

**PROSPECTUS – LEASE
NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION
SUBURBAN, MD**

Prospectus Number: PMD-03-WA22
Congressional District: 5

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 269,000 rentable square feet (RSF) for two bureaus of the National Oceanic Atmospheric Administration (NOAA), currently located at 5825 and 5830 University Research Court in Riverdale, MD. NOAA has occupied space in these buildings since 2010 and 2012 under leases that expire on April 5, 2025.

The lease will provide continued housing for NOAA. While the office utilization rate will remain the same at 113, the overall space utilization rate will improve from 256 to 251 usable square feet (USF) per person.

Description

Occupant:	NOAA
Current RSF:	274,360 (Current RSF/USF = 1.19)
Estimated/Proposed Maximum RSF: ¹	269,000 (Proposed RSF/USF = 1.19)
Expansion/Reduction RSF:	5,360 RSF Reduction
Current USF/Person:	256
Estimated/Proposed USF/Person:	251
Expiration Dates of Current Lease(s):	04/05/2025 for both
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	Suburban MD
Number of Official Parking Spaces:	3
Scoring:	Operating
Current Total Annual Cost:	\$9,705,469 (leases effective 04/06/2012 and 11/01/2020)
Estimated Rental Rate: ²	\$35.00 / RSF
Estimated Total Annual Cost: ³	\$9,415,000

Acquisition Strategy

To maximize the flexibility and competition in acquiring space for the NOAA, GSA may issue a single, multiple-award solicitation that will allow offerors to provide blocks of

¹ The RSF/USF at the current location is approximately 1.19 and the same RSF/USF ratio of 1.19 is used for the estimated proposed maximum RSF as indicated in the housing plan.

² This estimate is for fiscal year 2025 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.

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

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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

NOAA's mission is science, service, and stewardship. NOAA has three goals: 1) to understand and predict changes in climate, weather, oceans, and coasts; 2) to share that knowledge and information with others; and 3) to conserve and manage coastal and marine ecosystems and resources.

The leases in Riverdale, MD house NOAA's National Center for Weather and Climate Prediction (NCWCP) and a portion of NOAA's National Environmental Satellite, Data, and Information Service (NESDIS). The Weather Prediction Center is one of the nine National Centers for Environmental Prediction, which is part of the National Weather Service (NWS). The NCWCP exists to meet the real-time weather information needs of a growing group of users including NWS field offices, other governmental agencies, the media, the private sector, academic institutions, the international community, and the general public. It supports the NWS mission of protecting lives and property and enhancing the national economy. NCWCP's mission is to be a leader in the collaborative weather forecast process delivering responsive, accurate, and reliable national forecasts and analyses.

The NESDIS's mission is to provide secure and timely access to global environmental data and information from satellites and other sources to promote and protect the Nation's security, environment, economy, and quality of life. The service operates a fleet of environmental satellites that provide critical observations of the Earth and space, and its data products support NOAA's mission and drive science throughout the environmental community.

This facility operates 24 hours a day, 7 days a week, and the location leverages NOAA's partnerships with nearby research institutes, centers of expertise, and the University of Maryland by fostering collaborative projects and research opportunities.

Justification

NOAA is currently housed at 5825 and 5830 University Research Court, Riverdale, MD, in two leases that expire on April 25, 2025. NOAA requires continued housing to carry out its mission.

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Consolidating the two leases will help optimize NOAA's footprint, improve their utilization rate, and maintain the 24 hour a day, 7 day a week mission readiness requirement.

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 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 11/17/2021

Recommended:  _____
Commissioner, Public Buildings Service

Approved:  _____
Administrator, General Services Administration