

**PROSPECTUS – LEASE
DRUG ENFORCEMENT ADMINISTRATION
NEW YORK, NY**

Prospectus Number: PNY-02-NY11
Congressional District: 08

Project Summary

The General Services Administration (GSA) proposes a replacement lease of 224,000 rentable square feet (rsf) of space and 428 inside parking spaces to accommodate government-owned and a small number of seized vehicles for the Drug Enforcement Administration's (DEA) New York Field Division (NYFD) and Northeastern Regional Laboratory (NERL).

The NYFD and NERL are separate divisions but work closely together. Direct interaction and consultation between NYFD special agents and the NERL chemist occur almost daily. In addition, DEA stores its highest value drug evidence at the laboratories. Collocating NERL with NYFD provides an increased level of security for the storage of the drug evidence and for the laboratory personnel.

As a result of the September 11, 2001 terrorist attacks, the DEA mission has evolved and NERL now supports and works closely with other law enforcement agencies in the fight against terrorist organizations, which are funded in large part by illegal drug activities. These law enforcement agencies include FBI's Joint Terrorism Task Force, New York/New Jersey High Intensity Drug Trafficking Area (HIDTA) task force, and Organized Crime Drug Enforcement Task Force (OCDETF). The interaction of DEA with its fellow law enforcement agencies, with which it shares agents and intelligence, is critical to the successful performance of its mission and for this reason; the delineated area for the proposed replacement lease is Midtown South to Downtown, New York City, New York.

Description

Occupants:	DEA
Delineated Area:	Midtown South to Downtown, NYC
Lease Type:	Replacement
Justification:	Expiring lease (6/2/2011)
Number of Parking Spaces:	428 inside parking spaces for government and seized vehicles
Expansion Space:	None
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	15 years
Maximum Office Rentable Square Feet:	224,000 rsf
Proposed Annual Rental Cost:	\$13,440,000
Proposed Annual Parking Cost:	\$5,650,000 (\$1,100/space/month)
Proposed Total Annual Cost:	\$19,090,000
Maximum Proposed Rental Rate:	\$60.00 per rsf

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Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Solicitation for Offers and other documents related to the procurement of space for which this prospectus seeks authorization. GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement.

Authorizations

- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.
- Approval of this prospectus will constitute authority to provide for an extension at the existing location or an interim lease, if necessary, prior to the execution of the new lease.

Certification of Need

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

Submitted at Washington, DC, on December 21, 2010

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration