

**PROSPECTUS – LEASE
FEDERAL BUREAU OF INVESTIGATION
LOUISVILLE, KY**

Prospectus Number: PKY-01-LO21
Congressional District: 03

Executive Summary

The General Services Administration (GSA) proposes a lease of a maximum of 121,000 rentable square feet (RSF) for the Federal Bureau of Investigation (FBI), currently located at 12401 Sycamore Station Road in Louisville, Kentucky. The FBI has occupied space in the building since 2009 under a lease that expires on March 16, 2024.

GSA is proposing to lease space for the FBI in a method most beneficial to the government, as demonstrated in the results of a cost-benefit analysis, that may include a possible reduction in requirement size, duplication of real and personal property needed for the FBI to accomplish its mission and physical relocation.

A lease will provide continued housing for the FBI and will result in an improvement in the maximum office and overall space utilization rates to 117 and 462 usable square feet (USF) per person, respectively.

Description

Occupant:	FBI
Current RSF:	120,197
Estimated/Proposed Maximum RSF ¹ :	121,000
Expansion/Reduction RSF:	None
Current USF/Person:	499
Estimated/Proposed USF/Person:	462
Expiration Dates of Current Lease(s):	3/16/2024
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	North: I-64 to I-71; East: I-265; South: I-265; West: I-65 to Hill St. to 9 th St.
Number of Official Parking Spaces ² :	115
Scoring:	Operating
Current Total Annual Cost:	\$4,460,098 (lease effective 3/17/2009)
Estimated Total Annual Cost ³ :	\$3,648,150

¹ The RSF/USF at the current location is approximately 1.12.

² Security requirements may necessitate control of additional parking at the leased location in addition to the official parking spaces identified in the prospectus. This may be accomplished as a lessor-furnished service, under an operating agreement with the lessor or as part of the Government's leasehold interest in the building(s).

³ This estimate is for fiscal year FY2024 and may be escalated by 2 percent annually to the effective date of the lease to account for inflation. The proposed annual rental cost is fully serviced including all operating expenses, whether paid by the lessor or directly by the Government. New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

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Background

The FBI's mission 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; 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.

The FBI has 56 field offices located in metropolitan areas throughout the United States. The field office locations carry out investigations, assess regional crime threats, and work with partners on cases and operations. The FBI field office in Louisville, Kentucky, covers seven resident agent offices as well as the counties of Bullitt, Hardin, Jefferson, LaRue, Marion, Meade, Nelson, Oldham, Shelby, Spencer, and Washington in Kentucky. The current location at 12401 Sycamore Station Road was a build-to-suit lease completed in 2009 for the FBI as the sole tenant.

Justification

The FBI is currently housed at 12401 Sycamore Station Road in a lease that expires March 16, 2024. The FBI requires continued housing to carry out its mission. This project will improve the agency's utilization rate while housing additional personnel and maintaining mission readiness.

The FBI requires a facility that meets the increased security requirements of the Interagency Security Committee Criteria as well as those of support functions that conduct investigations to combat terrorism. Space is needed to accommodate increased personnel and program requirements for the Joint Terrorism Task Forces, CYBER Crimes investigations, Computer Analysis and Response Team evaluations, Evidence Response Team retrieval and analysis, Crisis Management Center for Command Post operations, Firearms Training System, Language Services, and the Evidence Control Center.

As part of the procurement process, GSA will conduct a cost-benefit analysis to determine whether the Government can expect to recover the costs of real and personal property needed, including a possible reduction in requirement size. Based on the minimum requirements provided by the FBI, if a new location is identified for the proposed lease, the Government could realize significant reduction in the overall space needed for FBI as well as a sizeable improvement in the FBI's space utilization.

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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.

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 2/8/2022

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration