



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

Bill Shuster
Chairman

Washington, DC 20515

Peter A. DeFazio
Banking 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-04-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 502,997 rentable square feet of space for the Department of Homeland Security, Immigration and Customs Enforcement currently located at 500 12th Street SW in Washington, D.C. at a proposed total annual cost of \$22,635,000 for a lease term of up to 4 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 238 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 238 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, flowing style with a long horizontal stroke at the end.

Bill Shuster, M.C.
Chairman

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

Prospectus Number: PDC-04-WA17

Executive Summary

The General Services Administration (GSA) proposes a lease for approximately 502,997 rentable square feet for the Department of Homeland Security (DHS) Immigration and Customs Enforcement (ICE), currently located at 500 12th Street SW, Washington, DC. ICE has occupied space in the building since January 17, 2008, under two leases that expire January 16, 2018.

The lease will enable ICE to provide continued housing for the 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 DHS headquarters consolidation.

Description

Occupant:	Immigration and Customs Enforcement
Lease Type	Extension
Current Rentable Square Feet (RSF)	502,997 (Current RSF/USF = 1.10)
Estimated Maximum RSF:	502,997 (Proposed RSF/USF = 1.10)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	238
Estimated Usable Square Feet/Person:	238
Proposed Maximum Leasing Authority:	Up to 4 years from current expiration
Expiration Dates of Current Leases:	01/16/2018
Delineated Area:	Washington, DC, Central Employment Area
Number of Official Parking Spaces ¹ :	0
Scoring:	Operating Lease
Estimated Rental Rate ² :	\$45.00/RSF
Estimated Total Annual Cost ³ :	\$22,635,000

¹ DHS security requirements may necessitate control of parking at the leased location. This control may be accomplished as a lessor furnished service, an operating agreement with the lessor, or as part of the Government's leasehold interest in the building(s). Any parking included in the Government's leasehold interest may result in a total proposed annual cost in excess of the amounts indicated above.

² 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.

³ Any new lease may contain escalation clauses to provide for annual changes in real estate taxes and operating costs.

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Current Total Annual Cost: \$20,578,200 (1/17/2008)

Justification

The current leases at 500 12th Street SW, Washington, DC, expire January 16, 2018, and prior to ICE's move to the St. Elizabeths campus under the Enhanced Plan for the DHS headquarters consolidation. GSA currently pays approximately \$20.6 million in annual rent for the leases that are proposed to be housed in this extension, 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 St. Elizabeths. Retrofit of the existing 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		Personnel		Usable Square Feet (USF)	
	Office	Total	Office	Special Storage	Office	Total	Office	Special Storage
500 12th St SW - Potomac Center North	1,923	1,923	342,649	16,861	1,923	458,599	342,649	16,861
Estimated/Proposed Lease					1,923			
Total	1,923	1,923	342,649	16,861	1,923	458,599	342,649	16,861

Office Utilization Rate (UR) ²	Current	Proposed
Rate	139	139

UR=average amount of office space per person
 Current UR excludes 75,383 usf of office support space
 Proposed UR excludes 75,383 usf of office support space

Overall UR ³	Current	Proposed
Rate	238	238

R/U Factor ⁴	Total USF	RSF/USF	Max RSF
Current	458,599	1.10	502,997
Estimated/Proposed	458,599	1.10	502,997

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
IT Infrastructure/Local Servers	8,513
Receiving and Storage	8,871
Food Service	9,312
Media and Training Center	9,677
Fitness Room/Lockers/Showers	4,380
Copy/Printing Services	1,200
Mail Services	1,563
Security	5,797
Credit Union	697
Nurse's Clinic	2,309
Access to multiple special spaces	2,420
Vault	875
Secure Cold Storage	325
Interview Rooms	1,483
SCIF incl. Operations Center	8,800
HSDN (Open)	30,990
Tactical Equipment Storage	77
Secure File Rooms	1,800
Total	99,089