

**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF HOMELAND SECURITY  
CUSTOMS AND BORDER PROTECTION  
NEWARK, NJ**

Prospectus Number: PNJ-01-NW16  
Congressional District: 10

**Executive Summary**

The General Services Administration (GSA) proposes a replacement lease of up to 123,000 rentable square feet (RSF) for the Department of Homeland Security - Customs and Border Protection (CBP), currently located at 1100 Raymond Boulevard, Newark, NJ, under one lease that was effective in 2002.

The replacement lease will provide continued housing for CBP and will improve CBP's office and overall utilization rates from 178 to 79 usable square feet (USF) per person and 525 to 290 USF per person, respectively, while housing current personnel in 94,419 RSF less than the total of its current occupancies at the 1100 Raymond Boulevard location. In the absence of this reduction, the status quo cost of continued occupancy at the proposed market rental rate would be \$8,044,503.

**Description**

Occupant:	Customs and Border Protection
Lease Type	Replacement
Current Rentable Square Feet (RSF)	217,419 (Current RSF/USF = 1.17)
Proposed Maximum RSF:	123,000 (Proposed RSF/USF = 1.15)
Expansion/Reduction RSF:	94,419 RSF (Reduction)
Current Usable Square Feet/Person:	525
Proposed Usable Square Feet/Person:	290
Proposed Maximum Lease Term:	15 Years
Expiration Dates of Current Leases:	5/31/2016
Delineated Area:	Central Business District of Newark, New Jersey with the following boundaries: North: Center Street South: Kinney Street East: McCarter Highway West: University Ave.
Number of Official Parking Spaces <sup>1</sup> :	58
Scoring:	Operating Lease

<sup>1</sup> CBP security requirements may necessitate control of the parking at the leased location. This control may be accomplished as a lessor-furnished service, as a separate operating agreement with the lessor, or as part of the Government's leasehold interest in the building.

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Maximum Proposed Rental Rate <sup>2</sup> :	\$37.00 / RSF
Proposed Total Annual Cost <sup>3</sup> :	\$4,551,000
Current Total Annual Cost:	\$11,692,276(Lease effective 4/1/2002)

**Justification**

The Newark Center Building located at 1100 Raymond Blvd. in Newark, NJ, currently houses CBP's Field Operations and Administrative Support division. The replacement lease will house the current CBP personnel located at the Newark Center Building and absorb additional personnel from offices relocating to One World Trade Center in New York City, NY. The new lease will meet the long-term needs of CBP.

**Special Space Requirement**

CBP has many unique spaces at this location that support national CBP offices and programs. The laboratory space at this facility accounts for nearly half of all of the special space. The laboratory is one of only four port materials testing labs in CBP's national inventory and is responsible for performing analysis on materials retrieved from the northeast Sea Ports of Entry, and all Land and Air Ports of Entry. The laboratory is staffed with CBP scientists who perform the analysis using onsite testing equipment.

In addition to the laboratory, the special space also accounts for the need to store any seized materials onsite. At any one time, the volume of testing and the amount of seized materials require CBP to maintain a large secured storage facility.

**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.

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<sup>2</sup> This estimate is for fiscal year 2016 and may be escalated by 1.9 percent annually to 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>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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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.

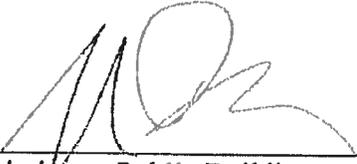
Interim Leasing

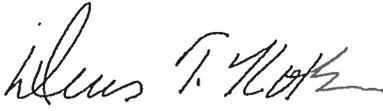
GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

Certification of Need

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

Submitted at Washington, DC, on September 8, 2015

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration

Housing Plan  
Customs and Border Protection

Locations	CURRENT					PROPOSED				
	Personnel		Usable Square Feet (USF) <sup>1</sup>			Personnel		Usable Square Feet (USF)		
	Office	Total	Office	Storage	Special	Total	Office	Storage	Special	Total
1100 Raymond Blvd	352	352	80,535	16,295	87,971	184,801				
Proposed Lease							368	3,780		65,929
<b>Total</b>	<b>352</b>	<b>352</b>	<b>80,535</b>	<b>16,295</b>	<b>87,971</b>	<b>184,801</b>	<b>368</b>	<b>3,780</b>	<b>3,780</b>	<b>106,835</b>

Office Utilization Rate (UR) <sup>2</sup>		
Rate	Current	Proposed
	178	79

UR=average amount of office space per person  
Current UR excludes 17,717 usf of office support space  
Proposed UR excludes 8,168 usf of office support space

Overall UR <sup>3</sup>		
Rate	Current	Proposed
	525	290

R/U Factor <sup>4</sup>			
	Total USF	RSF/USF	Max RSF
Current	184,801	1.18	217,419
Proposed	106,835	1.15	123,000

NOTES:

- <sup>1</sup>USF 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.
- <sup>2</sup>Calculation excludes Judiciary, Congress and agencies with less than 10 people
- <sup>3</sup>USF/Person = housing plan total USF divided by total personnel.
- <sup>4</sup>R/U Factor = Max RSF divided by total USF

Special Space	USF
Laboratory	35,924
ADJP	270
Conference/Training	7,560
Breakroom/Cafeteria	3,004
Mail room	1,750
Private Toilets	162
Physical Fitness with lockers	1,485
Lactation Room	108
Polygraph Room	810
Secured Storage	6,894
PIV Room	432
HSDN Room	270
Sample Room	203
Copy Rooms	1,991
Swipe Security	203
Communication	203
Swipe Control Room	203
Public Access for Dwbk	405
Secured Reception	1,283
LAN Equipment Room	486
Business Service Center	405
Interview Rooms	203
Cashiers	108
Money Counting Room with Safe	284
Broker Box Room	135
Defensive Tactics	1,148
<b>Total</b>	<b>65,929</b>