



U.S. House of Representatives
Committee on Transportation and Infrastructure

Washington, DC 20515

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COMMITTEE RESOLUTION

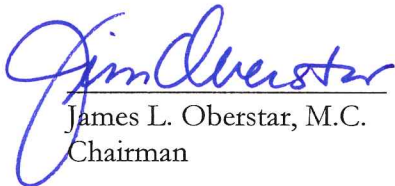
LEASE
DEPARTMENT OF DEFENSE
SKYLINE PLACE
NORTHERN VIRGINIA
PVA-03-WA10

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that, pursuant to 40 U.S.C. § 3307, appropriations are authorized for short-term lease extensions of up to 402,822 rentable square feet for the Department of Defense currently located at the Skyline Place, 5275 Leesburg Pike, Falls Church, VA, at a proposed total annual cost of \$15,307,236 for a lease term of up to two years, a prospectus for which is attached to and included in this resolution.

Provided, that, to the maximum extent practicable, the Administrator of General Services shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.

Provided further, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

Adopted: July 1, 2010


James L. Oberstar, M.C.
Chairman

**PROSPECTUS – LEASE
DEPARTMENT OF DEFENSE
SKYLINE PLACE
NORTHERN VIRGINIA**

Prospectus Number: PVA-03-WA10
Congressional District: 8

Project Summary

The General Services Administration (GSA) proposes short term lease extensions for up to 402,822 rentable square feet (rsf) for the Department of Defense (DOD) located at the Skyline Place, 5275 Leesburg Pike, Falls Church, VA.

The 2005 Base Realignment and Closure Act (BRAC) requires that DOD tenants in leased space relocate to DOD owned space by September 2011. The current leases expire September 16 and October 3, 2011 and may need to be extended in the event that DOD is unable to move by September 2011. Since this is a short-term requirement, GSA has determined that it is not practical to consider relocating DOD prior to their BRAC relocation date.

Description

Occupants:	DOD
Delineated Area:	5275 Leesburg Pike Falls Church, VA
Lease Type:	Extension
Justification:	Expiring leases (9/16/11 & 10/03/11)
Expansion Space:	None
Number of Parking Spaces ¹ :	50 Official Government Vehicles
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	2 years
Maximum Rentable Square Feet:	402,822 rsf
Current Total Annual Cost:	\$10,265,843
Proposed Total Annual Cost ² :	\$15,307,236
Maximum Proposed Rental Rate ³ :	\$ 38.00 per rsf

¹ The Department of Defense security requirements may necessitate control of the parking at the leased location. This may be accomplished as a lessor-furnished service, as a separate operating agreement with the lessor, or as part of the Government's leasehold interest in the building.

² Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

³ This estimate is for fiscal year 2011 and may be escalated by 1.8 percent annually to the effective date of the lease to account for inflation.

**PROSPECTUS – LEASE
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Prospectus Number: PVA-03-WA10
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Authorization

Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.

Approval of this prospectus will constitute authority to provide an interim lease, if necessary, prior to the execution of the new lease.

Certification of Need

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

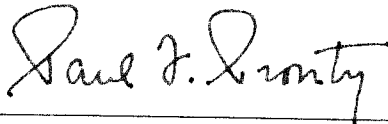
Submitted at Washington, DC, on September 11, 2009

Recommended:



Commissioner, Public Buildings Service

Approved:



Acting Administrator, General Services Administration

March 2009

Housing Plan
Department of Defense
Skyline Place

Northern Virginia
PVA-03-WA10

Locations	Current				Proposed			
	Personnel		Usable Square Feet (USF)		Personnel		Usable Square Feet (USF)	
	Office	Total	Office	Total	Office	Total	Office	Total
Skyline Place	2,045	2,045	194,183	363,083	2,045	2,045	194,183	363,083
Total	2,045	2,045	194,183	363,083	2,045	2,045	194,183	363,083

Utilization	Current	Proposed
Rate	74	74

Current UR excludes 59,850 USF of office support space
Proposed UR excludes 59,850 USF of office support space

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 (e.g., auditorium, health units and snack bars). Usable square footage does not include space devoted to building operations and maintenance (e.g., craft shops, gear rooms, building supply rooms, rest rooms and lobbies).

Special Space	USF
Loading Dock	6,900
Mail Room	1,840
ADP	35,910
Network Operations	2,741
Conference/Training	13,373
Fitness Center	1,380
Nonstandard	
Mechanical/Electrical Rooms	53,616
SCIF	53,140
Total	168,900