

**PROSPECTUS – LEASE
FEDERAL BUREAU OF INVESTIGATION
GREATER METROPOLITAN CLEVELAND, OH AREA**

Prospectus Number: POH-01-CL22
Congressional Districts: 9, 11, 14, 16

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 148,000 rentable square feet (RSF) for the Federal Bureau of Investigation (FBI), currently located at 1501 Lakeside Ave. East and 1100 East 26th Street in Cleveland, Ohio. The FBI has occupied space in the buildings since 2002 and 2004 under leases that expire on January 31, 2022, and April 6, 2024, respectively.

The lease will provide continued housing for the FBI and will improve the office and overall space utilization rates from 133 to 105 and 328 to 303 usable square feet (USF) per person, respectively.

Description

Occupant:	FBI
Current RSF:	146,246 (Current RSF/USF = 1.12)
Estimated/Proposed Maximum RSF ¹ :	148,000 (Proposed RSF/USF = 1.15)
Expansion/Reduction RSF:	1,754 RSF Expansion
Current USF/Person:	328
Estimated/Proposed USF/Person:	303
Expiration Dates of Current Lease(s):	1/31/2022, 4/6/2024
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	West Boundary: Columbia Road, between Lake Erie to 480; South Boundary: Columbia Road (west point), running 1/2 mile south and parallel to 480 until meeting 71. Then 480 along Rockside Road east to the intersection of Rockside Road and Canal Road; East Boundary: North to 480. Then 480 west to 77 and then 77 north to the Central Business Area; North Boundary: Lake Erie.
Number of Official Parking Spaces ² :	438

¹ The RSF/USF at the current location is approximately 1.12; however, to maximize competition an RSF/USF ratio of 1.15 is used for the estimated proposed maximum RSF as indicated in the housing plan.

² 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

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Scoring:	Operating
Current Total Annual Cost:	\$6,991,220 (leases effective 2/01/2002, 4/07/2004)
Estimated Rental Rate ³ :	\$51.47 / RSF
Estimated Total Annual Cost ⁴ :	\$7,617,560

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 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 Cleveland, Ohio, covers 8 resident agent offices. The current location at 1501 Lakeside Avenue East was a build-to-suit lease completed in 2002 for the FBI as the sole tenant.

In addition to the field office, the FBI has a light industrial facility in Cleveland located at 1100 East 26th Street. This location supports several functions including vehicle maintenance, equipment, and parts storage.

Justification

The FBI's field office has been housed in downtown Cleveland since 2002 in a lease at 1501 Lakeside Avenue East that expires on January 31, 2022. Their maintenance facility has been housed in Cleveland since 2004 in a lease at 1100 East 26th Street that expires on April 6, 2024.

The FBI has a continuing need for housing to ensure mission continuity. The agency anticipates maintaining its latest space requirements beyond the proposed term of this lease

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.

³ 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.

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

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(20 years). The proposed project will result in space consolidation, utilization rate improvement, housing of additional personnel, and co-location of functions to provide efficient operations.

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 10/4/2022

Recommended: 

Commissioner, Public Buildings Service

Approved: 

Administrator, General Services Administration