



**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**  
**SAN ANTONIO, TX**  
**PTX-01-SA19**

*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 148,355 rentable square feet of space, including 364 official parking spaces, for the Department of Justice – Federal Bureau of Investigation currently located at 5740 University Heights Boulevard in San Antonio, TX at a proposed total annual cost of \$4,754,688 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 361 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 361 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.

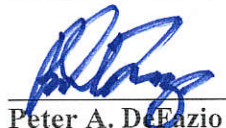
*Provided further*, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member 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  
SAN ANTONIO, TX**

Prospectus Number: PTX-01-SA19  
Congressional District: 20, 21, 23, 28, 35

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 149,000 rentable square feet (RSF) of space for the Department of Justice, Federal Bureau of Investigation (FBI), currently located in leased space at 5740 University Heights Boulevard in San Antonio, TX. The lease expires on September 6, 2021. 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 proposed lease will provide continued housing for FBI, and will improve the office and overall space utilization rates from 145 to 138 usable square feet (USF) per person, and 380 to 361 USF per person, respectively.

**Description**

Occupant:	FBI
Current Rentable Square Feet	148,355 (Current RSF/USF = 1.13)
Estimated/Proposed Maximum RSF:	148,355(Proposed RSF/USF = 1.13)
Expansion/Reduction RSF:	None
Current USF/Person:	380
Estimated/Proposed USF/Person:	361
Expiration Dates of Current Lease(s):	09/06/2021
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	North: Wurzbach Pkwy/North Loop 1604; East: Coliseum Rd/IH-35/IH-10; South: U.S. 90; West: Zarzamora St/Fredricksburg Rd/Babcock St including portions of the San Antonio CBD
Number of Official Parking Spaces <sup>1</sup> :	364
Scoring:	Operating
Current Total Annual Cost:	\$4,984,000 (lease effective 09/07/2007)
Estimated Rental Rate <sup>2</sup> :	\$32.00 / RSF
Estimated Total Annual Cost <sup>3</sup> :	\$4,754,688

<sup>1</sup> 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.

<sup>2</sup> This estimate is for fiscal year 2021 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.

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

Prospectus Number: PTX-01-SA19  
Congressional District: 20, 21, 23, 28, 35

---

### **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 San Antonio, Texas, covers six resident agent offices as well as the counties of Atascosa, Bandera, Bexar, Comal, Frio, Gillespie, Gonzalez, Guadalupe, Karnes, Kendall, Kerr, Kimble, Mason, Medina, Real, Uvalde, and Wilson, in Texas. The current location at 5740 University Heights Boulevard was a build-to-suit lease completed in 2007 for FBI as a sole tenant.

### **Justification**

FBI is currently housed in a leased building located at 5740 University Heights Boulevard in San Antonio, Texas, and has been in this location since 2007. The current lease expires on September 6, 2021, and 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 FBI to accomplish its mission.

### **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

---

<sup>1</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.



PROSPECTUS – LEASE  
DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
SAN ANTONIO, TX

Prospectus Number: PTX-01-SA19  
Congressional District: 20, 21, 23, 28, 35

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.

**Certification of Need**

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

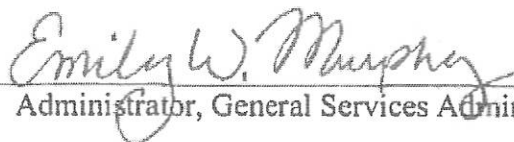
Submitted at Washington, DC, on September 21, 2018.

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



Commissioner, Public Buildings Service

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



Administrator, General Services Administration

**Housing Plan  
Federal Bureau of Investigation**

**PTX-01-SA19  
San Antonio, TX**

Leased Locations	CURRENT			ESTIMATED/PROPOSED		
	Personnel		Usable Square Feet (USF) <sup>1</sup>	Personnel		Usable Square Feet (USF)
	Office	Total	Office	Office	Total	Special <sup>6</sup>
5740 University Heights Blvd - TX2641ZZ	333	333	61,706	-	-	-
Estimated/Proposed Lease	-	-	-	350	350	39,386
<b>Total</b>	<b>333</b>	<b>333</b>	<b>61,706</b>	<b>350</b>	<b>350</b>	<b>39,386</b>

**Office Utilization Rate (UR)<sup>2</sup>**

Rate	Current	Proposed
	145	138

UR = average amount of office space per person

Current UR excludes 13,575 usf of office support space

Proposed UR excludes 13,575 usf of office support space

**Overall UR<sup>3</sup>**

Rate	Current	Proposed
	380	361

**R/U Factor<sup>4</sup>**

	Total USF	RSF/USF	Max RSF
Current	131,288	1.13	148,355
Estimated/Proposed	131,288	1.13	148,355

**NOTES:**

<sup>1</sup> 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.

<sup>2</sup> Calculation excludes Judiciary, Congress and agencies with less than 10 people

<sup>3</sup> USF/Person = housing plan total USF divided by total personnel.

<sup>4</sup> R/U Factor (R/U) = Max RSF divided by total USF

<sup>5</sup> Storage excludes warehouse, which is part of Special Space.

<sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (RLP) is issued to meet specific agency requirements.

Special Space <sup>6</sup>	USF
ADP	5,717
Automotive Bay	4,824
Conference/Training	10,096
Evidence Processing	3,060
File/copy	2,030
Fitness Center/Locker Room	2,593
Food Service/Breakroom	1,700
Health Unit	264
Interview Room	748
Loading/Receiving Dock	510
Mail Screening	468
Toilet	544
Special Storage	425
Technical/Operations Room	5,483
Visitor Screening Facility	502
Weapons Vault	422
<b>Total</b>	<b>39,386</b>