



**Committee on Transportation and Infrastructure**  
**U.S. House of Representatives**

**Washington, DC 20515**

**Bill Shuster**  
**Chairman**

**Nick J. Rahall, III**  
**Ranking Member**

**COMMITTEE RESOLUTION**

Christopher P. Bertram, Staff Director

James H. Zoia, Democrat Staff Director

**LEASE**  
**DEPARTMENT OF JUSTICE**  
**FEDERAL BUREAU OF INVESTIGATION**  
**WASHINGTON, DC**  
**PDC-04-WA14**

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a replacement lease of up to 157,000 rentable square feet of space for the Federal Bureau of Investigation, currently located at 1025 F Street, NW, Washington, DC, at a proposed total annual cost of \$7,850,000 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.*

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided that*, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 186 square feet or less per person.

*Provided that*, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 186 square feet or higher per person.

*Provided that*, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

*Provided further*, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided further*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

Adopted: December 4, 2013

Bill Shuster, M.C.  
Chairman

**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                                   |
| Seoring:                                    | 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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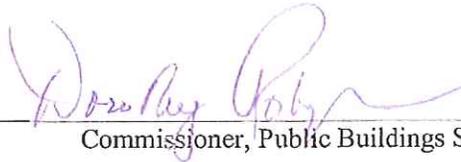
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**Certification of Need**

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

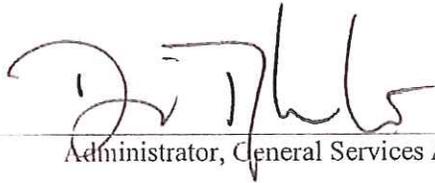
Submitted at Washington, DC, on September 30, 2013

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration

April 2013

Housing Plan  
Department of Justice

PDC-04-WA14  
Washington, DC

| Locations                         | CURRENT    |               |                                       |               | PROPOSED   |               |                                       |               |
|-----------------------------------|------------|---------------|---------------------------------------|---------------|------------|---------------|---------------------------------------|---------------|
|                                   | Personnel  |               | Usable Square Feet (USF) <sup>1</sup> |               | Personnel  |               | Usable Square Feet (USF) <sup>1</sup> |               |
|                                   | Total      | Office        | Storage                               | Special       | Total      | Office        | Storage                               | Special       |
| 1025 F Street, NW, Washington, DC | 705        | 99,287        | 4,797                                 | 26,787        | 705        | 98,430        | 5,654                                 | 26,787        |
| Proposed Lease, Washington, DC    | 705        | 99,287        | 4,797                                 | 26,787        | 705        | 98,430        | 5,654                                 | 26,787        |
| <b>Total</b>                      | <b>705</b> | <b>99,287</b> | <b>4,797</b>                          | <b>26,787</b> | <b>705</b> | <b>98,430</b> | <b>5,654</b>                          | <b>26,787</b> |

| Office Utilization Rate (UR) <sup>2</sup> |     |          |
|---|-----|----------|
| Current                                   | 110 | Proposed |
| Rate                                      | 110 | 109      |

UR=average amount of office space per person  
Current UR excludes 21,843 sqf of office support space  
Proposed UR excludes 21,655 sqf of office support space

| Overall UR <sup>3</sup> |     |          |
|-------------------------|-----|----------|
| Current                 | 186 | Proposed |
| Rate                    | 186 | 186      |

| R/U Factor <sup>4</sup> |         |         |         |
|-------------------------|---------|---------|---------|
| Total USF               | RSE/USF | Max RSF |         |
| Current                 | 130,871 | 1.16    | 151,910 |
| Proposed                | 130,871 | 1.20    | 157,000 |

| Special Space                       |  | USF           |
|-------------------------------------|--|---------------|
| Conference/Training                 |  | 11,441        |
| Copy/Print                          |  | 2,616         |
| Break room/Food Service             |  | 3,373         |
| Centralized File Area               |  | 2,210         |
| SCIF                                |  | 878           |
| Laboratory                          |  | 130           |
| Equipment Storage SCIF <sup>5</sup> |  | 510           |
| Main Server Room                    |  | 3,770         |
| Main Telephone Room                 |  | 780           |
| AV Room                             |  | 130           |
| Shredder Room                       |  | 169           |
| Library                             |  | 780           |
| <b>Total</b>                        |  | <b>26,787</b> |

NOTES:

- <sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.
- <sup>2</sup> Calculation excludes Judiciary, Congress and agencies with less than 10 people
- <sup>3</sup> USF/Person = housing plus total USF divided by total personnel
- <sup>4</sup> R/U Factor = Max RSF divided by total USF