

**PROSPECTUS – LEASE  
DEPARTMENT OF HEALTH AND HUMAN SERVICES –  
FOOD AND DRUG ADMINISTRATION  
JAMAICA, NY**

Prospectus Number: PNY-02-QU19  
Congressional District: 05

**Executive Summary**

The General Services Administration (GSA) proposes a lease for approximately 224,000 rentable square feet (RSF) for the Department of Health and Human Services–Food and Drug Administration (FDA). FDA is currently housed at 158-15 Liberty Avenue, Jamaica, NY, under a lease that expires on October 19, 2019.

The lease will provide continued housing for FDA and will maintain the office utilization rate at 109 usable square feet (USF) per person.

**Description**

Occupant:	Food and Drug Administration
Current Rentable Square Feet (RSF)	224,000 (Current RSF/USF = 1.28)
Estimated/Proposed Maximum RSF <sup>1</sup> :	224,000 (Proposed RSF/USF = 1.28)
Expansion/Reduction RSF:	None
Current Office USF/Person:	109
Estimated/Proposed Office USF/Person:	109
Expiration Dates of Current Lease(s):	10/19/2019
Proposed Maximum Leasing Authority:	10 years
Delineated Area:	North: Merrick Blvd. West: Archer Ave. East: Liberty Ave. South: Sutphin Blvd.
Number of Official Parking Spaces:	100
Scoring:	Operating
Current Total Annual Cost:	\$10,417,071.84 (lease effective 10/20/1999)
Estimated Rental Rate <sup>2</sup> :	\$31.00 / RSF
Estimated Total Annual Cost <sup>3</sup> :	\$6,944,000

<sup>1</sup> A RSF/USF ratio of 1.28 is used for the estimated/proposed maximum RSF as indicated in the housing plan.

<sup>2</sup> This estimate is for fiscal year 2020 and may be escalated by 1.9 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including standard 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.

<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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**Background**

FDA's Northeast Region (NER) is responsible for carrying out the programs of FDA's Office of Regulatory Affairs (ORA) within a geographical area that includes seven states: Connecticut, Maine, Massachusetts, New Hampshire, New York, Rhode Island, and Vermont. Principal components of NER include the Regional Office, the New York District Office, and the Northeast Regional Laboratory (NERL). These are all currently located at 158-15 Liberty Avenue, Jamaica, NY (the Jamaica Complex). NER has regulatory responsibility over more than 18,000 private firms within its inspectional jurisdiction, with the largest number of firms being in the food and medical-device areas. NER's regulatory efforts promote and protect the health of the public by ensuring the safety, efficacy, and security of medical devices, as well as the safety of radiation-emitting products. FDA is also responsible for enforcing legislation such as the Federal Food, Drug and Cosmetic Act and the Food Safety Modernization Act.

FDA must have laboratory facilities that are fully functioning to protect the public and ensure effective global and domestic commerce. ORA operates high-throughput field laboratories, located strategically across the United States, to support FDA's mission to protect the public health and to create new knowledge in the field of regulatory science.

GSA will consider whether FDA's continued housing needs can 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 FDA to accomplish its mission.

**Justification**

Remaining at the Jamaica Complex will ensure that FDA makes the best use of its investment in the existing flexible, modern space and reliable building systems. The current location supports evolving regulatory science within a secure, safe, and healthy work environment for FDA employees. Extending the service life of the Jamaica Complex, and of the Bio Safety Level 3 (BSL-3) laboratory in particular, by renewing the existing lease will improve the economic performance of the significant investment of taxpayer dollars required to establish and maintain the facility.

NERL is one of FDA's largest field laboratories. This key laboratory responds to outbreaks involving food and microbiological pathogens. The laboratory's areas of expertise and specialization include:

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analysis for microbial pathogens, pesticides, food additives, mycotoxins, colors, insanitation, decomposition, cosmetics, heavy metals in foods, and quality and purity in pharmaceuticals.

Specialized laboratory capabilities include:

- Mass Spectrometry Center;
- Microbiological Bio-Clean Room (State-of-the-Art Class 100);
- Marine Toxins Laboratory;
- Counterterrorism Toxic Chemical and Poison Analysis; and
- BSL-3 Laboratory (operated and maintained in accordance with 42 CFR 73.7).

Currently, the BSL-3 laboratory is undergoing a recertification to remain compliant with regulatory laws. The biosafety level designation establishes the biocontainment precautions required to isolate dangerous biological agents in the enclosed laboratory facility. BSL-3 facilities provide the appropriate containment environment for working with biological select agents and toxins that have the potential to pose a severe or potentially lethal disease after inhalation.

The current lease at 158-15 Liberty Avenue, Jamaica, NY, expires on October 19, 2019. FDA requires continued housing to carry out 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.

September 10, 2018

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

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

  
Commissioner, Public Buildings Service

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

  
Administrator, General Services Administration