

**PROSPECTUS – LEASE
FEDERAL BUREAU OF INVESTIGATION
NASHVILLE, TN**

Prospectus Number: PTN-01-NA22
Congressional District: 05

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 100,000 rentable square feet (RSF) for the Federal Bureau of Investigation (FBI), currently located at 2868 Elm Hill Pike in Nashville, TN. The FBI has occupied space in the building since 2006 under a lease that expires on February 8, 2026.

The lease will provide continued housing for the FBI and will alter the office and overall space utilization rates from 120 to 109 and 338 to 392 usable square feet (USF) per person, respectively.

Description

Occupant:	FBI
Current RSF:	30,858 (Current RSF/USF = 1.15)
Estimated/Proposed Maximum RSF: ¹	100,000 (Proposed RSF/USF = 1.15)
Expansion RSF:	69,142 RSF Expansion
Current USF/Person:	338
Estimated/Proposed USF/Person:	392
Expiration Dates of Current Lease(s):	02/08/2026
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	North – State Route 155 (Briley Parkway) East – State Routes 155, 70, and 255 South – State Routes 255, 65, and 155 West – State Route 155 (Briley Parkway)
Number of Official Parking Spaces: ²	177
Scoring:	Operating
Current Total Annual Cost:	\$695,155 (lease effective 02/09/2006)
Estimated Rental Rate: ³	\$40.66 / RSF

¹ The RSF/USF at the current location is approximately 1.15 and to maximize competition a 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 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 2026 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.

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Estimated Total Annual Cost:⁴ \$4,066,000

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 current FBI field office in Knoxville, TN, covers the counties of: Anderson, Blount, Campbell, Knox, Loudon, Monroe, Morgan, Roane, Scott, Sevier, and Union. The current Resident Agency in Nashville covers the counties of: Davidson, Sumner, Rutherford, and Williamson. This project would consolidate the Knoxville Field Office and the Nashville Resident Agency into a new Nashville Field Office.

Justification

The FBI is currently housed at 2868 Elm Hill Pike, Nashville, TN, in lease that expires on February 8, 2026. The FBI requires continued housing to carry out its mission.

The proposed facility will support the FBI's consolidation effort to relocate the existing Nashville Resident Agency to a new Field Office and convert the current Field Offices located in Memphis and Knoxville to Resident Agencies. The proposed new Nashville Field Office will require more space to house additional personnel in accordance with the agency's new mission readiness requirements for the State.

Additionally, the FBI requires a facility that meets the increased security requirements of the Joint Terrorism Task Force with Tennessee law enforcement and other Federal representatives. Space is needed to accommodate increased personnel and program requirements for a Field Intelligence Group, or FIG, to spearhead the acquisition, analysis, and dissemination of intelligence.

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

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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 10/4/2022

Recommended:  _____
Commissioner, Public Buildings Service

Approved:  _____
Administrator, General Services Administration