



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

Washington, DC 20515

Bill Shuster  
Chairman

Nick J. Rahall, III  
Ranking Member

COMMITTEE RESOLUTION

Christopher P. Bertram, Staff Director

James H. Zoia, Democrat Staff Director

LEASE  
DEPARTMENT OF HOMELAND SECURITY  
CUSTOMS AND BORDER PROTECTION  
WASHINGTON, DC  
PDC-05-WA14

*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 109,000 rentable square feet of space for the Department of Homeland Security, Customs and Border Protection, currently located at 1400 L Street, NW, Washington, DC, at a proposed total annual cost of \$5,450,000 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 167 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 167 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: December 4, 2013

Bill Shuster, M.C.  
Chairman

**PROSPECTUS – LEASE  
DEPARTMENT OF HOMELAND SECURITY  
CUSTOMS AND BORDER PROTECTION  
WASHINGTON, DC**

Prospectus Number: PDC-05-WA14

**Executive Summary**

The General Services Administration (GSA) proposes a replacement lease of up to 109,000 rentable square feet (rsf) of space for the Department of Homeland Security (DHS), Customs and Border Protection (CBP), currently housed under two leases at 1400 L Street, NW, Washington, DC. Two CBP support units, the Office of Trade Relations (OTR) and the Office of Human Resources Management (HRM), occupy the entire building.

This proposed lease will improve CBP's office utilization rate from 106 to 80 USF per person, and its overall utilization rate from 221 to 167 USF per person. The space reduction will result in CBP's housing its current personnel in 31,560 RSF less than the RSF total of its current occupancy.

**Description**

Occupant:	DHS / CBP
Lease Type	Replacement
Current Rentable Square Feet (RSF)	140,560 (Current RSF/USF = 1.17)
Proposed Maximum RSF:	109,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	31,560 RSF Reduction
Current Usable Square Feet/Person:	221
Proposed Usable Square Feet/Person:	167
Proposed Maximum Lease Term:	15 years
Expiration Dates of Current Lease(s):	8/31/2015
Delineated Area:	Washington, DC CEA
Number of Official Parking Spaces:	None
Scoring:	Operating Lease
Maximum Proposed Rental Rate <sup>1</sup> :	\$50.00 / RSF
Proposed Total Annual Cost <sup>2</sup> :	\$5,450,000
Current Total Annual Cost:	\$5,253,341 (Lease effective 9/1/05)

<sup>1</sup> This estimate is for fiscal year 2015 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 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 the evaluation of competitive offers and as a basis for negotiating with offerors to ensure that lease award is made in the best interest of the government. Lease award shall not exceed the maximum rental rate as specified in this prospectus.

<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.

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DEPARTMENT OF HOMELAND SECURITY  
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**Background**

CBP is one of DHS's largest and most complex components, with a mission of keeping terrorists and their weapons out of the U.S., and securing and facilitating trade and travel, while enforcing hundreds of U.S. regulations, including immigration and drug laws. OTR is responsible for ensuring that accurate, timely, and consistent information is provided to the international trade community on CBP policy, as established by the agency.

**Justification**

The current leases at 1400 L Street, NW, Washington, DC, expire on August 31, 2015 and DHS / CBP 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 new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF HOMELAND SECURITY  
CUSTOMS AND BORDER PROTECTION  
WASHINGTON, DC**

Prospectus Number: PDC-05-WA14

**Certification of Need**

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

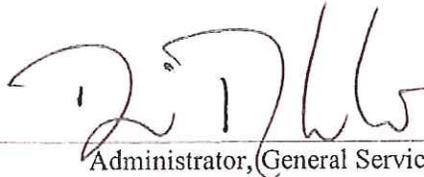
Submitted at Washington, DC, on September 30, 2013

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration



**United States Senate**  
**COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS**

**COMMITTEE RESOLUTION**

**REPLACEMENT LEASE  
DEPARTMENT OF HOMELAND SECURITY  
IMMIGRATION AND CUSTOMS ENFORCEMENT  
NEW YORK, NY  
PNY-02-NY14**

**RESOLVED BY THE COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS OF THE  
UNITED STATES SENATE**

that pursuant to title 40 U.S.C. § 3307, a prospectus providing for a replacement lease of up to a maximum 108,000 rentable square feet of space, and 120 parking spaces, for the Department of Homeland Security, Immigrations and Customs Enforcement, currently located at 601 West 26<sup>th</sup> Street and One Penn Plaza, New York, NY, at a maximum proposed rental rate of \$58.00 per rentable square foot, at a proposed total annual cost of \$7,506,000 for a lease term of 15 years, a description of which is attached hereto and by reference made part of this resolution, is approved.

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

*Provided*, that to the maximum extent practicable, the Administrator of General Services shall require that the procurement include requirements requiring energy efficiency as would be required for the construction of a federal building.

*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 Environment and Public Works of the United States Senate prior to exercising any lease authority provided in this resolution.

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

  
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Chairman

  
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Ranking Member

**Adopted: February 6, 2014**