

**PROSPECTUS – LEASE
DEPARTMENT OF JUSTICE
DRUG ENFORCEMENT ADMINISTRATION
WESTON, FL**

Prospectus Number: PFL-04-WE18
Congressional District: 20, 22, 23, 24, 25

Executive Summary

The General Services Administration (GSA) proposes a lease for approximately 133,503 rentable square feet (RSF) for the Department of Justice – Drug Enforcement Administration (DEA). DEA is currently housed at 2100 and 2200 North Commerce Parkway in Weston, FL, under two leases that expire April 9, 2019.

The proposed lease will provide continued housing for DEA, and maintain its office and overall utilization at 63 and 233 usable square feet (USF) per person, respectively.

Description

| | |
|---------------------------------------|---|
| Occupant: | Drug Enforcement Administration |
| Current (RSF) | 133,503 (Current RSF/USF = 1.15) |
| Estimated Maximum RSF: | 133,503 (Proposed RSF/USF = 1.15) |
| Expansion/Reduction RSF: | None |
| Current Usable Square Feet/Person: | 233 |
| Estimated Usable Square Feet/Person: | 233 |
| Expiration Dates of Current Lease(s): | 04/09/2019 |
| Proposed Maximum Leasing Authority: | 20 years |
| Delineated Area: | North: I-75 and US Highway 27 N. East on I-75 to I-595 Expressway, continuing East on I-595 Expressway to Federal Highway (US Hwy 1) East: South on Federal Highway (US Hwy 1) to Broward/Miami-Dade County Line South: West along Broward/Miami-Dade County Line to Florida Turnpike (SR 821); West on Florida Turnpike (SR 821) to I-75; North on I-75 to Honey Hill Road; West on Honey Hill Road to US Highway 27 N West: North on US Highway 27 N to I-75 (including the CBD of Weston, FL) |
| Number of Official Parking Spaces: | 480 |
| Scoring: | Operating |
| Current Total Annual Cost: | \$ 4,410,723 |
| Estimated Rental Rate ¹ : | \$40.11 / RSF |

¹ This estimate is for fiscal year 2019 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

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Estimated Total Annual Cost²: \$ 5,354,805

Background

DEA is currently located at 2100 and 2200 North Commerce Parkway in Weston, FL, under two separate leases of 96,175 RSF and 37,450 RSF, respectively.

GSA will consider whether DEA'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 DEA to accomplish its mission.

Justification

DEA's Miami Division Office plays a critical role in assisting the State and local governments with gathering intelligence and coordinating law enforcement strategies to reduce the supply of illegal drugs in the United States. The Miami office's agents gather intelligence, execute on the intelligence in the field, and provide input for legal cases against offenders. In addition to DEA agents, administrative and support groups also operate in the facility.

DEA requires continued housing to carry out its mission. The agency has been housed in this location since 2009 and anticipates a continued need beyond the proposed term of this lease (20 years).

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.

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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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.

Certification of Need

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

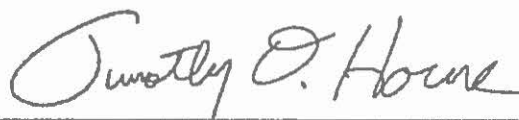
Submitted at Washington, DC, on November 30, 2017

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Acting Administrator, General Services Administration