

**PROSPECTUS – LEASE
FEDERAL BUREAU OF INVESTIGATION
NEWARK, NJ**

Prospectus Number: PNJ-02-NE20
Congressional District: 8, 10

Executive Summary

The General Services Administration (GSA) proposes a lease for approximately 248,000 rentable square feet (RSF) for the Department of Justice, Federal Bureau of Investigation (FBI), currently located at 11 Centre Street, Newark, NJ, under a lease that expires 11/15/2022. For security reasons, GSA also controls an adjacent lot under a lease that also expires 11/15/2022. 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 improve the office and overall space utilization rates from 145 to 133 and from 380 to 345 usable square feet (USF) per person, respectively.

Description

Occupant:	Federal Bureau of Investigation
Current RSF:	247,067 (Current RSF/USF = 1.06)
Estimated/Proposed Maximum RSF:	248,000 (Proposed RSF/USF = 1.06)
Expansion/Reduction RSF:	None
Current USF/Person:	380
Estimated/Proposed USF/Person:	345
Expiration Dates of Current Lease(s):	11/15/2022 (concurrent expirations)
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	North: U.S. Route 280; East: McCarter Hwy. to Centre Place, following Centre Place to City Dock St. Continuing south on City Dock St. to Raymond Blvd. Continuing west on Raymond Blvd. to McCarter Hwy. Continuing south on McCarter Hwy. to East Kinney St.; South: East Kinney St., continuing on West Kinney St.; West: University Ave.

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Number of Official Parking Spaces ¹ :	400
Scoring:	Operating Lease
Current Total Annual Cost:	\$14,032,733 (leases effective 11/16/2022)
Estimated Rental Rate ² :	\$41.50 / RSF
Estimated Total Annual Cost ³ :	\$10,292,000

Acquisition Strategy

In order to maximize the flexibility and competition in acquiring space for FBI, GSA may issue a single, multiple-award solicitation that will allow offerors to provide blocks of space able to meet requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus.

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 agency 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 Newark, New Jersey, covers five resident agent offices as well as the counties of Essex, Hudson, and Union in New Jersey. The current location at 11 Centre Street was a build-to-suit lease completed in 2002 for FBI as the sole tenant.

¹ Security requirements may necessitate control of land near 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 part of the Government's leasehold interest in the building(s).

² This estimate is for fiscal year 2023 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.

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

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Justification

FBI is currently housed in a leased building located at 11 Centre Street in Newark, New Jersey, and has been in this location since 2002. The current lease expires 11/15/2022, 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 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, 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 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.

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Certification of Need

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

February 26, 2020

Submitted at Washington, DC, on _____

Recommended:  _____
Commissioner, Public Buildings Service

Approved:  _____
Administrator, General Services Administration