

**PROSPECTUS-LEASE  
DEPARTMENT OF JUSTICE  
DRUG ENFORCEMENT AGENCY  
NORTHERN, VA**

Prospectus Number: PVA-02-WA21  
Congressional District: 8, 10, 11

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 175,000 rentable square feet (RSF) for the consolidation of several mission-critical operations within the Department of Justice, Drug Enforcement Administration (DEA), currently located in two leased locations and within multiple small blocks of space at locations throughout the National Capital Region. DEA has occupied space at 14560 Avion Parkway in Chantilly, VA, and at 2675 Prosperity Avenue in Merrifield, VA, since 2/1/2002 and 8/24/2015, respectively, under two leases that expire in 2022 and 2025.

The new lease will provide continued housing for DEA and much needed expansion space and will maintain adequate utilization rates, although the office and overall space utilization rates will increase slightly from 73 to 90 and 130 to 158 usable square feet (USF) per person, respectively.

**Description**

Occupant:	DEA
Current RSF:	137,340 (Current RSF/USF = 1.15)
Estimated/Proposed Maximum RSF <sup>1</sup> :	175,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	37,660 RSF Expansion
Current USF/Person:	130
Estimated/Proposed USF/Person:	158
Expiration Dates of Current Lease(s):	1/31/2022; 8/23/2025
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	Northern Virginia, including the independent city of Alexandria, the counties of Arlington, Fairfax, and Prince William, and a portion of Loudon County
Number of Official Parking Spaces <sup>2</sup> :	240
Scoring:	Operating

<sup>1</sup> The RSF/USF at the current location(s) are approximately 1.15; however, to maximize competition a RSF/USF ratio of 1.20 is used for the estimated proposed maximum RSF as indicated in the housing plan.

<sup>2</sup> Security requirements may necessitate control of land near the leased location in addition to the official parking spaces identified in the prospectus. This may be accomplished as a lessor-furnished service, under an operating agreement with the lessor or part of the Government's leasehold interest in the building(s). If the additional parking resulting from security requirements is included in the leasehold interest in the building, the proposed total annual cost and maximum proposed rental rate may exceed the amounts indicated above.

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Current Total Annual Cost:	\$4,788,281 (leases effective 2/1/2002 & 8/24/2015)
Estimated Rental Rate <sup>3</sup> :	\$39.00 / RSF
Estimated Total Annual Cost <sup>4</sup> :	\$6,825,000

### **Background**

DEA's mission is to enforce the controlled substances laws and regulations of the United States and bring to the criminal and civil justice system of the United States, or any other competent jurisdiction, those organizations and principal members of organizations involved in the growing, manufacture, or distribution of controlled substances appearing in or destined for illicit traffic in the United States; and to recommend and support non-enforcement programs aimed at reducing the availability of illicit controlled substances on the domestic and international markets.

### **Justification**

DEA is currently housed at 14560 Avion Parkway in Chantilly, VA, and 2675 Prosperity Avenue, Merrifield, VA, in two leases that expire on 1/31/2022 and 8/23/2025, respectively. DEA requires continued housing to carry out its mission. This project proposes to consolidate these groups with additional DEA and law enforcement entities currently housed within small blocks of space at multiple locations throughout the National Capital Region.

The current facilities do not have the space to conduct mission-critical operational and coordination meetings. The increased footprint includes the meeting, office, and support space to address this space need and enable coordinated investigative operations with local, State, Federal, and international entities.

### **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

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<sup>3</sup> This estimate is for fiscal year FY 2022 and may be escalated by 2 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.

<sup>4</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

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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.

**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 10/19/2020

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration