

**PROSPECTUS – LEASE  
ARCHITECT OF THE CAPITOL  
WASHINGTON, DC**

Prospectus Number: PDC-02-WA20

**Executive Summary**

The General Services Administration (GSA) proposes a lease for approximately 121,000 rentable square feet (RSF) for the Architect of the Capitol (AOC) to house the U.S. Senate, Sergeant at Arms, currently housed at 2 Massachusetts Avenue NE in Washington, DC, under a lease that expires May 14, 2022.

The lease will provide continued housing for AOC and will improve its office and overall utilization rates from 131 and 257 to 125 and 244 usable square feet (USF) per person, respectively.

**Description**

Occupant:	Architect of the Capitol: U.S. Senate, Sergeant at Arms
Current RSF:	120,911 (Current RSF/USF = 1.40)
Estimated/Proposed Maximum RSF:	121,000 (Proposed RSF/USF = 1.40)
Expansion/Reduction RSF:	None
Current USF/Person:	257
Estimated/Proposed USF/Person:	244
Expiration Dates of Current Lease(s):	05/14/2022
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	Washington, DC, bounded by: North: M Street NW/NE; South: D Street SW/SE; East: 8 <sup>th</sup> Street NE/SE; West: 10 <sup>th</sup> Street NW
Number of Official Parking Spaces:	0
Scoring:	Operating
Current Total Annual Cost:	\$ 6,316,158 (Lease effective 05/15/1992)
Estimated Rental Rate <sup>1</sup> :	\$50.00 / RSF
Estimated Total Annual Cost <sup>2</sup> :	\$6,050,000

<sup>1</sup> This estimate is for fiscal year 2022 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 standard 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>2</sup> 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 AOC, 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**

AOC manages over 18.4 million square feet of facilities and 570 acres of grounds as well as thousands of pieces of artwork. The Sergeant at Arms duties to the Senate include the following mission-critical support: provide physical security for the Senate and information technology support to Senators and their offices, such as cybersecurity, troubleshooting, installing new programs, and providing key fobs for remote access to their servers and data. Additionally, the Sergeant at Arms' finance department works directly with the Senate Rules Committee in obligating funds. The Sergeant at Arms is also responsible for maintenance of the Senate's facilities and must be able to respond immediately in the event of any problem with facility conditions. Finally, the office is responsible for the Senate moves.

**Justification**

This AOC office is currently housed at 2 Massachusetts Avenue NE in Washington, DC. The current lease expires May 14, 2022. AOC requires continued housing for 355 personnel to carry out its mission. The agency's personnel will increase by 18 due to its new "Office of Member Outreach and Security Coordination." The mission and duties of the new office will be to conduct direct outreach in order to create better awareness, with Senators' offices, of Senators' activities off of the Capitol campus; to seek tools, such as technology, that may improve and accelerate such awareness; to educate and train staff, including schedulers, regional representatives, and Chief Clerks, to identify and alert AOC personnel of events or activities that may warrant a threat assessment; and to facilitate threat assessments and security coordination with the U.S. Capitol Police as well as other Federal and local law enforcement.

This AOC office is required to be within approximately a 0.5 mile radius of the Senate Office Buildings in order to respond to Senate offices within 10 minutes or less. GSA will consider whether AOC's continued housing needs should be satisfied in the existing location based on an analysis of other potential locations within the delineated area. If other potential locations are identified, GSA will conduct a cost-benefit analysis to determine whether the Government can expect to recover the relocation and duplication costs of real and personal property needed for AOC to accomplish its mission.

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**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.

**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 extension. 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 October 16, 2019.

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration