

# **REPORT TO THE DULLES CORRIDOR COMMITTEE**

## **RECOMMENDATION FOR APPROVAL OF A LEASE FOR THE DULLES CORRIDOR METRORAIL PHASE 2 OFFICE**

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## PURPOSE

Staff requests that the Dulles Corridor Committee approve and recommend to the Board of Directors approval of a lease for the Dulles Corridor Metrorail Project Phase 2 Office (Project Office).

## BACKGROUND

- In February 2013, the Committee approved the terms of a pre-solicitation.
- Request for Proposals was advertised in March 2013.
- On April 3, 2013, twelve proposals were received and short-listed to seven by the Evaluation Committee (EC). On April 12, 2013, the EC visited the seven remaining office spaces, ranked them, and arrived at a new short list of three proposals.

# EVALUATION

The EC scored 198 Van Buren Street, Herndon, as the highest-rated proposal based on the following Evaluation Criteria.

- Financial Considerations: Rental rate, rent abatement, security deposit and tenant improvements.
- Lease Terms and Conditions: Building features, parking, conference rooms, building security and lease terms.
- Schedule for Occupancy: Includes estimated build-out time, cost and schedule.
- Location: Required to be near the Phase 2 rail alignment.

The EC selected 198 Van Buren, Herndon, after scoring Best and Final Offers from the three final shortlisted proposals.



## LEASE TERMS

Lease has been negotiated and will be executed upon Board Approval.

**Building:** Herndon Metro Plaza II, 198 Van Buren Street,  
Herndon, VA 20170.

**Landlord:** BOI-Presidents Plaza Trust (a subsidiary of  
Brandywine Realty Trust).

**Premises:** A total of 52,385 rentable square feet (RSF). The  
entire fourth floor totaling 25,489 RSF and the  
entire third floor totaling 26,896 RSF.

**Commencement:** The Lease Commencement Date is August 9, 2013  
for a five-year lease term.

## **RECOMMENDATION**

Request that the Dulles Corridor Committee approve and recommend that the Board of Directors approve a lease for the Dulles Corridor Metrorail Project Phase 2 Office.

## Proposed Resolution

### Authorizing the Lease for Office Space for the Dulles Corridor Metrorail Project - Phase 2

WHEREAS, The lease for office space for the Project Office for Phase 1 and for Phase 2 Preliminary Engineering, located in Tysons Corner in the vicinity of the Spring Hill Metrorail Station, expires in February 2014;

WHEREAS, The Project Office and the Phase 2 design-build contractor for Package A, Capital Rail Constructors, agreed to locate their main offices in a manner similar to the Phase 1 arrangement;

WHEREAS, The staff has successfully negotiated a lease for 102,205 rentable square feet of available office space on four floors, sufficient for the staff of the Project Office, at 198 Van Buren Street;

WHEREAS, Additional space is also available in the adjacent building at 196 Van Buren Street; and

WHEREAS, the Dulles Corridor Committee is satisfied with the terms of the five-year lease presented to the Committee at its June 19 meeting; now, therefore, be it

RESOLVED, That the lease of space in Herndon Metro Plaza II, 198 Van Buren Street, Herndon, Virginia, is hereby approved, as presented to the Dulles Corridor Committee at its June 19, 2013 meeting; and

RESOLVED, That the President and Chief Executive Officer is authorized to execute that lease with BOI-Presidents Plaza Trust (a subsidiary of Brandywine Realty Trust).

*For Consideration by the Dulles Corridor Committee and Board of Directors  
on June 19, 2013*