mission.

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.

²New 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

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 extension. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

Certification of Need

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

Submitted at Washington, DC, on JUN 06 2016

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration