

**PROSPECTUS – LEASE  
DEPARTMENT OF INTERIOR  
BUREAU OF SAFETY AND ENVIRONMENTAL ENFORCEMENT  
BUREAU OF OCEANIC ENERGY MANAGEMENT  
METAIRIE, LA**

Prospectus Number: PLA-01-ME23  
Congressional District: 1,2,6

**Executive Summary**

The General Services Administration (GSA) proposes lease extensions of approximately 237,000 rentable square feet (RSF) for the Department of Interior, Bureau of Safety and Environmental Enforcement (BSEE) and the Bureau of Oceanic Energy Management (BOEM), currently located at 1201 Elmwood Park Blvd. in Harahan, Louisiana, and 800 W. Commerce Road in New Orleans, Louisiana. The agencies have occupied space in the building in Harahan since 2008 under a lease that expires on December 31, 2025. BSEE has occupied space in the building in New Orleans since 2013 under a lease that expires on January 8, 2026.

Extension of the current leases will provide continued housing for BSEE and BOEM and will maintain the office and overall space utilization at 151 and 254 usable square feet (USF) per person, respectively.

**Description**

Occupant:	BSEE/BOEM
Current RSF:	236,356 (Current RSF/USF = 1.07)
Estimated/Proposed Maximum RSF <sup>1</sup> :	237,000 (Proposed RSF/USF = 1.07)
Expansion/Reduction RSF:	None
Current USF/Person:	254
Estimated/Proposed USF/Person:	254
Expiration Dates of Current Lease(s):	12/31/2025 and 01/08/2026
Proposed Maximum Lease Term:	5 years
Delineated Area:	North: Lake Ponchartrain; East: 17 <sup>th</sup> St. canal continued through Monticello Ave.; South: Mississippi River to Almedia Rd.; West: Almedia Rd. to HWY 61 and I-310 continued north of I-10 to Lake Ponchartrain
Number of Official Parking Spaces:	12
Scoring:	Operating
Current Total Annual Cost:	\$5,792,357 (leases effective 10/01/2008 and 07/09/2013)

<sup>1</sup> The RSF/USF at the current location is approximately 1.07; however, to maximize competition an RSF/USF ratio of 1.16 is used for the estimated proposed maximum RSF as indicated in the housing plan.

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Estimated Rental Rate <sup>2</sup> :	\$26.60 / RSF
Estimated Total Annual Cost <sup>3</sup> :	\$6,304,200

### **Background**

BSEE's mission is to promote safety, protect the environment, and conserve resources offshore through vigorous regulatory oversight and enforcement. By establishing BSEE, the U.S. Government severed the safety and environmental enforcement responsibilities that are BSEE's jurisdiction from revenue generation and management authority, which is vested in two separate Department of the Interior agencies (BOEM and Office of Natural Resources Revenue/ONRR).

Since its establishment in 2011, BSEE has been the lead Federal agency charged with improving safety and ensuring environmental protection related to the offshore energy industry, primarily oil and natural gas, on the U.S. Outer Continental Shelf (OCS). BSEE vigorously regulates oversight of worker safety, emergency preparedness, environmental compliance, and conservation of resources by conducting thousands of announced and unannounced inspections, developing safer technologies, mandating that each operator establish and follow their Safety and Environmental Management System (SEMS), and carrying out investigations when serious incidents occur. The BSEE office oversees nearly 2,000 facilities and about 13,135 miles of active pipeline in the Gulf of Mexico.

BOEM's mission is to manage development of U.S. OCS energy and mineral resources in an environmentally and economically responsible way. The Bureau is responsible for leasing areas of the OCS for conventional energy (oil and gas), renewable energy (wind, wave, and ocean current technologies) and marine mineral projects (sand and gravel). The BOEM office manages almost 2.5 billion acres of the OCS, nearly equal the size of the Nation's land acreage.

The Gulf of Mexico OCS region is a major focus of the oil and gas industry. The proposed lease will provide continued housing for the BSEE and the BOEM Gulf of Mexico Regional Offices.

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<sup>2</sup> 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.

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

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**Justification**

BSEE and BOEM are currently housed at 1201 Elmwood Park Blvd. in Harahan, LA, in a lease that expires on December 21, 2025. BSEE is also housed at 800 W. Commerce Rd. in New Orleans, LA, in a lease that expires on July 8, 2023. Both agencies require continued housing to carry out their missions until they can execute a long-term plan to address future housing needs and working structures.

A five-year lease extension will provide BSEE and BOEM with sufficient time to formulate and finalize their workplace strategies and budget for any necessary move costs. GSA will attempt to negotiate lease terms that provide maximum flexibility to meet future plans.

**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.

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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 12/20/2022

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration