

**PROSPECTUS – LEASE
UNITED STATES ATTORNEY’S OFFICE
HOUSTON, TX**

Prospectus Number: PTX-01-HO21
Congressional District: 18

Executive Summary

The General Services Administration (GSA) proposes a lease for approximately 99,000 rentable square feet (RSF) and 32 parking spaces for the Southern District of Texas United States Attorney’s Office (USAO). Southern District of Texas USAO is currently housed at 1000 Louisiana Street, Houston, TX, under a lease that expires May 23, 2022.

The lease will provide continued housing for USAO District Office and will improve the office and overall utilization rates from 138 to 119 and from 324 to 240 usable square feet (USF) per person, respectively.

Description

Occupant:	USAO
Current RSF:	132,539 (Current RSF/USF = 1.15)
Estimated/Proposed Maximum RSF ¹ :	99,000 (Proposed RSF/USF =1.15)
Expansion/Reduction RSF:	33,539 Reduction
Current USF/Person:	324
Estimated/Proposed USF/Person:	240
Expiration Dates of Current Lease(s):	05/23/2022
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	North: Franklin Street to Congress Street; East: Main Street; South: Dallas Street; West: I-45
Number of Official Parking Spaces:	32
Scoring:	Operating
Current Total Annual Cost:	\$4,840,324 (lease effective 05/24/2012)
Estimated Rental Rate ² :	\$47.50/ RSF
Estimated Total Annual Cost ³ :	\$4,702,500

¹ The RSF/USF at the current location is approximately 1.15. To maximize competition a RSF/USF ratio of 1.15 is used for the estimated proposed maximum RSF as indicated in the housing plan.

² This estimate is for fiscal year 2022 and may be escalated by 2.0 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.

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

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Background

The U.S. Attorneys serve as the Nation's principal litigators under the direction of the Attorney General and conduct most of the trial work in which the U.S. is a party. There are 93 U.S. Attorneys stationed throughout the U.S., Puerto Rico, the Virgin Islands, Guam, and the Northern Mariana Islands. U.S. Attorneys have three statutory responsibilities under Title 28, Section 547 of the United States Code:

- the prosecution of criminal cases brought by the Federal Government;
- the prosecution and defense of civil cases in which the United States is a party; and
- the collection of debts owed the Federal Government that are administratively uncollectible.

Although the distribution of caseload varies between districts, each district has every category of cases and handles a mixture of simple and complex litigation. Each U.S. Attorney exercises wide discretion in the use of his or her resources to further the priorities of the local jurisdictions and needs of their communities.

GSA will consider whether this District Office’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 USAO to accomplish its mission.

Justification

USAO is currently housed at 1000 Louisiana Street in a lease that expires May 23, 2022. The agency requires continued housing to carry out its mission.

The Houston office serves as headquarters for the U.S. Attorneys Southern District of Texas and houses over 350 attorneys and support staff. The litigating function of the U.S. Attorneys requires frequent attendance at trial and other court functions within the Federal Courthouse located at 515 Rusk Avenue in Houston, necessitating close proximity. GSA has determined that sufficient competition is available in the area to support delineated area that is proximate to the Courthouse.

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.

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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 4/21/2022

Recommended:  _____
Commissioner, Public Buildings Service

Approved:  _____
Administrator, General Services Administration