

**PROSPECTUS – LEASE
FEDERAL AVIATION ADMINISTRATION
QUEENS, NY**

Prospectus Number: PNY-02-QU21
Congressional District: 5

Executive Summary

The General Services Administration (GSA) proposes a lease extension of up to 5 years for up to approximately 209,244 rentable square feet (RSF) to house the Federal Aviation Administration (FAA), currently located at One Aviation Plaza in Queens, NY. FAA has occupied space in the building since April 3, 2000, under a lease that expires on April 2, 2020.

Extension of the current lease will enable FAA to provide continued housing for current personnel and meet its mission requirements. FAA will maintain its office and overall space utilization rates at 253 and 430 usable square feet (USF) per person, respectively.

Description

| | |
|---|---|
| Occupant: | Federal Aviation Administration |
| Current RSF: | 209,244 (Current RSF/USF = 1.18) |
| Estimated/Proposed Maximum RSF ¹ : | 209,244 (Proposed RSF/USF = 1.18) |
| Expansion/Reduction RSF: | N/A |
| Current USF/Person: | 430 |
| Estimated/Proposed USF/Person: | 430 |
| Expiration Dates of Current Lease(s): | 04/02/2020 |
| Proposed Maximum Leasing Authority: | 5 years |
| Delineated Area: | North: S. Conduit Ave. from Lefferts Blvd. to Rockaway Blvd.; East: Rockaway Blvd. to Brookville Blvd. through Head of Bay to Jamaica Bay; South: Jamaica Bay to Bergen Basin; West: Bergen Basin to Lefferts Blvd. |
| Number of Official Parking Spaces: | 815 |
| Scoring: | Operating |
| Current Total Annual Cost: | \$9,907,087 |
| Estimated Rental Rate ² : | \$68.50 / RSF |
| Estimated Total Annual Cost ³ : | \$14,333,214 |

¹ This estimate is for fiscal year 2020 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.

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

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Background

FAA's mission is to provide the safest, most efficient aerospace system in the world. FAA's Eastern Region is responsible for the FAA's aviation-related work in the States of Delaware, Maryland, New Jersey, New York, Pennsylvania, Virginia, and West Virginia, as well as Washington, DC. This Regional Office serves as the primary liaison regarding aviation issues and activities within the greater Northeast corridor.

Justification

The current lease is for a total of 209,244 RSF at One Aviation Plaza and expires on April 2, 2020. FAA occupies 174,040 and there is also approximately 35,000 RSF of vacant space.

FAA requires continued housing to carry out its mission uninterrupted. This extension will provide GSA and FAA the necessary time to fully develop a future housing strategy which could result in consolidation of smaller leases with the regional office requirement, in relocation (of either a smaller or consolidated requirement), or in a reduction of the existing footprint.

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.

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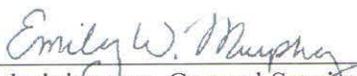
Certification of Need

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

April 7, 2020

Submitted at Washington, DC, on _____

Recommended:  _____
Commissioner, Public Buildings Service

Approved:  _____
Administrator, General Services Administration