

**PROSPECTUS – LEASE
DEPARTMENT OF JUSTICE
WASHINGTON, DC**

Prospectus Number: PDC-05-WA23

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 465,000 rentable square feet (RSF) for the Department of Justice (DOJ), currently located at 2 Constitution Square, 145 N Street NE in Washington, DC. DOJ has occupied space in the building since 2010 under two leases that expire on June 22, 2025, and August 22, 2025.

The lease will provide continued housing for DOJ and will improve the office and overall space utilization rates from 187 to 149 and 293 to 220 usable square feet (USF) per person, respectively.

Description

	DOJ
Occupant:	
Current RSF:	575,790 (Current RSF/USF = 1.12)
Estimated/Proposed Maximum RSF ¹ :	465,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	110,790 RSF Reduction
Current USF/Person:	293
Estimated/Proposed USF/Person:	220
Expiration Dates of Current Lease(s):	06/22/2025, 08/22/2025
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	Washington, DC, Central Employment Area
Number of Official Parking Spaces:	30
Scoring:	Operating
Current Total Annual Cost:	\$29,587,602 (leases effective 06/23/2010 and 08/23/2010)
Estimated Rental Rate ² :	\$50.00 / RSF
Estimated Total Annual Cost ³ :	\$23,250,000

¹ The RSF/USF at the current location is approximately 1.12; however, to maximize competition an RSF/USF ratio of 1.20 is used for the estimated proposed maximum RSF as indicated in the housing plan.

² This estimate is for fiscal year 2025 and may be escalated by 2.0 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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Acquisition Strategy

In order to maximize the flexibility and competition in acquiring space for the DOJ, 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 DOJ mission is to enforce the law and defend the interests of the United States according to the law; to ensure public safety against threats foreign and domestic; to provide Federal leadership in preventing and controlling crime; to seek just punishment for those guilty of unlawful behavior; and to ensure fair and impartial administration of justice for all Americans.

This requirement primarily houses the DOJ Management Division (JMD)—which consists of several components, including CIO, Finance, Human Resources, and Facilities and Administrative Services—and the International Criminal Police Organization (Interpol). JMD provides consistent and effective administration services to DOJ. The mission of Interpol Washington is to facilitate international law enforcement cooperation as the United States representative to Interpol on behalf of the Attorney General.

Justification

JMD and Interpol are currently housed at 145 N Street NE, Washington, DC, in two leases that expire June 22, 2025, and August 22, 2025. These DOJ components require continued housing to carry out their missions. The proposed project will result in space reduction and improved efficiency while maintaining mission readiness.

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 new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

OMB Memorandum M-21-25 Implementations and Long-Term Space Requirements

The requirements within this prospectus reflect the known space needs prior to its submission to Congress. Agencies continue to develop their return to physical workplaces strategies consistent with OMB Memorandum M-21-25, incorporate lessons learned while working both in-person and under maximum telework during the COVID-19 pandemic, and determine each agency's long-term space posture. Accordingly, the requirements outlined in this prospectus may change prior to award of a lease. In the event that a change results in a revised requirement that makes a material change and does not fit within the acceptable parameters of the Congressional resolutions, GSA will submit an amended prospectus for consideration by the House Committee on Transportation and Infrastructure and Senate Committee on Environment and Public Works.


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Certification of Need

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

Submitted at Washington, DC, on 10/13/2022

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration