

**PROSPECTUS – LEASE
FEDERAL BUREAU OF INVESTIGATION
PRESIDENTIAL TRANSITION TEAM
WASHINGTON, DC**

Prospectus Number: PDC-16-WA11

Project Summary

The General Services Administration (GSA) proposes a consolidation lease(s) for up to 225,000 rentable square feet (rsf) of space for the Federal Bureau of Investigation (FBI) currently located in Washington, DC and the Presidential Transition Team (PTT).

FBI is currently located in six locations in Washington, DC. These leases will expire at various times between February 27, 2011 and February 15, 2014. By consolidating the locations into one or two locations, significant efficiencies can be achieved by the elimination of redundant support and security space.

The PTT requirement is for the Office of the President-Elect. These are short term requirements for the orderly transfer of the executive power in connection with the expiration of the term of the current President and the inauguration of the new President after the November 2012 election. The Presidential Transition Act of 1963 authorizes the Administrator of the General Services Administration to provide the President-elect and Vice President-elect, upon their request necessary services and facilities.

Prospectus authority is required in the event GSA cannot accommodate this requirement in existing Government owned or leased space. During the last transition period, GSA had difficulty meeting the PTT requirements due to the lack of vacant space in GSA's inventory.

If prospectus authority is granted, PTT will use 120,000 rsf of the proposed 225,000 rsf identified above to support an initial 15 month lease occupancy, while FBI uses the balance of the space, 105,000 rsf. FBI will occupy the full 225,000 rsf after PTT's occupancy ends. In the event the incumbent is re-elected and no Presidential Transition Team is required, FBI will occupy the entire proposed 225,000 rsf at the commencement of the lease.

Acquisition Strategy

In order to maximize the flexibility in acquiring space to house the FBI and PTT elements, GSA may issue a single, multiple award solicitation that will allow offerors to provide blocks of space able to meet the requirements in whole or in part.

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Description

Occupants:	Federal Bureau of Investigation Presidential Transition Team
Delineated Area:	Washington, DC Central Employment Area (North of Massachusetts Avenue and Southwest Waterfront)
Lease Type:	Consolidation
Justification:	Expiring Leases and Presidential Transition Act
Expansion Space:	9,523 rsf
Number of Parking Spaces ¹ :	40 - FBI, 150 – PTT
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	225,000
Current Total Annual Cost:	\$9,578,004
Proposed Total Annual Cost: ²	\$11,025,000
Maximum Proposed Rental Rate ³ :	\$49.00

Energy Performance

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.

¹ Security requirements may necessitate control of the parking garage at the leased location. This may be accomplished as a lessor-furnished service, as a separate operating agreement with the lessor, or as part of the Government's leasehold interest in the building.

² Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

³ This 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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Authorization

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 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.

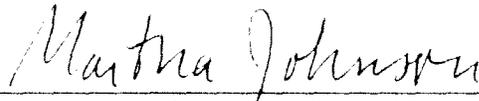
Submitted at Washington, DC, on December 21, 2010

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration