

**PROSPECTUS – LEASE  
NATIONAL LABOR RELATIONS BOARD  
WASHINGTON, DC**

Prospectus Number: PDC-03-WA23

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 125,000 rentable square feet (RSF) for the National Labor Relations Board (NLRB), currently located at 1015 Half Street SE in Washington, DC. NLRB has occupied space in the building since 2015 under a lease that expires on June 29, 2025.

The lease will provide continued housing for NLRB and will improve the office and overall space utilization rates from 169 to 90 and 217 to 164 usable square feet (USF) per person, respectively.

**Description**

Occupant:	NLRB
Current RSF:	152,872 (Current RSF/USF = 1.11)
Estimated/Proposed Maximum RSF <sup>1</sup> :	125,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	27,872 RSF Reduction
Current USF/Person:	217
Estimated/Proposed USF/Person:	164
Expiration Dates of Current Lease(s):	06/29/2025
Proposed Maximum Leasing	20 years
Authority:	
Delineated Area:	Washington, DC, Central Employment Area (CEA)
Number of Official Parking Spaces:	7
Scoring:	Operating
Current Total Annual Cost:	\$7,206,581 (lease effective 06/30/2015)
Estimated Rental Rate <sup>2</sup> :	\$50.00 / RSF
Estimated Total Annual Cost <sup>3</sup> :	\$6,250,000

<sup>1</sup> The RSF/USF at the current location is approximately 1.11; 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> 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.

<sup>3</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

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**Background**

The NLRB's mission is to protect workplace democracy by promoting and enforcing the rights and obligations of employees, unions, and employers under the National Labor Relations Act (NLRA), to promote interstate commerce and strengthen the Nation's economy.

NLRB requires continued housing to carry out its mission, which is to enforce the NLRA, conduct secret-ballot elections to determine whether employees want union representation, and set the basic rules for unions trying to organize workers. The nature of NLRB's mission has required special office accommodations such as hearing rooms, conference rooms, judge's chambers, legal research offices, a law library, and presidential appointed executive suites.

**Justification**

The NLRB is currently housed at 1015 Half Street SE, Washington, DC, in a lease that expires June 29, 2025. NLRB requires continued housing to carry out its mission.

The NLRB seeks to achieve increased efficiency in its new lease. Staffing at the NLRB has changed since its present occupancy began in 2015, reducing in recent years from the original occupancy. The NLRB seeks to balance its housing requirements and its need for maximum efficiency in utilization of real estate and forecasts a reduction in office space footprint based on current but evolving staffing requirements.

**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.

**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