



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

Bill Shuster
Chairman

Washington, DC 20515

Peter A. DeFazio
Ranking Member

Christopher P. Bertram, Staff Director

Katherine W. Dedrick, Democratic Staff Director

COMMITTEE RESOLUTION

LEASE
DEPARTMENT OF HOMELAND SECURITY
IMMIGRATION AND CUSTOMS ENFORCEMENT
WASHINGTON, DC
PDC-03-WA17

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 lease extension of up to 104,934 rentable square feet of space, including 6 official parking spaces, for the Department of Homeland Security, Immigration and Customs Enforcement currently located at 801 Eye Street, NW in Washington, D.C. at a proposed total annual cost of \$4,722,000 for a lease term of up to 3 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 174 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, 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 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 174 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.

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: **September 14, 2016**

A handwritten signature in blue ink, appearing to read "Bill Shuster". The signature is written in a cursive style with a long, sweeping underline.

Bill Shuster, M.C.
Chairman

**PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
IMMIGRATION AND CUSTOMS ENFORCEMENT
WASHINGTON, DC**

Prospectus Number: PDC-03-WA17

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 104,934 rentable square feet for the Department of Homeland Security (DHS) Immigration and Customs Enforcement (ICE), currently located at 801 Eye Street NW, Washington, DC. ICE has occupied space in the building since January 15, 2009, under a lease that expires December 31, 2018.

The lease will enable ICE to provide continued housing for current personnel and meet its current mission requirements. Improvement to ICE's utilization rate will be achieved upon the agency's move to the St. Elizabeths campus under the Enhanced Plan for the Consolidated DHS Headquarters.

Description

| | |
|--|---|
| Occupant: | Immigration and Customs Enforcement |
| Lease Type | Extension |
| Current Rentable Square Feet (RSF) | 104,934 (Current RSF/USF = 1.09) |
| Estimated Maximum RSF: | 104,934 (Proposed RSF/USF = 1.09) |
| Expansion/Reduction RSF: | None |
| Current Usable Square Feet/Person: | 174 |
| Estimated Usable Square Feet/Person: | 174 |
| Proposed Maximum Leasing Authority: | Up to 3 years from date of expiration |
| Expiration Dates of Current Leases: | 12/31/2018 |
| Delineated Area: | Washington, DC, Central Employment Area |
| Number of Official Parking Spaces: | 6 |
| Scoring: | Operating Lease |
| Estimated Rental Rate ¹ : | \$45.00/RSF |
| Estimated Total Annual Cost ² : | \$4,722,000 |
| Current Total Annual Cost: | \$5,106,000 (1/15/2009) |

¹ This estimate is for fiscal year 2018 and may be escalated by 2.1 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 negotiating this lease to ensure that lease award is made in the best interest of the Government.

² Any new lease may contain escalation clauses to provide for annual changes in real estate taxes and operating costs.

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Justification

The current lease at 801 Eye Street NW, Washington, DC, expires December 31, 2018, and will expire prior to ICE's move to the St. Elizabeths campus under the Enhanced Plan. GSA pays approximately \$5.1 million in annual rent, a cost to the Government and taxpayer that will no longer be incurred once the Enhanced Plan is fully executed. Therefore, authorization is needed to extend the lease for a short term to align with the move to St. Elizabeths. ICE will attain a reduced footprint upon the move to the St. Elizabeths campus. Retrofit of ICE space to achieve a reduction in square footage is not cost beneficial under this short-term extension

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 lease. 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.

Submitted at Washington, DC, on August 19, 2016

Recommended: 

Commissioner, Public Buildings Service

Approved: 

Administrator, General Services Administration

Housing Plan
 Department of Homeland Security
 Immigration and Customs Enforcement

| Leased Locations | CURRENT | | | | | | ESTIMATED/PROPOSED | | | | | |
|------------------------------|------------|------------|---------------------------------------|----------|--------------|---------------|--------------------|------------|--------------------------|----------|--------------|---------------|
| | Personnel | | Usable Square Feet (USF) ¹ | | | Total | Personnel | | Usable Square Feet (USF) | | | Total |
| | Office | Total | Office | Storage | Special | | Office | Total | Storage | Special | | |
| 801 Eye St NW - Techworld II | 556 | 556 | 93,960 | - | 2,597 | 96,557 | 556 | 556 | 93,960 | - | 2,597 | 96,557 |
| Estimated/Proposed Lease | | | | | | | 556 | 556 | 93,960 | - | 2,597 | 96,557 |
| Total | 556 | 556 | 93,960 | - | 2,597 | 96,557 | 556 | 556 | 93,960 | - | 2,597 | 96,557 |

| Office Utilization Rate (UR) ² | | |
|---|---------|----------|
| Rate | Current | Proposed |
| | 132 | 132 |

UR=average amount of office space per person
 Current UR excludes 20,671 usf of office support space
 Proposed UR excludes 20,671 usf of office support space

| Overall UR ³ | | |
|-------------------------|---------|----------|
| Rate | Current | Proposed |
| | 174 | 174 |

| R/U Factor ⁴ | | | |
|-------------------------|-----------|---------|---------|
| | Total USF | RSF/USF | Max RSF |
| Current | 96,557 | 1.09 | 104,934 |
| Estimated/Proposed | 96,557 | 1.09 | 104,934 |

NOTES:

- ¹USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.
- ²Calculation excludes Judiciary, Congress and agencies with less than 10 people
- ³USF/Person = housing plan total USF divided by total personnel.
- ⁴R/U Factor = Max RSF divided by total USF

| Special Space | | USF |
|-----------------------------|--|--------------|
| Conference Room (Town Hall) | | 1,844 |
| Secure Data Network (HSDN) | | 753 |
| Total | | 2,597 |