

**PROSPECTUS – LEASE  
DEPARTMENT OF HEALTH AND HUMAN SERVICES  
NATIONAL CANCER INSTITUTE  
ROCKVILLE, MD**

Prospectus Number: PMD-01-WA22  
Congressional District: 6

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 610,000 rentable square feet (RSF) for the Department of Health and Human Services–National Institutes of Health (NIH)–National Cancer Institute (NCI), currently located at 9609 Medical Center Drive, Rockville, MD. NCI has occupied space in the building since 2013 under a lease that expires on February 6, 2023.

The lease will provide continued housing for NCI and will improve the office and overall space utilization rates from 147 to 135 and 202 to 187 per person, respectively.

**Description**

|  |   |
|--|---|
| Occupant:                                    | NCI   |
| Current Rentable Square Feet (RSF)           | 620,097 (Current RSF/USF 1.13)                      |
| Estimated/Proposed Maximum RSF: <sup>1</sup> | 610,000 (Proposed RSF/USF 1.20)                     |
| Expansion/Reduction RSF:                     | 10,097 Reduction                                    |
| Current Usable Square Feet/Person:           | 202   |
| Estimated/Proposed USF/Person:               | 187   |
| Expiration Dates of Current Lease(s):        | 02/06/2023  |
| Proposed Maximum Leasing Authority:          | 20 years  |
| Delineated Area:                             | Portions of Montgomery and Prince George's Counties |
| Number of Official Parking Spaces:           | 5   |
| Scoring:                                     | Operating   |
| Current Total Annual Cost:                   | \$20,012,896.34 (lease effective 02/07/2013)        |
| Estimated Rental Rate: <sup>2</sup>          | \$35.00/RSF   |
| Estimated Total Annual Cost: <sup>3</sup>    | \$21,350,000  |

<sup>1</sup> The RSF/USF at the current location is approximately 1.13; however, to maximize competition, an 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 2023 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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**Acquisition Strategy**

To maximize the flexibility and competition in acquiring space for the NCI, 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**

The National Cancer Institute leads, conducts, and supports cancer research across the Nation to advance scientific knowledge and help all people live longer, healthier lives. As the leader of the cancer research enterprise, collectively known as the National Cancer Program, and the largest funder of cancer research in the world, NCI manages a broad range of research, training, and information dissemination activities that reach across the entire country, meeting the needs of all demographics—rich and poor, urban and rural, and all racial and ethnic populations. Specifically, NCI focuses on two broad roles: cancer research, and the training and support of cancer researchers.

**Justification**

The purpose of this lease prospectus is to consolidate NCI's headquarters operations with two other leases (one delegated lease and one agency lease). The number of employees housed together will expand to 2,711. The current lease expires on February 6, 2023, and NCI requires continued housing to carry out its mission.

**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.

**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:   
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Commissioner, Public Buildings Service

Approved:   
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Administrator, General Services Administration