

**PROSPECTUS – LEASE  
DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE  
LAKEWOOD, CO**

Prospectus Number : PCO-01-LA19  
Congressional District: 7

**Executive Summary**

The General Services Administration (GSA) proposes a lease extension for 166,745 rentable square feet for the Department of the Interior - National Park Service (NPS), currently located at 12795 Alameda Parkway in Lakewood, CO.

The proposed extension will enable NPS to provide continued housing for its personnel while maintaining the office and overall utilization rates at 142 and 252 usable square feet (USF) per person, respectively.

**Description**

Occupant:	National Park Service
Current Rentable Square Feet (RSF)	166,745 (Current RSF/USF = 1.09)
Estimated Maximum RSF:	166,745 (Proposed RSF/USF = 1.09)
Expansion/Reduction RSF:	None
Current USF/Person:	252
Estimated USF/Person:	252
Expiration Dates of Current Lease(s):	09/30/2019
Proposed Maximum Leasing Authority:	5 years
Delineated Area:	City of Lakewood, CO
Number of Official Parking Spaces:	12
Scoring:	Operating
Current Total Annual Cost:	\$4,204,620 (leases effective 10/01/2009)
Estimated Rental Rate <sup>1</sup> :	\$26.00 / RSF
Estimated Total Annual Cost <sup>2</sup> :	\$4,335,370

**Background**

The NPS mission is to preserve unimpaired the natural and cultural resources and values of the National Park System for the enjoyment, education and inspiration of this and future generations. NPS cooperates with partners to extend the benefits of natural and cultural resource conservation and outdoor recreation throughout this country and the world.

<sup>1</sup> This estimate is for fiscal year 2020 and may be escalated by 1.9 percent per year 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>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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**Justification**

NPS requires continued housing in Lakewood, CO, to carry out its mission. The lease will house three primary divisions:

Intermountain Region (IMR): IMR oversees documentation of structures and sites recorded in Arizona, Colorado, Montana, New Mexico, Oklahoma, Texas, Utah, and Wyoming.

Washington Support Office: The NPS national headquarters and support centers are collectively called the Washington Support Office (WASO). Employees at WASO provide services to the regional office, park units, program areas, and NPS partners, as well as coordinate with other agencies and bureaus in the Department of the Interior. WASO supports the NPS mission at the national level by providing leadership and advocacy, policy and regulatory formulation and direction, program guidance, budget formulation, legislative support, and accountability for programs and activities managed by the field and key program offices. It manages service-wide programs that can most effectively be carried out from a central location.

Denver Service Center (DSC): DSC is the central planning, design and construction management project office for NPS. DSC provides park and community planning, design and construction project management, transportation planning, contracting services, and technical information management for the parks and regions in the national park system.

The current lease expires on September 30, 2019, and NPS requires continued housing at this location to carry out its mission until it can implement its national reorganization strategy. A 5-year lease extension will provide NPS with sufficient time to formulate its relocation plan and budget for move costs accordingly.

**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 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 September 26, 2018.

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration