

**FACT SHEET – LEASE
DEPARTMENT OF STATE
BUREAU OF DIPLOMATIC SECURITY
NORTHERN VIRGINIA**

Congressional District: 8

Executive Summary

The General Services Administration (GSA) is proceeding with the procurement of a replacement lease of up to 371,000 rentable square feet for the Department of State (DoS), Bureau of Diplomatic Security (DS), currently located at 1801 N. Lynn Street, Arlington, VA. This location serves as the headquarters for DS.

GSA will conduct the lease procurement pursuant to the following statutory provisions: Under 22 U.S.C. 4802(a)(1), the Secretary of State is directed to develop and implement policies and programs to provide for the security of United States Government operations of a diplomatic nature and foreign government operations of a diplomatic nature in the United States. Under 22 U.S.C. 4805(c), the Administrator of General Services is authorized to lease such amount of space in the United States as may be necessary for the Department of State to accommodate the personnel required to carry out this subchapter.

Acquisition Strategy

GSA intends to conduct a full and open competition for the DS requirement.

Description

Occupants:	DoS-DS
Lease Type:	Replacement
Current Rentable Square Feet (RSF):	343,311
Projected Maximum RSF:	371,000
Expansion Space ¹ :	None
Current Usable Square Feet/Person:	207
Projected Usable Square Feet/Person:	207
Maximum Leasing Authority:	15 years
Expiration Date of Current Lease:	6/30/2013
Delineated Area:	Rosslyn/Ballston, Crystal City/Pentagon City, VA
Number of Official Parking Spaces ² :	101

¹ The RSF/USF at the current location is approximately 1.11. The proposed maximum RSF does not represent expansion space but the amount of space needed to provide the 308,748 USF required in buildings having an RSF/USF as high as 1.2 in order to maximize competition.

² Department of State security requirements may necessitate control of the parking at the leased location. This may be accomplished as a lessor-furnished service, under an operating agreement with the lessor, or as part of the Government's leasehold interest in the building(s).

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Scoring:	Operating Lease
Maximum Rental Rate ³ :	\$39.00
Projected Total Annual Cost ⁴ :	\$14,469,000
Current Total Annual Cost:	\$16,394,341

Background

As the DoS security and law enforcement arm, DS provides a safe and secure environment for the conduct of U.S. foreign policy. Overseas, DS develops and implements effective security programs to safeguard all personnel who work in every U.S. diplomatic mission around the world. Domestically, DS protects the Secretary of State, the U.S. Ambassador to the United Nations and visiting foreign dignitaries below the head-of-state level.

DS investigates passport and visa fraud, conducts personnel security investigations, and issues security clearances. DS also assists foreign embassies and consulates in the U.S. with the security for their missions and personnel.

Justification

The current lease expires in June of 2013 and DS requires continued housing to carry out its mission.

Energy Performance

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of leased space. GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement and to achieve an energy Star performance rating of 75 or higher.

³ This estimate, the current prospectus program rental rate for Northern Virginia, is for fiscal year 2013 and may be escalated by 1.75 percent annually to the effective date of the lease to account for inflation.

⁴ Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

Location	Current					Proposed				
	Personnel		Usable Square Feet (USF)			Personnel		Usable Square Feet (USF)		
	Office	Total	Office	Storage	Special	Total	Office	Storage	Special	Total
1800 N. Lynn Street, Arlington, VA	1,494	1,494	253,320	3,087	52,341	308,748	-	-	-	-
Proposed Lease							1,494	1,494	50,442	308,748
Total	1,494	1,494	253,320	3,087	52,341	308,748	1,494	248,948	50,442	308,748

Office Utilization Rate (UR)*

	Current	Proposed
Rate	132	130

* UR = average amount of office space per person
Current UR excludes 55,730 USF of office support space
Proposed UR excludes 54,769 USF of office support space

USE/Person**

	Current	Proposed
Rate	207	207

** USE/Person = housing plan total USF divided by total personnel

Special Space	USF
SCIF	17,924
Conference	9,863
File Rooms	8,320
Copy Rooms	4,797
Break Rooms	4,240
Security	3,836
Fitness Rooms	782
Computer Rooms	680
Total	50,442

Usable square footage means the portion of the building available for use by tenants' personnel and furnishings, and space available jointly to the occupants of the building.
Usable square footage does not include space devoted to building operations and maintenance.