

**PROSPECTUS – LEASE
FEDERAL BUREAU OF INVESTIGATION
OMAHA, NE**

Prospectus Number: PNE-02-OM22
Congressional District: 02

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 115,000 rentable square feet (RSF) for the Federal Bureau of Investigation (FBI), currently located at 4411 S 121st Court in Omaha, Nebraska. The FBI has occupied space in the building since 2009 under a lease that expires on July 15, 2024.

The lease will provide continued housing for FBI and will improve the office and overall space utilization from 126 to 122 and 488 to 444 usable square feet (USF) per person, respectively.

Description

Occupant:	FBI
Current RSF:	112,196 (Current RSF/USF = 1.13)
Estimated/Proposed Maximum RSF ¹ :	115,000 (Proposed RSF/USF = 1.15)
Expansion/Reduction RSF:	None
Current USF/Person:	488
Estimated/Proposed USF/Person:	444
Expiration Dates of Current Lease(s):	07/15/2024
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	Beginning at the intersection of North 132nd Street and U.S. Route 6, east to U.S. Route 75, north to Cumming Street, east to Abbott Drive, northeast to the state line, south to U.S. Route 275, west to South 132nd Street, north to the point of beginning.
Number of Official Parking Spaces:	166
Scoring:	Operating
Current Total Annual Cost:	\$4,151,978 (lease effective 07/16/2009)
Estimated Rental Rate ² :	\$40.00 / RSF

¹ The RSF/USF at the current location is approximately 1.13; however, 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 This 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. 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 Cost³: \$4,600,000

Background

The FBI’s mission is to protect the American people and uphold the Constitution of the United States; protect and defend the United States against terrorist and foreign intelligence threats; to combat, uphold and enforce the criminal laws of the United States; to protect civil rights; and provide leadership and criminal justice services to Federal, State municipal and international agency partners.

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 Omaha, Nebraska, covers eight resident agent offices as well as the counties of Burt, Cass, Colfax, Dodge, Douglas, Madison, Platte, Sarpy, Stanton, and Washington in Nebraska and counties of Fremont, Harrison, Mills, Montgomery, Page, Pottawattamie, and Shelby in Iowa.

Justification

The FBI is currently housed at 4411 S 121st Court in a lease that expires July 15, 2024. FBI requires continued housing to carry out its mission.

FBI has a long-term need for space in the Omaha area to meet the agency’s mission. FBI’s case load continues to increase, and the proposed project will provide space for additional personnel thereby improving the office 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.

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

³ New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

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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