



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

Bill Shuster
Chairman

Washington, DC 20515

Peter A. DeFazio
Ranking Member

COMMITTEE RESOLUTION

Christopher P. Bertram, Staff Director

Katherine W. Dedrick, Democratic Staff Director

LEASE
FEDERAL BUREAU OF INVESTIGATION
601 WEST 26TH STREET, NEW YORK, NY
PNY-04-NY15

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 lease extension of up to 79,792 rentable square feet of space, including 84 official parking spaces, for the Federal Bureau of Investigation currently located at 601 West 26th Street in New York, New York at a proposed total annual cost of \$5,346,064 for a lease term of up to 3 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, 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: February 12, 2015

Bill Shuster, M.C.
Chairman

**PROSPECTUS – LEASE
FEDERAL BUREAU OF INVESTIGATION
601 WEST 26TH STREET, NEW YORK, NY**

Prospectus Number: PNY-04-NY15
Congressional District: 10

Executive Summary

The General Services Administration (GSA) proposes a short-term lease extension of up to 79,792 rentable square feet for the Federal Bureau of Investigation (FBI), currently located at 601 West 26th Street, New York, NY (Starret Lehigh Building). The lease includes 84 structured parking spaces, radio maintenance facility, automotive maintenance facility, and ancillary office space for the FBI. FBI has occupied space in the Starret Lehigh building since November 1, 1993, under a single lease that will expire October 31, 2014. FBI has a long-term plan to relocate to another leased location in the Bronx, and currently is reviewing proposals of existing locations.

GSA is seeking a three-year lease extension to allow FBI to remain in place while providing enough time to award a long-term lease that is expected to be below the prospectus threshold. Extension of the current lease will enable FBI to provide continued housing for current personnel and meet its current mission requirements. FBI will maintain its current office utilization rate of 156 USF per person. An overall utilization rate is not applicable, since almost 94 percent of the space leased is light industrial space used for automotive and radio maintenance. GSA will attempt to negotiate termination rights into the lease agreement to accommodate the longer term housing solution for FBI.

Description

Occupants:	Federal Bureau of Investigation
Lease Type:	Lease Extension
Current Rentable Square Feet (RSF):	79,792
Proposed Maximum RSF:	79,792
Expansion/Reduction RSF:	0
Current Usable Square Feet/Person:	NA
Proposed Usable Square Feet/Person:	NA
Proposed Maximum Lease Term:	3
Expiration Date of Current Leases:	October 31, 2014
Proposed Delineated Area:	601 West 26 th Street, New York, NY
Number of Official Parking Spaces:	84
Scoring:	Operating Lease
Maximum Proposed Rental Rate ¹ :	\$ 67 per RSF

¹This estimate is for fiscal year 2015 and may be escalated by 1.7 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 negotiating this lease extension 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.

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Proposed Total Annual Cost ² :	\$ 5,346,064
Current Total Annual Cost:	\$ 3, 449,920 (lease effective 11/01/1993)

Justification

The current lease for space at 601 West 26th Street will expire October 31, 2014. FBI requires continued housing at this location to carry out its mission until it can relocate its personnel to a new location in the Bronx market area. FBI has a long-term plan in place to relocate its existing operations at this location. The lease procurement for the relocation is in process, however, the procurement is projected to exceed the duration of the current lease. Prospectus approval is required to extend this lease and protect the occupancy until such time that a new lease can be awarded and FBI can relocate to the new location. It is anticipated that the cost to the Government will be substantially reduced after relocation to a more economically favorable real estate market.

GSA will attempt to secure a short-lease term, including the right to terminate the entire lease after one year.

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.

²Any 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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Certification of Need

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

Submitted at Washington, DC, on September 29, 2014

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration

April 2014

Housing Plan
Federal Bureau of Investigation

PNY-04-NY15
New York, NY

Locations	CURRENT				PROPOSED			
	Personnel		Usable Square Feet (USF) ¹		Personnel		Usable Square Feet (USF)	
	Office	Total	Office	Storage	Office	Storage	Office	Storage
601 West 26th Street	25	25	5,000	-	25	74,792	-	74,792
Proposed Lease								
Total	25	25	5,000	-	25	74,792	-	74,792

Office Utilization Rate (UR) ²		
Rate	Current	Proposed
	156	156

UR=average amount of office space per person
Current UR excludes 1100 usf of office support space
Proposed UR excludes 1100 usf of office support space

Overall UR ³		
Rate	Current	Proposed
	NA	NA

R/U Factor ⁴		
Current	Total USF	RSF/USF
	79,792	1.00
Proposed	79,792	1.00

NOTES:

- ¹USF 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.
- ²Calculation excludes Judiciary, Congress and agencies with less than 10 people
- ³USF/person = housing plan total USF divided by total personnel. Not applicable since 94 percent of the space is used for automotive and radio maintenance.
- ⁴R/U Factor = Max RSF divided by total USF

Special Space		USF
Automotive maintenance		66,792
Radio Maintenance		8,000
Total		74,792

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United States Senate

COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

COMMITTEE RESOLUTION

WASHINGTON, DC 20510-6175

RYAN JACKSON, MAJORITY STAFF DIRECTOR
BETTINA POIRIER, DEMOCRATIC STAFF DIRECTOR

**LEASE
FEDERAL BUREAU OF INVESTIGATION
601 WEST 26th STREET, NEW YORK, NY
PNY-04-NY15**

**RESOLVED BY THE COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS OF
THE UNITED STATES SENATE**

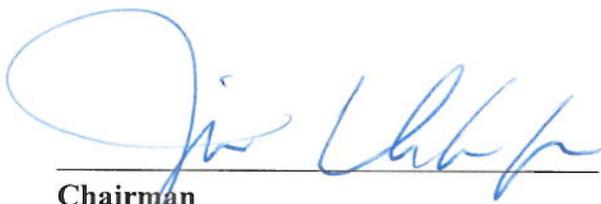
that pursuant to title 40 U.S.C. § 3307, a prospectus providing for a lease extension of up to 79,792 rentable square feet of space, including 84 official parking spaces, for the Federal Bureau of Investigation currently located at 601 West 26th Street in New York, New York, at a maximum proposed rental rate of \$67 per rentable square foot, at a proposed total annual cost of \$5,346,064 for a lease term of up to 3 years, a description of which is attached hereto and by reference made part of this resolution, is approved.

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

Provided, that to the maximum extent practicable, the Administrator of General Services shall require that the procurement include energy efficiency requirements as would be required for the construction of a federal building.

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 Environment and Public Works of the United States Senate prior to exercising any lease authority provided in this resolution.

Provided further, that the Administrator shall not delegate to any other agency the authority granted by this resolution.



Chairman



Ranking Member

Adopted: April 28, 2015