

**PROSPECTUS –  
CONSTRUCTION  
OR  
BUILDING ACQUISITION  
FEDERAL BUREAU OF INVESTIGATION  
OKLAHOMA CITY, OK**

Prospectus Number: POK-FBC-OC21

Congressional District: 5

**FY 2021 Project Summary**

The General Services Administration (GSA) proposes to provide, either through acquisition of an existing building or the acquisition of a site and construction, a new field office for the Department of Justice–Federal Bureau of Investigation (FBI) in Oklahoma City, OK. The federally owned facility will provide continued housing for the FBI to accomplish its mission and provide significant long-term savings to the American taxpayer. The proposed acquisition or construction will reduce the Government’s rental payment to the private sector by approximately \$3,000,000 annually.

**FY 2021 Committee Approval and Appropriation Requested<sup>1</sup>**

**(Building Acquisition/  
or Site Acquisition, Design, Construction, and Management and Inspection) \$85,931,000**

**Overview of Project**

This proposed project will provide a new field office facility for the FBI in Oklahoma City, either through the purchase of an existing building or the purchase of a site and the construction of a new building on that site. The federally owned field office will provide continued housing for the FBI and replace the existing leased field office, which includes approximately 114,556 rentable square feet/132,000 gross square feet (GSF) of office, storage, and special space, plus 288 parking spaces.

**Site Information**

To be acquired ..... approximately 7-8 acres

**Building Area**

Building without parking ..... 132,000 GSF  
Parking spaces .....288

<sup>1</sup> If acquisition of an existing facility is determined to be more cost-effective than Federal construction, GSA may allocate a portion of the estimated total project cost to undertake any needed repairs and alterations to the acquired facility.

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**Project Budget<sup>2</sup>**

Site .....	\$3,000,000
Design .....	6,355,000
Estimated Construction Cost (ECC).....	71,400,000
Management and Inspection (M&I) .....	5,176,000
<b>Estimated Total Project Cost (ETPC)* .....</b>	<b>\$85,931,000</b>

\*Tenant agencies may fund an additional amount for alterations above the standard normally provided by GSA.

**Schedule**

	<b>Start</b>	<b>End</b>
Design and Construction	FY 2021	FY 2027

**Tenant Agencies**

FBI

**Justification**

The FBI plays a vital law enforcement and national security role. The federally owned facility will provide continued housing for the FBI to accomplish its mission and provide significant long-term savings to the American taxpayer. GSA has been unable to successfully complete a lease procurement at rental rates that are generally equivalent to the region's commercial market. Further, because the current leased facility was build-to-suit, upfront tenant improvement costs were built into the rate. GSA entered into the original lease in 1999 and amortized \$5.5 million in Government costs into the annual rent payments over the lease term. Those amortized costs are now paid off, leaving the Government's current rental rate far in excess of the local commercial market.

Government ownership of the FBI field office in Oklahoma City will address in part the Government's long-term reliance on costly leases highlighted in U.S. Government Accountability Office report GAO-08-197 that were the result of a series of complex

<sup>2</sup> The estimated project budget assumes the acquisition of land and the design and construction of a new facility to house the FBI. If an existing facility that meets the FBI's requirements is identified and purchase is determined to be cost-effective, the requested appropriation could be used for the aggregate of the acquisition of a facility at a price not to exceed fair market value, any associated closing costs, and any repairs and alterations necessary to meet the FBI's needs.

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decisions that were made more than two decades ago. The Government entered into a number of FBI field office lease transactions with high rental rates and high Federal upfront costs in the early 2000s that are nearing their expiration dates, now resulting in limited competition and high costs at the time of replacement lease competition. Federal ownership of this proposed long-term solution ensures that the FBI's law enforcement and national security needs are met in the most secure and cost-effective manner possible.

The proposed acquisition or construction of an FBI field office in Oklahoma City will reduce the Government's rental payment to the private sector by approximately \$3,000,000 annually.

**Summary of Energy Compliance**

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages cost-effective design opportunities to increase energy and water efficiency above the minimum performance criteria.

**Prior Appropriations**

None

**Prior Committee Approvals**

None

**Alternatives Considered (30-year, present value cost analysis)**

New Construction	\$ 105,394,000
Lease	\$ 165,010,000

The 30-year, present value cost of new construction is \$59,617,000 less than the cost of leasing, an equivalent annual cost advantage of \$2,810.

**Recommendation**

**CONSTRUCTION OR BUILDING ACQUISITION**

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**Certification of Need**

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

February 19, 2020

Submitted at Washington, DC, on \_\_\_\_\_

Recommended: \_\_\_\_\_



Commissioner, Public Buildings Service

Approved: \_\_\_\_\_



Administrator, General Services Administration