

**PROSPECTUS – LEASE
DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
DALLAS, TX**

Prospectus Number: PTX-01-DA19
Congressional Districts: 24, 26, 30

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 228,000 rentable square feet (RSF) for the Department of Justice, Federal Bureau of Investigation (FBI), currently located at One Justice Way in Dallas, TX. FBI has occupied space in the building since it was constructed for FBI in October 2002 under a lease that expires on October 10, 2022. GSA is proposing to continue leasing space for FBI at the current location pending the results of a cost-benefit analysis, including relocation and duplication costs of real and personal property needed for FBI to accomplish its mission.

The lease will provide continued housing for FBI, and will improve the office and overall space utilization rates from 150 to 142 and 393 to 374 usable square feet (USF) per person, respectively.

Description

Occupant:	FBI
Current Rentable Square Feet	227,047 (Current RSF/USF = 1.07)
Estimated/Proposed Maximum RSF:	227,047 (Proposed RSF/USF = 1.07)
Expansion/Reduction RSF:	None
Current USF/Person:	393
Estimated/Proposed USF/Person:	374
Expiration Dates of Current Lease(s):	10/10/2022
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	NORTH - I-635; EAST - Dallas North Tollway to McKinnon St to North Pearl St to TX Hwy 366 to I-345; SOUTH - I-30 to North Riverfront Blvd to Irving Blvd (TX Hwy 356); WEST - MacArthur Blvd
Number of Official Parking Spaces ¹ :	676
Scoring:	Operating
Current Total Annual Cost:	\$6,289,513 (lease effective 10/11/2002)
Estimated Rental Rate ² :	\$33.00 / RSF

¹ Security requirements may necessitate control of parking at the leased location in addition to the official parking spaces identified in the prospectus. If the additional parking resulting from security requirements is included in the leasehold interest in the building, the proposed total annual cost and maximum proposed rental rate may exceed the amounts indicated above.

² This estimate is for fiscal year 2023 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

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Estimated Total Annual Cost³: \$7,524,000

Background

The mission of 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.

FBI has 56 field offices located in metropolitan areas throughout the United States. The field office locations carry out investigations, assess regional crime threats, and work with partners on cases and operations. The FBI field office in Dallas, Texas, covers 12 resident agent offices as well as the counties of Dallas, Ellis, and Kaufman, Texas. The current location on One Justice Way was a build-to-suit lease completed in 2002 for FBI as the sole tenant.

Justification

FBI is currently housed in a leased building located at One Justice Way in Dallas, Texas, and has been in this location since 2002. The current lease expires on October 10, 2022. FBI requires continued housing to carry out its mission. FBI anticipates a continued need beyond the proposed term of this lease (20 years).

The unique nature of operations requires levels of security not easily acquired on the open market. GSA will consider whether the 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, GSA will conduct a cost-benefit analysis to determine whether the Government can expect to recover the relocation and duplication costs of real and personal property needed for the FBI to accomplish its mission.

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.

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

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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.

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 September 21, 2018.

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration