

**PROSPECTUS – LEASE
U.S. INTERNATIONAL TRADE COMMISSION
WASHINGTON, DC**

Prospectus Number PDC-03-WA16

Executive Summary

The General Services Administration (GSA) proposes a lease for approximately 207,000 rentable square feet (rsf) for the U.S. International Trade Commission (ITC), currently located at 500 E Street, SW, Washington, DC.

The lease will provide continued housing for ITC and will maintain its existing office utilization rate of 157 usable square feet per person and an overall utilization rate of 343 square feet per person.

Description

Occupant:	U.S. International Trade Commission
Current Rentable Square Feet (RSF)	207,000 (Current RSF/USF = 1.17)
Estimated Maximum RSF:	207,000 (Proposed RSF/USF = 1.17)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	343
Estimated Usable Square Feet/Person:	343
Proposed Maximum Lease Term:	15 Years
Expiration Dates of Current Leases:	8/10/2017
Delineated Area:	Washington, DC bounded by - North: L Street, NW over to Massachusetts Avenue, NW over to North Capitol Street South: Southwest Freeway East: North and South Capitol Streets West: 15 th Street, SW/NW
Number of Official Parking Spaces:	2
Scoring:	Operating lease
Estimated Rental Rate ¹ :	\$45.00/ RSF
Estimated Total Annual Cost ² :	\$9,315,000
Current Total Annual Cost:	\$8,750,447 (Lease effective 8/09/1997)

¹ This estimate is for fiscal year 2017 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.

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

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Background

ITC is an independent, quasi-judicial Federal agency with broad investigative responsibilities on matters of trade. The agency investigates the effects of dumped and subsidized imports on domestic industries and conducts global safeguard investigations. The Commission also adjudicates cases involving imports that infringe on intellectual property rights. Through such proceedings, the agency facilitates a rules-based international trading system. ITC also serves as a Federal resource where trade data and other trade policy-related information is gathered and analyzed. The information and analysis is provided to the President, the Office of the United States Trade Representative (USTR) and Congress to facilitate the development of sound and informed U.S. trade policy. ITC makes most of its information and analysis available to the public to promote understanding of international trade issues.

Justification

ITC is currently housed at 500 E Street, SW, in Washington, DC. The current lease expires on August 10, 2017, and ITC requires continued housing for 517 personnel currently working in this location to carry out its mission. The current lease includes a Public Courtroom Complex including a Main Hearing Room and three courtrooms. This Complex provides the necessary space for hearing claims of unfair trade from domestic industries and adjudicating patent infringement and intellectual property claims brought by intellectual property owners.

GSA will consider whether ITC'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 the real and personal property needed for ITC to accomplish its mission. The future lease will maintain ITC's existing office and overall utilization rates.

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.

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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 lease. 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 June 20, 2016

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration