

**PROSPECTUS – LEASE  
FEDERAL BUREAU OF INVESTIGATION  
ANCHORAGE, AK**

Prospectus Number: PAK-03-AN22  
Congressional District: 00

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 87,000 rentable square feet (RSF) for the Federal Bureau of Investigation (FBI) currently located in two leases at 101 E 6th Avenue and 100 E 5th Avenue both in Anchorage, AK. The FBI has occupied space in 101 E 6th Avenue since 1994 under a lease that expires on October 2, 2024, and in 100 E 5th Avenue since 2000 under a lease that expires on February 28, 2025.

The proposed consolidated lease location will provide continued housing for the FBI and will alter the office and overall utilization rates from 123 to 106 and from 325 to 400 usable square feet (USF) per person, respectively.

**Description**

Occupant:	FBI
Current RSF:	65,133 (Current RSF/USF = 1.19)
Estimated/Proposed Maximum RSF: <sup>1</sup>	87,000 (Proposed RSF/USF = 1.15)
Expansion/Reduction RSF:	21,867 RSF Expansion
Current USF/Person:	325
Estimated/Proposed USF/Person:	400
Expiration Dates of Current Lease(s):	10/02/2024 and 02/28/2025
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	North: Depot Dr. to W. 1st Ave, to E. 1st Ave, to N. Post Rd to Pease Ave, to Arctic Warrior Rd, to Davis Hwy to Richardson Dr. to D St to Glenn Hwy N to S Birchwood Loop Rd South: Rabbit Creek Rd to Seward Hwy (1) to Walker J Hickel Hwy to Diamond Blvd to Sand Lake Rd. East: Old Glenn Hwy S to N Eagle River Loop Rd to E Eagle River Loop Rd to Glenn Hwy S to Muldoon Rd to E. Tudor Rd to Elmore Rd. to Abbott Rd to Hillside Dr to end at Rabbit Creek Rd West: Sand Lake Rd to Raspberry Rd to

<sup>1</sup> The RSF/USF at the current location is approximately 1.19; however, a RSF/USF ratio of 1.15 is used for the estimated proposed maximum RSF as indicated in the housing plan.

**PROSPECTUS – LEASE  
FEDERAL BUREAU OF INVESTIGATION  
ANCHORAGE, AK**

Prospectus Number: PAK-03-AN22  
Congressional District: 00

Jewel Lake Rd to Spenard Rd to Walker J  
Hickel Hwy to L St to 10th Ave, to P St,  
to the railroad tracks along the inlet.

Number of Official Parking Spaces: <sup>2</sup>	191
Scoring:	Operating
Current Total Annual Cost:	\$2,283,503 (lease effective 10/03/1994 and 03/01/2000)
Estimated Rental Rate: <sup>3</sup>	\$49.62 / RSF
Estimated Total Annual Cost: <sup>4</sup>	\$4,316,940

### **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, 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.

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 Anchorage, Alaska, covers the greater Anchorage Area Borough, Valdez and Kenai areas, and the rest of Alaska as needed.

### **Justification**

<sup>2</sup> Security requirements may necessitate control of 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 part of the Government's leasehold interest in the building(s). If the additional parking resulting from security requirements is included in the leasehold interest in the building, the proposed total annual cost and maximum proposed rental rate may exceed the amounts indicated above.

<sup>3</sup> This estimate is for fiscal year 2025 and may be escalated by 2.5 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.

<sup>4</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.



**PROSPECTUS – LEASE  
FEDERAL BUREAU OF INVESTIGATION  
ANCHORAGE, AK**

Prospectus Number: PAK-03-AN22  
Congressional District: 00

---

The FBI is currently housed at 101 E 6th Avenue in a lease that expires October 2, 2024, and 100 E 5th Avenue in a lease that expires February 28, 2025. The FBI requires continued housing to carry out its mission.

The proposed prospectus project will consolidate the two FBI locations into one building and improve the office utilization rate. The consolidation will enhance mission readiness and streamline mission activities as well as accommodate 25 additional full-time employees.

**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.

---

**PROSPECTUS – LEASE  
FEDERAL BUREAU OF INVESTIGATION  
ANCHORAGE, AK**


Prospectus Number: PAK-03-AN22  
Congressional District: 00


---

**Certification of Need**

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

Submitted at Washington, DC, on 10/4/2022

Recommended:  \_\_\_\_\_  
Commissioner, Public Buildings Service

Approved:  \_\_\_\_\_  
Administrator, General Services Administration