

**PROSPECTUS – LEASE
CENTERS FOR DISEASE CONTROL
ATLANTA, GA**

Prospectus Number: PGA-04-AT19
Congressional Districts: 4, 5, 6

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 309,000 rentable square feet for the Department of Health and Human Services, Centers for Disease Control (CDC). CDC is currently housed under several leases within metro Atlanta, GA.

This lease will provide continued housing for CDC under one lease and provide for an overall space utilization rate of 152 usable square feet (USF) per person, which is below CDC's national standard utilization rate of 170 USF per person.

Description

Occupant:	Centers for Disease Control
Current Rentable Square Feet (RSF)	343,146 (Current RSF/USF = 1.10)
Estimated/Proposed Maximum RSF ¹ :	309,000 (Proposed RSF/USF = 1.15)
Expansion/Reduction RSF:	34,146 RSF (Reduction)
Current USF/Person:	176
Estimated/Proposed USF/Person:	152
Expiration Dates of Current Lease(s):	7/31/2020; 9/30/2021; 1/1/2021; 12/31/2024
Proposed Maximum Leasing Authority:	15 years
Delineated Area:	See Below
Number of Official Parking Spaces:	35
Scoring:	Operating
Current Total Annual Cost:	\$8,404,241
Estimated Rental Rate ² :	\$36.27 / RSF
Estimated Total Annual Cost ³ :	\$11,207,430

¹ The RSF/USF at the current locations are approximately 1.10; however, to maximize competition a RSF/USF ratio of 1.15 is used for the estimated proposed maximum RSF as indicated in the housing plan.

² This estimate is for fiscal year 2020 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 standard 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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Delineated Area

POINT OF BEGINNING: I-285 and Peachtree Boulevard (Hwy 141); Southeast on I-285 to Stone Mountain Freeway (US Hwy 78); Southwest on Stone Mountain Freeway (US Hwy 78) to Scott Blvd. (name change) to Ponce de Leon Avenue NE (name change) to Juniper Street NE; South on Juniper Street NE 1 block to North Avenue NE; West on North Avenue NE to I-85; North on I-85 to Piedmont Road NE; Northeast on Piedmont Road NE to Peachtree Road NE (Hwy 141); Northeast on Peachtree NE (Hwy. 141) to I-285 POINT OF BEGINNING

Acquisition Strategy

To maximize the flexibility and competition in acquiring space for CDC, 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 and in one or more geographically proximate buildings.

Background

CDC increases the health security of our Nation. As the Nation's health protection agency, CDC saves lives and protects people from health threats. To accomplish its mission, CDC conducts critical science and provides health information that protects our Nation against expensive and dangerous health threats, and responds when these arise.

CDC works to protect America from health, safety, and security threats, both foreign and domestic. Whether diseases start at home or abroad, are chronic or acute, curable or preventable, or result from human error or deliberate attack, CDC fights disease and supports communities and citizens that do the same.

Below is a list of the CDC components proposed for housing under this prospectus and their individual missions:

National Center for HIV/AIDS, Viral Hepatitis, STD, and TB Prevention (NCHHSTP), Mission Statement

The National Center for HIV/AIDS, Viral Hepatitis, STD, and TB Prevention maximizes public health and safety nationally and internationally through the elimination, prevention, and control of disease, disability, and death caused by Human Immunodeficiency Virus Infection/Acquired Immunodeficiency

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Syndrome, non-HIV retroviruses, viral hepatitis, other sexually transmitted diseases, and tuberculosis.

Center for Global Health (CGH), Mission Statement

Protect and improve health globally through science, policy, partnership, and evidence-based public health action. CDC will leverage its core strengths to advance four overarching global health goals: improving the health and well-being of people around the world, improving capabilities for preparing and responding to infectious diseases and emerging health threats, building country public health capacity, and maximizing organizational capacity.

Office of Financial Resources (OFR) Mission Statement

The Office of Financial Resources contributes to the achievement of positive public health outcomes at CDC by providing exemplary customer-focused leadership and fiscal stewardship in appropriations, acquisitions, assistance, and financial management with accountability and sound business practices.

Justification

The four leases that this prospectus requirement comprises total 343,146 RSF of space and house 1,769 employees. Consolidating these leases into one prospectus lease will provide for more efficient space by minimizing redundancies (i.e., lobbies, Federal Protective Service guards, IT/communication, lifestyle centers, breakrooms, conference/training rooms, etc.) and provide for more efficient and effective operations. The overall and office utilization rates will be improved as a result of these efficiencies from 176 to 152 USF per person and 137 to 106 USF per person, respectively.

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 October 12, 2018

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration

Leased Locations	CURRENT						ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage ⁵	Special ⁶	Total
8 Corporate Blvd	820	820	139,789	-	-	139,789	-	-	-	-	-	-
1801 Corporate Blvd. NE	280	280	34,140	-	-	34,140	-	-	-	-	-	-
2900 Woodcok Blvd.	569	569	77,101	-	-	77,101	-	-	-	-	-	-
2945/2939 Flowers Rd.	100	100	59,954			59,954						
Estimated/Proposed Lease							1,769	1,769	239,388		29,500	268,888
Total	1,769	1,769	310,984	-	-	310,984	1,769	1,769	239,388	-	29,500	268,888

Office Utilization Rate (UR) ²		
	Current	Proposed
Rate	137	106

UR = average amount of office space per person
 Current UR excludes 68,416 usf of office support space
 Proposed UR excludes 52,665 usf of office support space

Overall UR ³		
	Current	Proposed
Rate	176	152

R/U Factor ⁴			
	Total USF	RSF/USF	Max RSF
Current	310,984	1.10	343,146
Estimated/Proposed	268,888	1.15	309,000

Special Space ⁶	USF
Conference/Training	5,000
Lifestyle Center	3,000
LAN/Telecom	4,800
Mail room	400
Copy Center	4,800
Breakroom	2,400
Security	1,800
Meeting Rooms	4,800
Snack Bar	200
Lactation Room	600
Loading Dock	900
High Density File	800
Total	29,500

NOTES:
¹ USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.
² Calculation excludes Judiciary, Congress and agencies with less than 10 people
³ USF/Person = housing plan total USF divided by total personnel.
⁴ R/U Factor (R/U) = Max RSF divided by total USF
⁵ Storage excludes warehouse, which is part of Special Space.
⁶ Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (RLP) is issued to meet specific agency requirements.
 *LGA33138 above reflects a superceding lease effective 1/1/2019, which reduces the current usf of 95,354USF to 59,954USF.