

**PROSPECTUS – LEASE
NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION
SEATTLE, WA**

Prospectus Number: PWA-01-SE23
Congressional District: 07, 09

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 139,000 rentable square feet (RSF) for the National Oceanic and Atmospheric Administration (NOAA), currently located at 2725 Montlake Boulevard East in Seattle, WA. NOAA has occupied space in this Government-owned building in the NOAA portfolio of owned assets since 1931.

The lease will provide continued housing for NOAA and will change the office and overall space utilization from 127 to 111 and 307 to 342 usable square feet (USF) per person, respectively, with the inclusion of additional personnel in this larger facility.

Description

Occupant:	NOAA
Current RSF:	112,996 (Current RSF/USF = 1.16)
Estimated/Proposed Maximum RSF: ¹	139,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	26,004 RSF Expansion
Current USF/Person:	307
Estimated/Proposed USF/Person:	342
Expiration Dates of Current Lease(s):	NA
Proposed Maximum Lease Term:	20 years
Delineated Area:	North: Aurora Ave. N to NE 45th St. to 25th Ave. NE; East: 25th Ave. NE to Montlake Blvd. E to 24th Ave. E to 23rd Ave. E to I-90; South: I-90 to Edgar Martinez Dr. S to S Atlantic St. to Elliot Bay; West: Elliot Bay to 15th Ave. W to W Ewing St. to Ship Canal Trail to Aurora Ave. N
Number of Official Parking Spaces:	21
Scoring:	Operating
Current Total Annual Cost:	\$5,423,808
Estimated Rental Rate: ²	\$55.53 / RSF

¹ The RSF/USF at the current location is approximately 1.16; however, to maximize competition, a RSF/USF ratio of 1.20 is used for the estimated proposed maximum RSF as indicated in the housing plan.

² This estimate is for fiscal year 2026 and may be escalated by 2 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

PROSPECTUS – LEASE
NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION
SEATTLE, WA

Prospectus Number: PWA-01-SE23
Congressional District: 07, 09

Estimated Total Annual Cost³: \$7,718,670

Background

NOAA's mission is science, service, and stewardship. It has three goals: 1) to understand and predict changes in climate, weather, oceans, and coasts; 2) to share that knowledge and information with others; and 3) to conserve and manage coastal and marine ecosystems and resources.

The Seattle office houses the Northwest Fisheries Science Center (NWFSC). NWFSC's mission is to conduct research to support sustainable fisheries and aquaculture; to protect and recover endangered species; to guide restoration of habitat; and to maintain healthy communities and the ecosystems they rely on. The NWFSC is dedicated to the study of living marine resources on the west coast; and scientific work includes chemical testing of seafood following oil spills, assessing and modeling west coast Federal fisheries, and genetic testing to determine the population structure of Pacific salmon and west coast ground fish. The NWFSC also responds to emerging research needs such as climate change and ocean acidification, integrated ecosystem modeling, socio-economic connections, and biological effects of emerging toxins.

The administrative functions housed in the current location support two additional research locations: the Manchester Research Station and the Mukilteo Research Station.

Justification

NOAA is currently housed at 2725 Montlake Boulevard East, Seattle, WA, in a federally owned building. NOAA requires continued housing to carry out its mission. Washington State highway construction projects and long-term adjacency to multi-lane highways negatively impact the scientific operations of the NOAA lab, compromising mission performance, particularly as it relates to controlled environment experiments and analysis. NOAA intends to dispose of the current location. NOAA determined that a GSA-executed lease would meet the requirements for a replacement space.

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.

benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

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

PROSPECTUS – LEASE
NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION
SEATTLE, WA

Prospectus Number: PWA-01-SE23
Congressional District: 07, 09

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.

OMB Memorandum M-21-25 Implementations and Long-Term Space Requirements

The requirements within this prospectus reflect the known space needs prior to its submission to Congress. Agencies continue to develop their return to physical workplaces strategies consistent with OMB Memorandum M-21-25, incorporate lessons learned while working both in-person and under maximum telework during the COVID-19 pandemic, and determine each agency's long-term space posture. Accordingly, the requirements outlined in this prospectus may change prior to award of a lease. In the event that a change results in a revised requirement that makes a material change and does not fit within the acceptable parameters of the congressional resolutions, GSA will submit an amended prospectus for consideration by the House Committee on Transportation and Infrastructure and Senate Committee on Environment and Public Works.


**PROSPECTUS – LEASE
NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION
SEATTLE, WA**


Prospectus Number: PWA-01-SE23
Congressional District: 07, 09

Certification of Need

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

Submitted at Washington, DC, on 12/22/2022

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration