

**PROSPECTUS – LEASE
EQUAL EMPLOYMENT OPPORTUNITY COMMISSION
WASHINGTON, DC**

Prospectus Number: PDC-09-WA17

Executive Summary

The General Services Administration (GSA) proposes a lease for approximately 170,000 rentable square feet (RSF) for the Equal Employment Opportunity Commission (EEOC), currently located at 131 M Street NE in Washington, DC.

The lease will provide continued housing for EEOC, and will improve EEOC office and overall utilization rates from 146 to 130 usable square feet (USF) per person and 240 to 215 USF per person, respectively.

Description

Occupant:	Equal Employment Opportunity Commission
Current Rentable Square Feet (RSF)	160,995 (Current RSF/USF = 1.15)
Estimated Maximum RSF ¹ :	170,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	240
Estimated Usable Square Feet/Person:	215
Proposed Maximum Leasing Authority:	15 years
Expiration Dates of Current Lease(s):	10/08/2018
Delineated Area:	Washington, DC Central Employment Area
Number of Official Parking Spaces:	10
Scoring:	Operating Lease
Estimated Rental Rate ² :	\$50.00/RSF
Estimated Total Annual Cost ³ :	\$8,500,000
Current Total Annual Cost:	\$6,825,841 (leases effective 10/9/2008)

¹ The RSF/USF at the current location is approximately 1.15; however, to maximize competition a RSF/USF ratio of 1.20 is used for the proposed maximum RSF as indicated in the housing plan.

² This 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 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.

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Background

The EEOC is a bipartisan commission comprised of five presidentially appointed members, including the Chair, Vice Chair, and three Commissioners. The EEOC is responsible for enforcing Federal laws that make it illegal to discriminate against a job applicant or an employee because of the person's race, color, religion, sex (including pregnancy), national origin, age (40 or older), disability, or genetic information. It is also illegal to discriminate against a person because the person complained about discrimination, filed a charge of discrimination, or participated in an employment discrimination investigation or lawsuit. The EEOC has the authority to investigate charges of discrimination against employers that are covered by the law. Additionally, the EEOC provides leadership and guidance to Federal agencies on all aspects of the Federal Government's equal employment opportunity program.

Justification

The current lease at 131 M Street NE expires on October 8, 2018. The EEOC is projecting a staffing increase of new hires to address Federal and private sector case backlog. The EEOC requires continued housing for the personnel currently working in this location, as well as those additional personnel anticipated to be hired.

Acquisition Strategy

In order to maximize the flexibility and competition in acquiring space to the EEOC, GSA may issue a single, multiple-award solicitation that will allow offerors to provide blocks of space able to meet requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus.

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.

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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.

Certification of Need

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

Submitted at Washington, DC, on August 17, 2016

Recommended: 

Commissioner, Public Buildings Service

Approved: 

Administrator, General Services Administration