

**PROSPECTUS – LEASE
DEPARTMENT OF TRANSPORTATION
KANSAS CITY, MO**

Prospectus Number: PMO-03-KC24
Congressional District: 05

Executive Summary

The General Services Administration (GSA) proposes a lease extension of up to 3 years for approximately 204,607 rentable square feet (RSF) for the Department of Transportation (DOT), currently located at 901 Locust Street in Kansas City, Missouri. DOT has occupied space in the building since 2009 under a lease that expires on October 14, 2024.

Extension of the current lease will enable DOT to provide continued housing for current personnel and meet its current mission requirements. The office and overall utilization rates will increase from 196 to 239 and 377 to 461 usable square feet (USF) per person respectively.

Description

Occupant:	DOT
Current RSF:	204,607 (Current RSF/USF = 1.20)
Estimated/Proposed Maximum RSF:	204,607 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	377
Estimated/Proposed USF/Person:	461
Expiration Dates of Current Lease(s):	10/14/2024
Proposed Maximum Leasing Term:	3 years
Delineated Area:	North: I-70/I-35; East: I-70/Campbell Street; South: 31st Street; West: Summit Street/I-35
Number of Official Parking Spaces:	104
Scoring:	Operating
Current Total Annual Cost:	\$ 5,185,006 (lease effective 10/15/2009)
Estimated Rental Rate ¹ :	\$ 25.90 / RSF
Estimated Total Annual Cost ² :	\$ 5,299,321

¹ This estimate is for fiscal year 2025 and may be escalated by 2.8 percent per year 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.

² 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 DOT mission is to deliver the world’s leading transportation system, serving the American people and economy through the safe, efficient, sustainable, and equitable movement of people and goods. This location houses the administration offices of the following five DOT operating administrations: the Federal Aviation Administration (FAA); the Federal Railroad Administration (FRA); the National Highway Transportation Safety Administration (NHTSA); the Federal Transit Administration (FTA); and the Pipeline and Hazardous Materials Safety Administration (PHMSA).

Justification

DOT is currently housed at 901 Locust Street in a lease that expires on October 14, 2024. This FAA location houses the regional office and the functions of oversight of airport planning, development, and certification, as well as administration of regulations for airmen, air carriers, and air agencies. The remaining DOT components execute mission functions necessary to perform vital operations. DOT requires continued housing to carry out its mission while it executes a replacement lease project, and while DOT and GSA jointly investigate a future long-term plan to relocate DOT into the Richard Bolling Federal Building (Bolling FB).

A 3-year lease extension will provide DOT and GSA with sufficient time for DOT to secure short-term housing until DOT and GSA formulate a relocation plan to the Bolling FB as well as budget for move and replication costs accordingly.

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 extension. 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 9/28/2023

Recommended:  _____
Commissioner, Public Buildings Service

Approved:  _____
Administrator, General Services Administration

**Housing Plan
Department of Transportation**

Leased Locations	CURRENT						ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage ⁵	Special ⁶	Total
901 Locust Street, Kansas City, MO												
DOT - FAA (Federal Aviation Administration)	294	294	87,833	13,760	37,728	139,321						
DOT - FRA (Federal Railroad Administration)	7	7	2,968	963	673	4,604						
DOT - NHTSA (National Highway Traffic Safety Administration)	10	10	2,184	834	555	3,573						
DOT - FTA (Federal Transit Administration)	20	20	4,279	131	668	5,078						
DOT - PHMSA (Pipeline & Hazardous Materials Safety Admin)	40	40	6,988	375	1,085	8,448						
VA - Veterans Health Administration	82	82	9,400	123	423	9,946						
Estimated/Proposed Lease												
DOT - FAA (Federal Aviation Administration)							294	294	87,833	13,760	37,728	139,321
DOT - FRA (Federal Railroad Administration)							7	7	2,968	963	673	4,604
DOT - NHTSA (National Highway Traffic Safety Administration)							10	10	2,184	834	555	3,573
DOT - FTA (Federal Transit Administration)							20	20	4,279	131	668	5,078
DOT - PHMSA (Pipeline & Hazardous Materials Safety Admin)							40	40	6,988	375	1,085	8,448
Vacant									9,400	123	423	9,946
Total	453	453	113,652	16,186	41,132	170,970	371	371	113,652	16,186	41,132	170,970

Office Utilization Rate (UR) ²		
	Current	Proposed
Rate	196	239

UR = average amount of office space per person
 Current UR excludes 25,003 USF of office support space.
 Proposed UR excludes 25,003 USF of office support space.

Overall UR ³		
	Current	Proposed
Rate	377	461

R/U Factor ⁴			
	Total USF	RSF/USF	Max RSF
Current	170,970	1.20	204,607
Estimated/Proposed	170,970	1.20	204,607

NOTES:

- ¹ USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.
- ² Calculation excludes the judiciary, Congress and agencies with fewer than 10 people.
- ³ USF/Person = housing plan total USF divided by total personnel
- ⁴ R/U Factor (R/U) = Max RSF divided by total USF
- ⁵ Storage excludes warehouse, which is part of special space.
- ⁶ Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposals (RLP) is issued to meet specific agency requirements.

Special Space ⁶	USF
ADP Space	3,052
Conference/Training	18,023
Copy Center	1,434
Fitness Center	1,973
Food Service	5,527
Health Units	135
High Density File Rooms	3,570
Mail Rooms	2,034
IT Laboratory	1,291
Restrooms/Shower	1,124
Lobby/Security	1,741
Telco Room	1,228
Total	41,132