

**PROSPECTUS – LEASE  
DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
GREATER METROPOLITAN KANSAS CITY, MO, AREA**

Prospectus Number: PMO-01-KC18  
Congressional District: 5, 6

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 137,000 rentable square feet (RSF) of space for the Department of Justice, Federal Bureau of Investigation (FBI), in the Greater Metropolitan Kansas City, Missouri, area, which includes portions of Jackson, Clay, and Platte Counties, Missouri. FBI is now housed at 1300 Summit Street, Kansas City, Missouri, and occupies additional leased space at 4150 North Mulberry Drive in Kansas City, Missouri. The Government has occupied space in the Summit Street building since 1998. The current leases expire on June 18, 2025, and May 18, 2027, respectively. The new lease will consolidate a portion of the lease at 4150 North Mulberry Drive that was executed to address additional FBI field office requirements. The remainder of the North Mulberry Drive location will stay in place.

The proposed lease will allow FBI to modernize and streamline space usage, resulting in a more efficient operation for FBI's increasing mission demands. It will improve the office space utilization rate, as the rate will be reduced from 118 to 111 usable square feet (USF) per person. The overall utilization rate will increase from 310 to 349 USF per person due to increased mission demands and the related personnel growth.

**Description**

Occupant:	Federal Bureau of Investigation
Current RSF	91,455 (Current RSF/USF = 1.07)
Estimated Maximum RSF <sup>1</sup> :	137,000 (Proposed RSF/USF = 1.15)
Expansion RSF:	45,545
	35,545 RSF growth
	10,000 RSF R/U factor difference
Current USF Square Feet/Person:	310
Estimated USF Square Feet/Person:	349
Expiration Dates of Current Lease(s):	6/18/2025 and 5/18/ 2027
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	North: I-435
	East: I-435 to I-35 S to 71 Hwy.
	South: 27th Street
	West: I-35 to I-670 to Beardsley Rd. to I-70
	to US 169 to the Missouri River to I-435
Number of Official Parking Spaces:	215
Scoring:	Operating Lease

<sup>1</sup> The Rentable/Usable Factor (R/U Factor) at the current locations is approximately 1.07; however, to maximize competition an R/U Factor of 1.15 is used for the estimated maximum RSF as indicated in the housing plan.

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Current Total Annual Cost:	\$ 2,542,958 (leases effective 6/19/1998 and 5/19/2015)
Estimated Rental Rate <sup>2</sup> :	\$34.00 / RSF
Estimated Total Annual Cost <sup>3</sup> :	\$4,658,000

**Background**

The FBI field office in the Greater Kansas City, Missouri, area covers eight resident agent offices in the entire State of Kansas and Western District of Missouri. The current location on 1300 Summit Street was a build-to-suit lease completed June 1998 for FBI as a sole tenant.

**Justification**

The current leases at 1300 Summit Street, Kansas City, Missouri, and at 4150 North Mulberry Drive, Kansas City, Missouri, expire in 2025 and 2027, respectively. FBI requires continued housing to perform its mission and anticipates a continued need beyond the proposed term of this lease (20 years).

Since initial occupancy in 1998, FBI's mission and resource demands have grown in such areas as cybercrimes, terrorist attack investigation and prevention, public corruption, and violent crimes. As a direct result of these mission changes, the FBI field office space requirements changed in size and type. To maximize the efficiency of the proposed housing solution, FBI and GSA worked to validate the requirements as detailed in the proposed housing plan. The mission critical nature of FBI's programs does not lend itself to telework strategies and requires dedicated program space.

**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.

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<sup>2</sup> This estimate is for fiscal year 2018 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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**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.

**Certification of Need**

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

Submitted at Washington, DC, on December 20, 2018.

Recommended: \_\_\_\_\_



Commissioner, Public Buildings Service

Approved: \_\_\_\_\_



Administrator, General Services Administration