

**PROSPECTUS – LEASE
DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
NORTHERN VA**

Prospectus Number: PVA-02-WA19
Congressional District: 11

Executive Summary

The General Services Administration (GSA) proposes a lease for approximately 190,038 rentable square feet for the Department of Justice, Federal Bureau of Investigation (FBI). FBI is currently housed at 801 Follin Lane in Vienna, Virginia, under a lease that expires on January 19, 2021. GSA is proposing to continue leasing space for FBI at the current location pending the results of a cost-benefit analysis, including relocation and duplication costs of real and personal property needed for FBI to accomplish its mission.

The lease will provide continued housing for FBI, and will maintain the office and overall utilization rates at 149 and 275 usable square foot (USF) per person, respectively.

Description

Occupant:	FBI
Current Rentable Square Feet (RSF)	190,038 (Current RSF/USF = 1.08)
Estimated/Proposed Maximum RSF:	190,038 (Proposed RSF/USF = 1.08)
Expansion/Reduction RSF:	None
Current USF/Person:	275
Estimated/Proposed USF/Person:	275
Expiration Dates of Current Lease(s):	01/19/2021
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	Northern Virginia
Number of Official Parking Spaces ¹ :	38
Scoring:	Operating
Current Total Annual Cost:	\$ 6,615,415 (lease effective 01/20/2011)
Estimated Rental Rate ² :	\$39.00/ RSF
Estimated Total Annual Cost ³ :	\$7,411,482

¹ Security requirements may necessitate control of parking at the leased location in addition to the official parking spaces identified in the prospectus. If the additional parking resulting from security requirements is included in the leasehold interest in the building, the proposed total annual cost and maximum proposed rental rate may exceed the amounts indicated above.

² This estimate is for fiscal year 2021 and may be escalated by 2 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is partially serviced; the Government will pay select operating costs directly. 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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Background

The mission of FBI is to protect and defend the United States against terrorist and foreign intelligence threats, to uphold and enforce the criminal laws of the United States, to provide leadership and criminal justice services to Federal, State, municipal, and international agencies and partners; and to perform these responsibilities in a manner that is responsive to the needs of the public and is faithful to the Constitution of the United States.

This facility houses several high-security components, and supports Federal, State, and local law enforcement, as well as international partners.

Justification

This FBI office is currently housed in a leased building located at 801 Follin Lane in Vienna, Virginia. The current lease expires on January 19, 2021.

GSA will consider whether FBI's continued housing needs should be satisfied in the existing location based on an analysis of other potential locations within the delineated area. If other potential locations are identified, GSA will conduct a cost-benefit analysis to determine whether the Government can expect to recover the relocation and duplication costs of real and personal property needed for FBI to accomplish 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.

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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 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 October 12, 2018

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration