



Committee on Transportation and Infrastructure
U.S. House of Representatives

Peter A. DeFazio
Chairman

Washington, DC 20515

Sam Graves, MO
Ranking Member

Katherine W. Dedrick, Staff Director

COMMITTEE RESOLUTION

Paul J. Sass, Republican Staff Director

LEASE
DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
CHICAGO, IL
PIL-01-CH19

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 439,522 rentable square feet of space, including 835 official parking spaces, for the Department of Justice – Federal Bureau of Investigation currently located at 2111 West Roosevelt Road in Chicago, IL at a proposed total annual cost of \$22,591,431 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided that, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 367 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 367 square feet or higher per person.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

Provided further, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.


Provided further, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

Provided further, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

Provided further, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

Provided that, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

Adopted: May 8, 2019


Peter A. DeFazio
Chairman

**PROSPECTUS – LEASE
DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
CHICAGO, IL**

Prospectus Number: PIL-01-CH19
Congressional District: 07

Executive Summary

The General Services Administration (GSA) proposes a lease for approximately 439,522 rentable square feet (RSF) for the Department of Justice, Federal Bureau of Investigation (FBI). FBI is currently housed at 2111 West Roosevelt Road in Chicago, IL, under a lease that expires on March 31, 2020. 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 slightly improve the office and overall utilization rates from 184 and 385 to 176 and 367 usable square feet (USF) per person, respectively.

Description

Occupant:	FBI
Current Rentable Square Feet	429,728 (Current RSF/USF = 1.12)
Estimated/Proposed Maximum RSF:	439,522 (Proposed RSF/USF = 1.14)
Expansion RSF:	9,794 (due to R/U factor leveling)
Current USF/Person:	385
Estimated/Proposed USF/Person:	367
Expiration Dates of Current Lease(s):	03/31/2020
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	North: North Avenue, East: Lake Michigan, South: 22nd Street/Cermak Road, West: Damen Avenue
Number of Official Parking Spaces ¹ :	835
Scoring:	Operating
Current Total Annual Cost:	\$20,218,000 (lease effective 04/01/2006)
Estimated Rental Rate ² :	\$51.40/ RSF
Estimated Total Annual Cost ³ :	\$22,591,431

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 2020 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.

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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 Chicago field office was constructed in 2006 as a build-to-suit lease. The facility sits on a 10.94-acre site and comprises a 10-story office building with underground parking, a 1-story annex, and a 2-story parking structure. There are 805 structured parking spaces and 30 surface parking spaces.

Justification

FBI is currently housed in a leased building located at 2111 West Roosevelt Road in Chicago, Illinois, and has been in this location since 2006. The current lease expires on March 31, 2020, and FBI anticipates a continued need beyond the proposed term of this lease (20 years). The current lease includes two 10-year renewal options that require congressional authorization to exercise.

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.

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

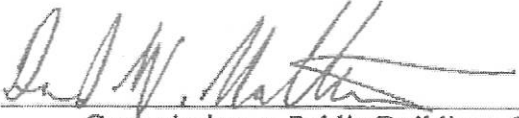
GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the extension. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

Certification of Need

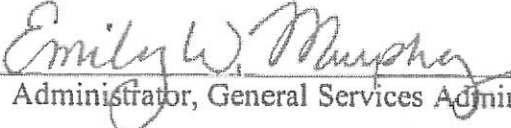
The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on September 21, 2018.

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration

**Housing Plan
Federal Bureau of Investigation**

**PIL-01-CH19
Chicago, IL**

Leased Locations	CURRENT				ESTIMATED/PROPOSED			
	Personnel		Usable Square Feet (USF) ¹		Personnel		Usable Square Feet (USF)	
	Office	Total	Office	Special	Office	Total	Office	Special ⁶
Chicago FBI Field Office, 2111 W. Roosevelt	916	916	216,578	33,480		384,528		
Estimated/Proposed					962	962	216,537	134,470
Total	916	916	216,578	33,480	962	384,528	216,537	134,470

Office Utilization Rate (UR) ²			
Current		Proposed	
Rate		Rate	
184		176	

UR = average amount of office space per person

Current UR excludes 47,647 usf of office support space

Proposed UR excludes 47,638 usf of office support space

Overall UR ³			
Current		Proposed	
Rate		Rate	
385		367	

R/U Factor ⁴			
Total USF		RSF/USF	
Current		Max RSF	
384,528		1.12	
384,487		1.14	

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 Judiciary, Congress and agencies with less than 10 people³ USF/Person = housing plan total USF divided by total personnel.⁴ R/U Factor (R/U) = Max RSF divided by total USF⁵ 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 Proposal (R/LP) is issued to meet specific agency requirements.

Special Space ⁶		USF
ADP/IT Special Electrical Space		5,992
Conference/Auditorium		17,648
Food Service/Breakroom		4,547
Fitness Center/Locker Room		6,350
Health Unit		1,356
Mailroom		520
Private Restrooms		1,200
Evidence Processing		38,214
Weapons Vault		1,356
Loading/Receiving Dock (INS)		1,147
Visitor Screening		360
Automotive Bays (INS)		31,561
Workrooms		21,405
Interview Rooms		1,488
File/Copy		874
Secure Corridor		452
Total		134,470