

**PROSPECTUS –DESIGN/BUILD
FEDERAL BUILDING-FBI DISTRICT OFFICE
MIAMI/MIRAMAR, FL**

Prospectus Number: PFL-FBC-MI10
Congressional District: 21

Description

The US General Services Administration proposes building a new Federal Building in the Miami/Miramar, Florida area for the Federal Bureau of Investigation (FBI). This facility will serve to meet the FBI's current and future space needs as their new District Office in South Florida, and will consolidate their current space spread across the Miami, Miramar, and Dade County, Florida area in twelve separate locations.

Project Summary

Site Information

To be acquired acreage9.0

Building Area

Building without Parking (gsf)474,801

Building with Parking (gsf)474,801

Number of outside parking spaces30

Structured Parking Spaces535

Project Budget

Site\$9,000,000

Design and Review Subtotal11,924,000

Estimated Construction Cost (ECC) (\$452/gsf incl. inside parking)161,350,000

Management and Inspection (M&I)8,401,000

Estimated Total Project Cost (ETPC)*\$190,675,000

*Tenant agencies may fund an additional amount for alterations above the standard normally provided by the GSA.

Authorization Requested (Design, ECC, and M&I)\$190,675,000

FY 2010 Funding Request\$190,675,000

Schedule

Design

Start

FY2010

End

FY2012

Construction

FY2011

FY2014

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Overview of Project

The new Miami FBI District Office will provide for the space requirements and security needs for the FBI in the South Florida area. 535 secured structured parking spaces will be incorporated into the construction of the FBI District Office facility and made available to the FBI, primarily for the use of Government-owned vehicles and other official Government purposes. Surface parking spaces will also be provided.

Tenant Agencies

Department of Justice – Federal Bureau of Investigation

Justification

An important component of the priorities of the FBI is the availability of efficient and cost effective facilities, with state-of-the-art infrastructure in which to carry out the FBI's mission. FBI requires a facility that meets the Level 4 Interagency Security Committee (ISC) criteria, with sufficient space for the current and projected workforce. In addition, the expansion of the secure work environment is essential to foster synergy among FBI elements for greater coordination and productivity internally and with partner organizations. The existing, disparate FBI facilities are incapable of providing the increased square footage necessary to support new functions and cannot meet enhanced IT infrastructure and security requirements. A new, consolidated location will provide the FBI with sufficient space to meet its current requirements and allow for full compliance with the ISC guidelines.

The requirement for FBI's consolidated Miami Field Division office was originally to be included in the larger Miami/Miramar, FL DOJ lease consolidation, along with the Drug Enforcement Administration (DEA) and the Bureau of Alcohol, Tobacco, Firearms, and Explosives (ATF), as requested under PFL-01-MI06, and originally authorized by the House Committee on Transportation and Infrastructure on February 16, 2006, and the Senate Committee on Environment and Public Works on November 17, 2005. In 2007, it was determined by DOJ that the original consolidated campus strategy was no longer logistically or financially feasible. Therefore, GSA requested authority to procure DEA's requirements separately (Prospectus No. PFL-02-MI08), which were authorized by the House Committee on Transportation and Infrastructure on September 24, 2008, and the Senate Committee on Environment and Public Works on September 17, 2008. The ATF's requirements were delivered below the prospectus threshold. Given the size, complexity, long term nature, and other aspects of the FBI's requirements, GSA determined that a Federally owned facility would better serve the mission and operations of the Government.

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Summary of Energy Compliance

This project will be designed to conform with the requirements of the Facilities Standards for the Public Buildings Service and to earn LEED certification. It will also meet Congressionally-required energy efficiency and performance requirements in effect during design. GSA will encourage exploration of opportunities to gain increased energy efficiency above the measures achieved in the design.

Alternatives Considered (30-year, present value cost analysis)

New Construction:	\$352,712,000
Lease:	\$520,093,000

The 30 year, present value cost of new construction is \$167,380,000 less than the cost of lease, an equivalent annual cost advantage of \$10,764,000.

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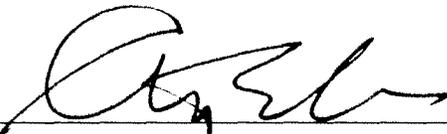
Recommendation

CONSTRUCTION

Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on June 11, 2009

Recommended: 
Acting Commissioner, Public Buildings Service

Approved: 
Acting Administrator, General Services Administration