

**PROSPECTUS – LEASE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, DC**

Prospectus Number: PDC-04-WA23

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 214,000 rentable square feet (RSF) for the Department of Justice, Federal Bureau of Investigation (FBI), currently located at 1025 F Street NW in Washington, DC. The FBI has occupied space in the building since 2015 under a lease that expires on November 24, 2025.

The lease will provide continued housing for the FBI and will maintain the office and overall space utilization rates at 106 and 190 usable square feet (USF) per person, respectively.

Description

Occupant:	FBI
Current RSF:	200,432 (Current RSF/USF = 1.13)
Estimated/Proposed Maximum RSF ¹ :	214,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	None
Current USF/Person:	190
Estimated/Proposed USF/Person:	190
Expiration Dates of Current Lease(s):	11/24/2025
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	Washington, DC, Central Employment Area
Number of Official Parking Spaces:	0
Scoring:	Operating
Current Total Annual Cost:	\$9,182,925 (lease effective 11/25/2015)
Estimated Rental Rate ² :	\$50.00 / RSF
Estimated Total Annual Cost ³ :	\$10,700,000

Acquisition Strategy

In order to maximize the flexibility and competition in acquiring space for the FBI, GSA may issue a single, multiple-award solicitation that will allow offerors to provide blocks of

¹ The RSF/USF at the current location is approximately 1.13; however, to maximize competition a RSF/USF ratio of 1.20 is used for the estimated proposed maximum RSF as indicated in the housing plan.

² This estimate is for fiscal year 2026 and may be escalated by 2 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 the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

³ New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

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space able to meet requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus.

Background

The mission of the FBI is to protect and defend the United States against terrorist and foreign intelligence threats, to uphold and enforce the criminal laws of the United States, and to provide leadership and criminal justice services to Federal, State, municipal, and international agencies, and partners; and to perform these responsibilities in a manner that is responsive to the needs of the public and is faithful to the Constitution of the United States.

Due to its proximity to the FBI headquarters located at the J. Edgar Hoover Building (JEH), this lease houses many different missions for the Bureau and acts as an unofficial secondary headquarters location for the Bureau. The synergies in this location allow for a wide array of administrative operations and field support while providing responsiveness and oversight to Bureau functions within the National Capital Region. These functions also allow the greater organization to be more agile and innovative in its mission.

Justification

The FBI is currently housed at 1025 F Street NW in Washington, DC in a lease that expires November 24, 2025. The FBI requires continued housing to carry out its mission while the long-term replacement of the FBI headquarters is completed. Therefore, authorization is required to house components of the FBI under a lease that aligns with that effort. It is anticipated that the contract period and termination rights will contain flexibility to meet proposed delivery and occupancy dates.

GSA will consider whether the FBI's continued housing needs should be satisfied in the existing location based on an analysis of other potential locations within the delineated area. If other potential locations are identified, a cost-benefit analysis will be conducted to determine whether the Government can expect to recover the relocation and duplication costs of real and personal property needed for the FBI to accomplish its mission.

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.

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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.

OMB Memorandum M-21-25 Implementations and Long-Term Space Requirements

The requirements within this prospectus reflect the known space needs prior to its submission to Congress. Agencies continue to develop their return to physical workplaces strategies consistent with OMB Memorandum M-21-25, incorporate lessons learned while working both in-person and under maximum telework during the COVID-19 pandemic, and determine each agency's long-term space posture. Accordingly, the requirements outlined in this prospectus may change prior to award of a lease. In the event that a change results in a revised requirement that makes a material change and does not fit within the acceptable parameters of the Congressional resolutions, GSA will submit an amended prospectus for consideration by the House Committee on Transportation and Infrastructure and Senate Committee on Environment and Public Works.


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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 10/13/2022

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration

December 2021

Housing Plan
Federal Bureau of Investigation

PDC-04-WA23
Washington, DC

Leased Locations	CURRENT						ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage ⁵	Special ⁶	Total
1025 F Street, NW	940	940	128,025	4,840	45,293	178,158						
Estimated/Proposed Lease							940	940	128,025	4,840	45,293	178,158
Total	940	940	128,025	4,840	45,293	178,158	940	940	128,025	4,840	45,293	178,158

Office Utilization Rate (UR) ²		
	Current	Proposed
Rate	106	106

UR = average amount of office space per person
Current UR excludes 28,166 USF of office support space.
Proposed UR excludes 28,166 USF of office support space.

Overall UR ³		
	Current	Proposed
Rate	190	190

R/U Factor ⁴			
	Total USF	RSF/USF	Max RSF
Current	178,158	1.13	200,432
Estimated/Proposed	178,158	1.20	214,000

Special Space ⁶	USF
ADP Space	1,827
Conference/Training	25,297
Food Service	5,108
SCIF	11,112
Secure Corridor	1,949
Total	45,293

NOTES:

- ¹ 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.
- ² Calculation excludes the judiciary, Congress and agencies with fewer than 10 people.
- ³ USF/Person = housing plan total USF divided by total personnel
- ⁴ R/U Factor (R/U) = Max RSF divided by total USF
- ⁵ Storage excludes warehouse, which is part of special space.
- ⁶ Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposals (RLP) is issued to meet specific agency requirements.