

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

Prospectus Number: PDC-04-WA14

**Executive Summary**

The General Services Administration (GSA) proposes a replacement lease of up to 157,000 rentable square feet of space for the Federal Bureau of Investigation (FBI), currently housed at 1025 F Street, NW in Washington, DC. The proposed lease would replace three existing leases, which expire on January 17, May 31, and November 24, 2015. It is anticipated that the missions associated with this space will eventually relocate to the FBI Headquarters Consolidation project, if approved by Congress. GSA will attempt to negotiate a flexible lease term to coincide with the delivery of the FBI Headquarters Consolidation project in an effort to minimize vacancy risk.

The office utilization rate for FBI will improve from 110 USF to 109 USF per person and the overall utilization rate will remain 186 USF per person.

**Description**

Occupant:	DOJ-FBI
Lease Type	Replacement
Current Rentable Square Feet (RSF)	151,910 (Current RSF/USF = 1.16)
Proposed Maximum RSF:	157,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF <sup>1</sup> :	None
Current Usable Square Feet/Person:	186
Proposed Usable Square Feet/Person:	186
Proposed Maximum Lease Term:	15 years
Expiration Dates of Current Lease(s):	1/17/2015, 5/31/2015, 11/24/2015
Delineated Area:	Washington, DC CEA
Number of Official Parking Spaces:	None
Scoring:	Operating Lease
Maximum Proposed Rental Rate <sup>2</sup> :	\$50.00
Proposed Total Annual Cost <sup>3</sup> :	\$7,850,000
Current Total Annual Cost:	\$6,097,322 ( lease effective 1/18/05)

<sup>1</sup> The RSF/USF at the current location is approximately 1.16, however to maximize competition a RSF/USF ratio of 1.2 is used for the proposed maximum RSF as indicated in the housing plan.

<sup>2</sup> This estimate is for fiscal year 2016 and may be escalated by 1.9 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 a basis for negotiating with offerors to ensure that lease award is made in the best interest of the government. Lease award shall not exceed the maximum rental rate as specified in this prospectus.

<sup>3</sup> Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

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**Background**

The mission of the FBI is to protect and defend the United States against terrorism and foreign intelligence threats, to uphold and enforce the criminal laws of the United States, and to provide leadership to federal, state, municipal, and international agencies and partners.

**Justification**

This proposed lease would replace the three expiring leases. FBI requires continued housing to carry out its mission until execution of the FBI HQ Consolidation project.

**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.

**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.

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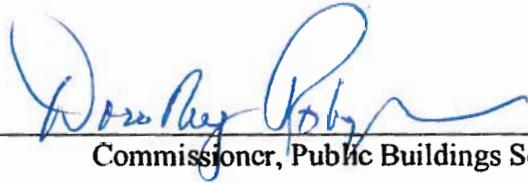
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**Certification of Need**

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

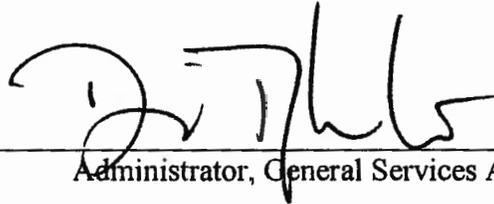
Submitted at Washington, DC, on September 30, 2013

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration