

PROSPECTUS – LEASE
DEPARTMENT OF JUSTICE, FEDERAL BUREAU OF INVESTIGATION
OAKLAND, CA

Prospectus Number: PCA-01-OA24
Congressional District: 13

Executive Summary

The General Services Administration (GSA) proposes a replacement lease for approximately 76,737 rentable square feet (RSF) for the Federal Bureau of Investigation (FBI), currently located at 2101 Webster Street in Oakland, CA. FBI has occupied space in the building since 2011 under a lease that expires on October 4, 2026.

The lease will provide continued housing for FBI and will maintain the office and overall utilization rates at 102 and 277 usable square feet (USF) per person respectively.

Description

Occupant:	FBI
Current RSF:	76,737 (Current RSF/USF = 1.11)
Estimated/Proposed Maximum RSF:	76,737 (Proposed RSF/USF = 1.11)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	277
Estimated/Proposed USF/Person:	277
Expiration Dates of Current Lease(s):	10/4/2026
Proposed Maximum Leasing Term:	10 years
Delineated Area:	North: 27th Street (between Interstate 980 and Harrison St.) East: Harrison St. to Lakeside Dr. to Lake Merritt Blvd. to Lake Merritt Channel South: Embarcadero (between Lake Merritt Channel and Market St.) West: Market St. to Interstate 880 to Interstate 980
Number of Official Parking Spaces:	152
Scoring:	Operating
Current Total Annual Cost:	\$ 3,800,734 (lease effective 10/05/2011)
Estimated Rental Rate: ¹	\$ 59.03 / RSF
Estimated Total Annual Cost: ²	\$ 4,529,786

¹ This estimate is for fiscal year 2027 and may be escalated by 2.5 percent per year 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.

² 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 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 current location houses the Oakland Resident Agency (ORA), which supports the greater San Francisco Field Office (SFFO) through five divisions: the Administrative Division, the Counterintelligence Division, the Counterterrorism Division, the Intelligence Division, and the Criminal Division. These divisions provide human, technical, and capital asset resources to support the priorities of SFFO.

Justification

The FBI is currently housed at 2101 Webster Street, Oakland, CA, in a lease that expires October 4, 2026. The FBI has notified GSA that the agency is exploring a potential to pursue a consolidation and relocation of several San Francisco Bay Area locations (including the space described in this prospectus) to an existing Federal location.

The FBI requires continued housing at this Oakland location to carry out its mission while the FBI continues to explore potential future alternatives. GSA will consider whether FBI'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 FBI to accomplish its mission.

Summary of Energy Compliance

The Government will incorporate energy efficiency and sustainability requirements into the Request for Lease Proposal and other documents related to the procurement of space based on the approved prospectus. The Government encourages offerors to exceed minimum requirements set forth in the procurement, and to the maximum extent practicable requires offerors to comply with the Energy Star requirement and other statutory and regulatory requirements.

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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 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 10/24/2023

Recommended: Elliot Doomes
Commissioner, Public Buildings Service

Approved: Rahm I. Emanuel
Administrator, General Services Administration