

**PROSPECTUS – LEASE  
FEDERAL BUREAU OF INVESTIGATION  
ST. LOUIS, MISSOURI AND  
SURROUNDING AREAS IN ST. LOUIS COUNTY, MISSOURI**

Prospectus Number: PMO-01-SL24  
Congressional District: 01, 02

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 107,000 rentable square feet (RSF) for the Federal Bureau of Investigation (FBI), currently located at 2222 Market Street, St. Louis, MO, and at 1533 Larkin Williams, Fenton, MO. The FBI has occupied space in the buildings since 1998 and 2009 under leases that expire on December 14, 2027, and September 17, 2029. The agency has also occupied space since 2013 in an FBI-controlled location at 10 S. Brentwood Blvd., Clayton, MO. This space can be released with 30 days written notice.

The lease will provide continued housing for the FBI and will improve the office space utilization rate from 115 to 77 and the overall space utilization rate from 269 to 255 usable square feet (USF) per person.

**Description**

Occupant:	FBI
Current RSF:	99,853 (Current RSF/USF = 1.06)
Estimated/Proposed Maximum RSF <sup>1</sup> :	107,000 (Proposed RSF/USF = 1.15)
Expansion/Reduction RSF:	7,147 RSF Expansion
Current USF/Person:	269
Estimated/Proposed USF/Person:	255
Expiration Dates of Current Lease(s):	12/14/2027; 09/17/2029; within 30 days of written notice
Proposed Maximum Leasing Term:	20 years
Delineated Area:	Starts at the Mississippi River South (at the Jefferson Barracks Bridge), Follow Hwy. 270 North to I-70, Take I-70 East to Hwy. 170, Head South on Hwy. 170, Take Olive Blvd. East, Skinker Blvd. South, Forest Park Parkway East, North on Jefferson, East on Washington Ave., North on Tucker, East on Cole Street and East on Carr Street to the Mississippi River.
Number of Official Parking Spaces:	242

<sup>1</sup> The RSF/USF at the current location is approximately 1.06; 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.

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Scoring:	Operating
Current Total Annual Cost:	\$2,451,601 (lease effective 11/2/1998; 9/18/2019; 9/9/2013)
Estimated Rental Rate <sup>2</sup> :	\$44.00 / RSF
Estimated Total Annual Cost <sup>3</sup> :	\$4,708,000

### **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's St. Louis Field Office (SLFO) covers three resident agent offices for 48 counties in the Eastern District of Missouri. Their current location on 2222 Market Street was a non-prospectus, build-to-suit lease completed in 1998 for the FBI as a sole tenant.

The SLFO's current facility screening area is inadequate and does not meet U.S. Intelligence Community (IC) or FBI security standards, and the facility does not allow for dedicated isolated rooms required for sensitive investigations. The growth in the FBI's cyber mission has also necessitated additional lease space because servers and other IT equipment have specialized requirements. Overcrowded conditions and inefficiencies from separate lease locations has led the SLFO to look for alternative housing.

### **Justification**

The FBI is currently housed at 2222 Market Street, St. Louis, MO; 1533 Larkin Williams, Fenton, MO; and 10 S. Brentwood Blvd., Clayton, MO, in leases that expire December 14, 2027 and September 17, 2029. The Clayton, MO space can be released with 30 days of written notice.

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<sup>2</sup> This estimate is for fiscal year 2027 and may be escalated by 2.2 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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Significant changes to the mission of the FBI since the current location was occupied have dramatically altered some of the types of space required for an FBI Field Office and the ways the FBI uses that space to perform the FBI's dual missions: (a) Federal law enforcement, and (b) intelligence activities to combat terrorism and to maintain the security requirements for field offices. The mission-critical nature of FBI's programs does not lend itself to telework strategies and requires dedicated program space.

FBI requires a housing solution that will consolidate the agency's mission-critical operations into one location. The expansion of the SLFO will remedy overcrowded conditions, maximize space to accommodate changing programs, meet security standards, and promote co-location efficiencies of distribution of work functions from the consolidation of lease locations.

#### **Summary of Energy Compliance**

The Government will incorporate energy efficiency and sustainability requirements into the Request for Lease Proposal and other documents related to the procurement of space based on the approved prospectus. The Government encourages offerors to exceed minimum requirements set forth in the procurement, and to the maximum extent practicable requires offerors to comply with the Energy Star requirement and other statutory and regulatory requirements.

#### **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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**OMB Memorandums M-21-25 and M-23-15 Implementation 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 long term workplace strategies consistent with OMB Memorandums M-21-25 and M-23-15, 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 September 28, 2023

Recommended:  \_\_\_\_\_  
Commissioner, Public Buildings Service

Approved:  \_\_\_\_\_  
Administrator, General Services Administration