

**PROSPECTUS - LEASE
FEDERAL BUREAU OF INVESTIGATION
ATLANTA, GA**

Prospectus Number: PGA-01-AT11
Congressional District: 04

Project Summary

The General Services Administration (GSA) proposes a lease consolidation with expansion of up to 263,000 rentable square feet (rsf) with 343 structured and 60 surface parking spaces for the Federal Bureau of Investigation (FBI) in Atlanta, GA.

The FBI has undergone a fundamental shift in programs and functions to meet the needs of the global war on terrorism and other high priority missions. It is transforming its field offices into facilities that enhance collaboration, stimulate communication, enable long-term flexibility, and use resources in a more sustainable manner. The expanded FBI intelligence mission requires secure space to support connectivity and communications at the Top Secret level.

The Atlanta Field Office covers a variety of highly visible programs to include international and domestic terrorism, Safe Streets, Mortgage Fraud, Gangs, Auto Cargo, Crimes Against Children, Public Corruption and Human Trafficking. Atlanta is the regional hub for information technology as well as the Special Weapons, Tactics and Evidence Response Teams. All of these programs require collaboration with other law enforcement and intelligence partners. The Atlanta field office currently occupies space which results in inefficient, non-collaborative, and compartmentalized work environments that hinder successful investigations. Expansion for the Atlanta Field Office is required to meet the needs of the joint terrorism task forces and the field intelligence group. It will allow creation of large open spaces to foster synergy, increased productivity, and collaboration within the FBI and with their intelligence and law enforcement partners in these efforts.

The FBI is currently located under leases at 2635 Century Parkway, 3301 Buckeye Road in Atlanta, GA and warehouse space at 6544 Warren Drive in Norcross, GA. None of these locations have any significant setback or perimeter security or meets the current Interagency Security Criteria for a Level IV agency. In addition, the current facility cannot provide the expansion space necessary to support all of the required programs and operational responsibilities of the Atlanta Field Office. A new consolidated location will provide the FBI with sufficient space to meet its current and future requirements, and allow for full compliance with the ISC guideline.

GSA is proposing a new lease in an existing single tenant facility within the established delineated area. A comprehensive survey revealed that no existing federal space exists that could fulfill this requirement.

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Description

Occupants:	FBI
Delineated Area:	CBD, and the Interstate 85 North – Interstate 285, NE arc corridor
Lease Type:	Consolidation/Expansion
Justification:	Expiring leases: 1/31/12, 6/30/11, 8/15/11, expanded mission and increased security standards.
Number of Parking Spaces:	403 (343 structured and 60 surface)
Expansion Space:	84,000 RSF
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	20 years
Maximum Rentable Square Feet:	263,000
Current Total Annual Cost:	\$3,505,416
Proposed Total Annual Cost ¹ :	\$8,153,000
Maximum Proposed Rental Rate ² :	\$31.00 per rentable square foot

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 area.
- Approval of this prospectus will constitute authority to provide an interim lease, if necessary, prior to the execution of the new lease.

¹Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

²This estimate is for fiscal year 2012 and may be escalated by 1.7 percent annually to the effective date of the lease to account for inflation.

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Certification of Need

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

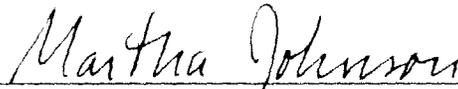
Submitted at Washington, DC, on December 21, 2010

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration