

**PROSPECTUS – LEASE
FOOD & DRUG ADMINISTRATION
ATLANTA, GA**

Prospectus Number: PGA-01-AT17
Congressional District: 5

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 162,000 rentable square feet (RSF) of space for the Food and Drug Administration (FDA), currently housed at the FDA Atlanta complex consisting of three leased buildings; The Crawford Building, Annex I and Annex II, and an additional lease location in College Park, Georgia, at the Gateway Center Building One.

The proposed lease will provide continued housing for FDA and will improve the office utilization rate from 176 to 103 usable square feet (USF) per person.

Description

Occupant:	Food and Drug Administration
Current Rentable Square Feet (RSF)	134,491 (Current RSF/USF = 1.15)
Estimated Maximum RSF:	162,000 (Proposed RSF/USF = 1.15)
Expansion/Reduction RSF:	27,509 (expansion)
Current Usable Square Feet/Person:	292
Estimated Usable Square Feet/Person:	322
Proposed Maximum Lease Term:	20 Years
Expiration Dates of Current Leases:	11/24/2017, 12/30/2017, and 7/31/2022
Delimited Area:	Atlanta Midtown Business District
Number of Official Parking Spaces:	27 secured
Scoring:	Operating lease
Estimated Rental Rate ¹ :	37.00/RSF
Estimated Total Annual Cost ² :	\$5,994,000
Current Total Annual Cost:	\$5,863,625 (Leases effective 11/25/2005, 12/31/1997, 8/1/2012)

¹ This estimate is for Fiscal Year 2019 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 a basis for negotiating with offerors to ensure that lease award is made in the best interest of the government.

² New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

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Justification

The current leases are unable to provide the FDA Southeast Regional Office, Atlanta District Office, and Southeast Regional Laboratories (SRL) with the necessary office and special space to efficiently carry out its mission. The new lease will provide a more modern and streamlined office layout and improve office utilization from 176 square feet per person to 103 square feet per person.

SRL testing includes foods, ceramics, meats, cosmetics, drugs, and other products falling under the purview of the FDA. In addition, the SRL has specialized capabilities and is home to the Atlanta Center for Nutrient Analysis, which is the servicing laboratory to all FDA districts for nutrient analysis on domestic and imported foods that bear nutrition labeling. The size of the existing SRL causes the FDA to constantly retro-fit the aging space, leading to higher maintenance costs. A modern laboratory is needed to properly carry out its mission.

Acquisition Strategy

In order to maximize the flexibility in acquiring space to house the FDA elements, 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.

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 lease is the best solution to meet a validated Government need.

Submitted at Washington, DC, on SEP 13 2016

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration