



**Committee on Transportation and Infrastructure**  
**U.S. House of Representatives**

**Bill Shuster**  
**Chairman**

**Washington, DC 20515**  
**COMMITTEE RESOLUTION**

**Nick J. Rahall, III**  
**Ranking Member**

Christopher P. Bertram, Staff Director

**LEASE**  
**DEPARTMENT OF HOMELAND SECURITY**  
**U.S. CUSTOMS AND BORDER PATROL**  
**QUEENS, NY**  
**PNY-02-QU13**

James H. Zoia, Democrat Staff Director

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a replacement lease of up to 146,000 rentable square feet of space, including 217 parking spaces, for the Department of Homeland Security U.S. Customs and Border Protection, currently located at JFK Airport, Building 77, Queens, NY, at a proposed total annual cost of \$6,716,000 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.*

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided that, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 200 square feet or less per person.*

*Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 200 square feet or higher per person.*

*Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.*

*Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.*

*Provided further, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.*

Adopted: February 28, 2013

Bill Shuster, M.C.  
Chairman

**PROSPECTUS - LEASE**  
**DEPARTMENT OF HOMELAND SECURITY**  
**U.S. CUSTOMS AND BORDER PROTECTION**  
**QUEENS, NY**

Prospectus Number: PNY-02-QU13  
Congressional District: 06

**Executive Summary**

The General Services Administration (GSA) proposes a replacement lease of up to 146,000 rentable square feet (RSF) for the Department of Homeland Security (DHS) U.S. Customs and Border Protection (CBP) in support of their operations at JFK Airport. DHS-CBP's current leased location, Building 77, has been occupied since June, 1992. The lease expired on June 18, 2012.

This proposed replacement lease will provide DHS-CBP with the opportunity to improve space utilization efficiency while accommodating 98 additional personnel in field operations, internal affairs, and the regulatory office.

**Description**

Occupant:	DHS – CBP
Lease Type:	Replacement
Current Rentable Square Feet (RSF):	146,000 (Current RSF/USF=1.15)
Proposed Maximum RSF:	146,000 (Proposed RSF/USF=1.15)
Expansion Space:	None
Current Usable Square Feet/Person:	236
Proposed Usable Square Feet/Person:	200
Proposed Maximum Leasing Authority:	15 years
Expiration Date of Current Lease:	6/18/12
Proposed Delineated Area:	North: Intersection of Lefferts Blvd. and S. Conduit Rd. heading east to Rockaway Blvd. then heading east to Brookville Blvd; West: Lefferts Blvd; East: Head of Bay; South: Jamaica Bay
Number of Official Parking Spaces:	217
Scoring:	Operating Lease
Maximum Proposed Rental Rate <sup>1</sup> :	\$46.00 per rsf
Proposed Total Annual Cost <sup>2</sup> :	\$6,716,000
Current Total Annual Cost:	\$8,500,685(lease effective 6/19/92)

<sup>1</sup> This estimate is for fiscal year 2014 and may be escalated by 1.75 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.

<sup>2</sup> Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs. Parking is included in the proposed rent.

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**DEPARTMENT OF HOMELAND SECURITY**  
**U.S. CUSTOMS AND BORDER PROTECTION**  
**QUEENS, NY**

Prospectus Number: PNY-02-QUI3

Congressional District: 06

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**Background**

DHS-CBP currently occupies approximately 146,000 rsf of space in Building 77 at JFK Airport, Queens, NY. The DHS-CBP operation at JFK Airport monitors half the cargo imported into the United States as well as 10.2 million passengers a year. JFK Airport consists of six passenger processing facilities, a mail facility, 39 airline warehouses, 82 container stations, 15 bonded warehouses and 2 Foreign Trade Zones located on or around the airport. The current lease at Building 77 expired on 6/18/2012. GSA will execute an interim leasing action necessary to ensure continued housing until the effective date of the new lease.

**Justification**

A location on or near the JFK Airport property is essential to CBP's mission of servicing the broker community in a timely manner on the airport premises. Close access to the airport tarmac is essential to the agency's law enforcement mission.

CBP will improve its utilization of space, resulting in the improvement of its office utilization rate from 134 usable square feet (USF) to 113 USF per person and its overall utilization rate from 236 USF to 200 USF per person. The end product of improved space utilization is the prospectus proposal to house an additional 98 personnel in the same amount of space as the current occupancy.

**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 work with energy service providers to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rate 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.

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Interim Leasing

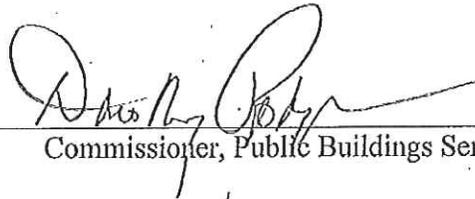
GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency until the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

Certification of Need

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

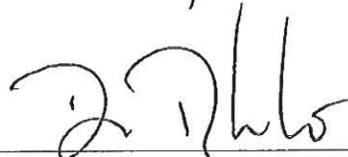
Submitted at Washington, DC, on November 21, 2012

Recommended:



Commissioner, Public Buildings Service

Approved:



Acting Administrator, General Services Administration

Housing Plan  
 Department of Homeland Security  
 U.S. Customs and Border Protection

Locations	Current						Proposed			
	Personnel		Usable Square Feet (USF)			Personnel		Usable Square Feet (USF)		
	Office	Total	Office	Storage	Special	Total	Office	Storage	Special	Total
JFK Airport Building 77	537	537	92,376	3,272	31,233	126,881				
Replacement Lease	537	537	92,376	3,272	31,233	126,881	635			
<b>Total:</b>							<b>635</b>	<b>3,272</b>	<b>31,233</b>	<b>126,881</b>

Office Utilization Rate*		
Rate	Current	Proposed
	134	113

\*UR=average amount of office space per person.  
 Current UR excludes 20,323 of usf office support space  
 Proposed UR excludes 20,323 of usf office support space

USF/Person **		
Rate	Current	Proposed
	236	200

\*\*USF/Person = housing plan total USF divided by total personnel

Special Space	
Conference Rooms	4,802
Training Rooms	1,850
Fitness Center	3,000
Locker Rooms	2,000
Kitchenettes	2,500
ADP	1,840
Evidence Rooms	1,425
Holding Cells	225
Interview Rooms	1,100
Securing Processing	2,608
Private Toilets	145
Kennel Support	2,758
Firing Range	7,000
<b>Total:</b>	<b>31,233</b>

Total USF	RSF/USF	Maximum RSF
Current	126,881	146,000
Proposed	126,881	146,000

Usable square footage means the portion of the building available for use by tenants' personnel, furnishings and space. available jointly to the occupants of the building. Usable square footage does not include space devoted to building operations and maintenance (i.e. restroom, lobbies, building supply rooms).