

**PROSPECTUS – LEASE  
FEDERAL BUREAU OF INVESTIGATION  
MANASSAS, VA**

Prospectus Number: PVA-02-WA20  
Congressional Districts: 8,10,11

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 234,000 rentable square feet (RSF) for the Department of Justice, Federal Bureau of Investigation (FBI), currently located at 9325 Discovery Boulevard in Manassas, VA. The FBI has occupied space under a lease that expires on November 30, 2022. GSA is proposing to continue leasing space for the 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 the FBI to accomplish its mission.

This action will provide continued housing for the FBI and will maintain the office and overall space utilization rates at 104 and 238 usable square feet (USF) per person, respectively.

**Description**

Occupant:	Federal Bureau of Investigation
Current RSF:	222,508 (Current RSF/USF = 1.15)
Estimated/Proposed Maximum RSF <sup>1</sup> :	234,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	11,492 Expansion
Current USF/Person:	238
Estimated/Proposed USF/Person:	238
Expiration Dates of Current Lease(s):	11/30/2022
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	Northern Virginia
Number of Official Parking Spaces:	300
Scoring:	Operating
Current Total Annual Cost:	\$7,880,816 (leases effective 12/01/2007)
Estimated Rental Rate <sup>2</sup> :	\$39.00 / RSF
Estimated Annual Rent <sup>3</sup> :	\$9,126,000

<sup>1</sup> The RSF/USF at the current location is approximately 1.15; however, to maximize competition a RSF/USF ratio of 1.2 is used for the estimated proposed maximum RSF as indicated in the housing plan.

<sup>2</sup> This estimate is for fiscal year 2023 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.

<sup>3</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

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**Acquisition Strategy**

In order to maximize the flexibility and competition in acquiring space for the FBI, GSA may issue a single, multiple-award solicitation that will allow offerors to provide blocks of space able to meet requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus.

**Background**

The mission of the 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 current location houses the Northern Virginia Resident Agency (NVRA), which supports the greater Washington Field Office (WFO) through five divisions: the Administrative Division, the Counterintelligence Division, the Counterterrorism Division, the Intelligence Division, and the Criminal Division. These divisions provide human, technical, and capital asset resources to support the priorities of WFO.

Additionally, NVRA identifies, collects, recruits, neutralizes, and eliminates the activities and capabilities of hostile foreign intelligence services by leveraging the capabilities of the United States Intelligence Community partners and friendly foreign nations. NVRA also collects, identifies, evaluates, and disseminates intelligence. NVRA proactively identifies emerging threats, targets, and trends. NVRA personnel also provide analytical support to operations within the FBI and other agencies, as necessary.

**Justification**

The current lease at 9325 Discovery Boulevard in Manassas, VA, expires on November 30, 2022.

The unique nature of operations requires levels of security not easily acquired on the open market. Based on an analysis of other potential locations within the delineated area, GSA will consider whether the FBI's continued housing needs should be satisfied in the existing location. 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 the continued housing the FBI requires to carry out its mission.

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**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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**Certification of Need**

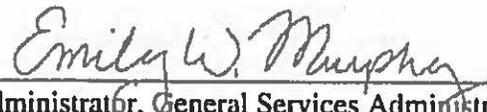
The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on February 5, 2020

Recommended:

  
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Commissioner, Public Buildings Service

Approved:

  
\_\_\_\_\_  
Administrator, General Services Administration