



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

Paul J. Sass, Republican Staff Director

COMMITTEE RESOLUTION

LEASE
FEDERAL BUREAU OF INVESTIGATION
JACKSONVILLE, FL
PFL-01-JA22

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 130,000 rentable square feet of space, including 436 official parking spaces, for the Federal Bureau of Investigation, currently located at 6061 Gate Parkway, in Jacksonville, FL, at a proposed total annual cost of \$4,507,100 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 408 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 408 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 Chair 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: April 28, 2022


Peter DeFazio
Chair

BENJAMIN L. CARDIN, MARYLAND
BERNARD SANDERS, VERMONT
SHELDON WHITEHOUSE, RHODE ISLAND
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United States Senate

COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

WASHINGTON, DC 20510-6175

COMMITTEE RESOLUTION
LEASE
FEDERAL BUREAU OF INVESTIGATION
JACKSONVILLE, FL
PFL-01-JA22

**RESOLVED BY THE COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS OF
THE UNITED STATES SENATE**

that pursuant to title 40 U.S.C. § 3307, a prospectus providing for a lease of up to 130,000 rentable square feet, including 436 official parking spaces, for the Federal Bureau of Investigation, currently located at 6061 Gate Parkway, in Jacksonville, Florida, at a proposed estimated annual cost of \$4,507,100 for a lease term of up to 20 years, a description of which is attached hereto and by reference made part of this resolution, is approved.

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

Provided, that to the maximum extent practicable, the Administrator of the General Services Administration shall require that the procurement include energy efficiency requirements as would be required for the construction of a federal building.

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 Environment and Public Works of the United States Senate prior to exercising any lease authority provided in this resolution.

Provided further, that the Administrator shall provide to the Chairman or Ranking Member of the Committee on Environment and Public Works of the Senate, in a timely manner, requested documents and information regarding this prospectus and resulting contractual materials, without redaction other than redactions to exclude business confidential, proprietary, and/or procurement sensitive information.

Provided further, the Administrator 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 the 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 this lease, the lease shall be void, except for 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 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 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 further, that the Administrator shall not delegate to any other agency the authority granted by this resolution.


Chairman


Ranking Member

Adopted: May 4, 2022

**PROSPECTUS – LEASE
FEDERAL BUREAU OF INVESTIGATION
JACKSONVILLE, FL**

Prospectus Number: PFL-01-JA22
Congressional District: 4

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 130,000 rentable square feet (RSF) for the Federal Bureau of Investigations (FBI), currently located at 6061 Gate Parkway, Jacksonville, Florida. The FBI has occupied space in the building since 2009 under a lease that expires on February 19, 2024.

GSA is proposing to lease space for the FBI in a method most beneficial to the government, as demonstrated in the results of a cost benefit analysis that may include: a reduction in the requirement size; relocation and duplication of real and personal property needed for the FBI to accomplish its mission; and physical relocation.

The lease will provide continued housing for the FBI and will improve the office and overall space utilization rates from 112 to at least 109 and 449 to at least 408 usable square feet (USF) per person, respectively.

Description

Occupant:	FBI
Current RSF:	129,895
Estimated/Proposed Maximum RSF: ¹	130,000
Expansion/Reduction RSF:	None
Current USF/Person:	449
Estimated/Proposed USF/Person:	408
Expiration Dates of Current Lease(s):	2/19/2024
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	North: Kings Road to W. State Street to N. Pearl Street to W. Union Street to Arlington Expressway/State Road 115 to Atlantic Blvd.; East: East Beltway 295; South: East Beltway 295; West I-95
Number of Official Parking Spaces: ²	436
Scoring:	Operating
Current Total Annual Cost:	\$5,127,359 (lease effective 2/20/2009)

¹ The RSF/USF at the current location is approximately 1.12.

² Security requirements may necessitate control of parking at the leased location in addition to the official parking spaces identified in the prospectus. This may be accomplished as a lessor furnished service, under an operating agreement with the lessor or as part of the Government's leasehold interest in the building(s). 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.

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FEDERAL BUREAU OF INVESTIGATION
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Estimated Total Annual Cost: ³	\$4,507,100
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Background

The mission of the 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.

The 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 Jacksonville, Florida, covers 7 resident agencies and 40 counties in northern Florida including: Baker, Bradford, Clay, Columbia, Duval, Hamilton, Nassau, St. Johns, Suwannee, and Union Counties.

Justification

The FBI is currently housed at 6061 Gate Parkway, Jacksonville, FL, in a lease that expires on February 19, 2024. The FBI requires continued housing to ensure mission continuity. The FBI anticipates a continued need beyond the proposed term of this lease (20 years).

As part of the procurement process, GSA will conduct a cost-benefit analysis to determine whether the Government can expect to recover the costs of real and personal property needed, including a possible reduction in requirement size. Based on the minimum requirements provided by the FBI, if a new location is identified for the proposed lease, the Government could realize significant reduction in the overall space needed for the FBI as well as a sizeable improvement in the FBI's space utilization.

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.

³This estimate is for fiscal year 2024 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. New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

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FEDERAL BUREAU OF INVESTIGATION
JACKSONVILLE, FL**

Prospectus Number: PFL-01-JA22
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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.

OMB Memorandum M-21-25 Implementations and Long-Term Space Requirements

The requirements within this prospectus reflect the known space needs prior to its submission to Congress. Agencies continue to develop their return to physical workplaces strategies consistent with OMB Memorandum M-21-25, incorporate lessons learned while working both in-person and under maximum telework during the COVID-19 pandemic, and determine each agency's long-term space posture. Accordingly, the requirements outlined in this prospectus may change prior to award of a lease. In the event that a change results in a revised requirement that makes a material change and does not fit within the acceptable parameters of the Congressional resolutions, GSA will submit an amended prospectus for consideration by the House Committee on Transportation and Infrastructure and Senate Committee on Environment and Public Works.


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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 2/8/2022

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration