

**PROSPECTUS – LEASE
PEACE CORPS
WASHINGTON, DC**

Prospectus Number: PDC-08-WA17

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 173,000 rentable square feet (RSF) for the Peace Corps, currently located at 1111 20th Street, NW in Washington, DC.

The lease will provide continued housing for Peace Corps and will slightly improve the office and overall space utilization from 99 to 98 and 156 to 152 per person, respectively.

Description

Occupant:	Peace Corps
Current Rentable Square Feet (RSF)	161,725 (Current RSF/USF = 1.13)
Estimated Maximum RSF ¹ :	173,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	156
Estimated Usable Square Feet/Person:	152
Proposed Maximum Leasing Authority:	15 years
Expiration Dates of Current Lease(s):	05/31/2018
Delineated Area:	Washington, DC Central Employment Area
Number of Official Parking Spaces:	5
Scoring:	Operating Lease
Estimated Rental Rate ² :	\$50.00 / RSF

¹ The RSF/USF at the current location is approximately 1.13; however, to maximize competition a RSF/USF ratio of 1.2 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 offerers to ensure that lease award is made in the best interest of the Government.

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Estimated Total Annual Cost ³ :	\$8,650,000
Current Total Annual Cost:	\$4,947,167 (leases effective 06/1/1998)

Acquisition Strategy

In order to maximize the flexibility and competition in acquiring space for the Peace Corps, 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.

Background

The Peace Corps' mission is to promote world peace and friendship by fulfilling three goals: helping the people of interested countries in meeting their need for trained men and women; promoting a better understanding of Americans on the part of the peoples served; and facilitating a better understanding of other peoples on the part of Americans.

Justification

Since 1961, the Peace Corps has been strengthening the United States of America by building bridges with nations around the world through community-based development and cross-cultural understanding. Effective support of its volunteers and staff in 141 countries is crucial to advancing the mission and goals of the agency. The current lease at 1111 20th Street, NW expires May 31, 2018. Peace Corps requires continued housing 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.

³ New 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 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 JUN 06 2015

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration