

**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.

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### **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

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

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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