

**PROSPECTUS – LEASE
FEDERAL BUREAU OF INVESTIGATION
JACKSONVILLE, FL**

Prospectus Number: PFL-01-JA22
Congressional District: 4

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 130,000 rentable square feet (RSF) for the Federal Bureau of Investigations (FBI), currently located at 6061 Gate Parkway, Jacksonville, Florida. The FBI has occupied space in the building since 2009 under a lease that expires on February 19, 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 reduction in the requirement size; relocation and duplication of real and personal property needed for the FBI to accomplish its mission; and physical relocation.

The lease will provide continued housing for the FBI and will improve the office and overall space utilization rates from 112 to at least 109 and 449 to at least 408 usable square feet (USF) per person, respectively.

Description

Occupant:	FBI
Current RSF:	129,895
Estimated/Proposed Maximum RSF: ¹	130,000
Expansion/Reduction RSF:	None
Current USF/Person:	449
Estimated/Proposed USF/Person:	408
Expiration Dates of Current Lease(s):	2/19/2024
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	North: Kings Road to W. State Street to N. Pearl Street to W. Union Street to Arlington Expressway/State Road 115 to Atlantic Blvd.; East: East Beltway 295; South: East Beltway 295; West I-95
Number of Official Parking Spaces: ²	436
Scoring:	Operating
Current Total Annual Cost:	\$5,127,359 (lease effective 2/20/2009)

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

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 as 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.

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Estimated Total Annual Cost: ³	\$4,507,100
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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; 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 Jacksonville, Florida, covers 7 resident agencies and 40 counties in northern Florida including: Baker, Bradford, Clay, Columbia, Duval, Hamilton, Nassau, St. Johns, Suwannee, and Union Counties.

Justification

The FBI is currently housed at 6061 Gate Parkway, Jacksonville, FL, in a lease that expires on February 19, 2024. The FBI requires continued housing to ensure mission continuity. The FBI anticipates a continued need beyond the proposed term of this lease (20 years).

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 the FBI as well as a sizeable improvement in the FBI's space utilization.

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.

³This estimate is for fiscal year 2024 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. New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

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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 2/8/2022

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration