

**PROSPECTUS – LEASE
FEDERAL BUREAU OF INVESTIGATION
CHARLOTTE, NC**

Prospectus Number: PNC-01-CH23
Congressional District: 12

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 172,000 rentable square feet (RSF) for the Federal Bureau of Investigation (FBI) currently located at 7915 Microsoft Way in Charlotte, NC. The FBI has occupied space in the building since 2011 under a lease that expires on June 16, 2026.

The lease will provide continued housing for the FBI and will improve the office and overall space utilization rates from 168 to 161 and 460 to 423 usable square feet (USF) per person, respectively.

Description

Occupant:	FBI
Current RSF:	171,460
Estimated/Proposed Maximum RSF ¹ :	172,000
Expansion/Reduction RSF:	None
Current USF/Person:	460
Estimated/Proposed USF/Person:	423
Expiration Dates of Current Lease(s):	06/16/2026
Proposed Maximum Lease Term:	20 years
Delineated Area:	North: I-77, US 160 West Blvd. East: I-277, E 3 rd St, US 16 Providence Rd. West: West Blvd., I-485 South: I-485, South Blvd., E Woodland Rd., Selwyn Ave., Queens Rd., US 16 Providence Rd.
Number of Official Parking Spaces:	507
Scoring:	Operating
Current Total Annual Cost:	\$6,548,700 (lease effective 06/17/2011)
Estimated Rental Rate ² :	\$48.00 / RSF
Estimated Total Annual Cost ³ :	\$8,256,000

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

² This estimate is for fiscal year 2026 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.

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

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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. Field office locations carry out investigations, assess regional crime threats, and work with partners on cases and operations. This Charlotte, NC, location serves as the main office of eight satellite resident agencies in Asheville, Fayetteville, Greensboro, Greenville, Manteo, Hickory, Raleigh, and Wilmington.

Justification

The FBI is currently housed at 7915 Microsoft Way, Charlotte, NC, in a lease that expires June 16, 2026. The agency requires continued housing to carry out its mission and anticipates this need to continue beyond the 20-year term of this proposed lease.

GSA will consider whether the FBI's continued housing needs should be satisfied in the existing location based on an analysis of other potential locations within the delineated area. If other potential locations are identified, a cost-benefit analysis will be conducted to determine whether the Government can expect to recover the relocation and duplication costs of real and personal property needed for the FBI to accomplish its mission.

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.

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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.

Certification of Need

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

Submitted at Washington, DC, on 12/20/2022

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration