

**PROSPECTUS – LEASE
DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, DC**

Prospectus Number: PDC-03-WA19

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 180,000 rentable square feet (RSF) for the Department of Justice, Federal Bureau of Investigation (FBI), currently located at 375 E Street SW, in Washington, DC. The FBI has occupied this space in the building since April 14, 2011, under a lease that expires on April 1, 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 space utilization rates at 109 and 174 usable square feet (USF) per person, respectively.

Description

Occupant:	FBI
Current Rentable Square Feet	180,000 (Current RSF/USF = 1.13)
Estimated/Proposed Maximum RSF:	180,000 (Proposed RSF/USF = 1.13)
Expansion/Reduction RSF:	None
Current USF/Person:	174
Estimated/Proposed USF/Person:	174
Expiration Dates of Current Lease(s):	04/01/2021
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	Washington, DC, CEA
Number of Official Parking Spaces ¹ :	10
Scoring:	Operating Lease
Current Total Annual Cost:	\$7,396,997 (lease effective 04/14/2011)
Estimated Rental Rate ² :	\$50.00/ RSF
Estimated Total Annual Cost ³ :	\$9,000,000

¹Security 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.

²This 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 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.

³New 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.

The primary occupant of this location is FBI's Security Division. The offices housed within this facility support security services, including background checks, financial and strategic planning, information security and general security services.

Justification

The FBI is currently housed in a leased building located at 375 E Street SW in Washington, DC, and has been in this location since 2011. The current lease expires on April 1, 2021. FBI requires continued housing to carry out its mission and anticipates a need for housing beyond the term of the current lease to continue to support the security needs of FBI.

This location is one of the locations that are proposed to consolidate as part of the FBI headquarters consolidation proposal. Once consolidated, this location will be backfilled with other Federal agency tenants with like space requirements, minimizing any necessary changes to the leased location.

GSA will consider whether the 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 new lease. 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 21, 2018.

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration