



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

Bill Shuster
Chairman

Washington, DC 20515

Peter A. DeFazio
Ranking Member

COMMITTEE RESOLUTION

Mathew M. Sturges, Staff Director

Katherine W. Dedrick, Democratic Staff Director

LEASE
DEPARTMENT OF HOMELAND SECURITY
CUSTOMS AND BORDER PROTECTION
OFFICE OF INFORMATION TECHNOLOGY
NORTHERN, VA
PVA-01-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 of up to 562,000 rentable square feet of space, including 4 official parking spaces, for the Department of Homeland Security, Customs and Border Protection, Office of Information Technology currently located in 11 separate buildings dispersed across six locations including six buildings in the VA-95 complex located at Boston Boulevard and Fullerton Road in Springfield, Virginia and other locations at 1801 N. Beauregard Street in Alexandria, 6350 Walker Lane in Springfield, 7799 Leesburg Pike in Falls Church, 13990 Park East Circle in Chantilly, and 5971 Kingstowne Village Parkway in Alexandria, Virginia at a proposed total annual cost of \$21,918,000 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 124 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 124 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: **December 7, 2016**

A handwritten signature in blue ink that reads "Bill Shuster". The signature is written in a cursive, flowing style.

Bill Shuster, M.C.
Chairman

**PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
CUSTOMS AND BORDER PROTECTION
OFFICE OF INFORMATION TECHNOLOGY
NORTHERN, VA**

Prospectus Number: PVA-01-WA17
Congressional Districts: 8, 10, 11

Executive Summary

The General Services Administration (GSA) proposes a lease for approximately 562,000 rentable square feet (RSF) of space for the Department of Homeland Security (DHS), Customs and Border Protection (CBP), Office of Information Technology (OIT), currently located in leased space in 11 separate buildings dispersed across six locations including six buildings in the VA-95 complex located at Boston Boulevard and Fullerton Road in Springfield, VA. Other locations are 1801 N. Beauregard St., Alexandria, VA; 6350 Walker Lane, Springfield, VA; 7799 Leesburg Pike, Falls Church, VA; 13990 Park East Circle, Chantilly, VA; and 5971 Kingstowne Village Parkway, Alexandria, VA.

The lease will enable DHS/CBP/OIT to provide continued housing as well as more modern, streamlined, and efficient operations. It will significantly improve space utilization, as the office utilization rate will be improved from 113 to 64 usable square feet (USF) per person, and the overall utilization rate from 184 to 124 USF per person, reducing the DHS/CBP/OIT footprint for this occupancy by approximately 67,680 RSF.

Description

Occupant:	Customs and Border Protection
Current Rentable Square Feet (RSF)	629,680 (Current RSF/USF = 1.08)
Proposed Maximum RSF ¹ :	562,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	67,680 (Reduction)
Current Usable Square Feet/Person:	184
Proposed Usable Square Feet/Person:	124
Proposed Maximum Leasing Authority:	15 years
Expiration Dates of Current Lease(s):	09/30/19, 08/01/20, 12/07/20, 12/31/20, 5/31/21, 08/10/21
Delineated Area:	Northern Virginia
Number of Official Parking Spaces ² :	4
Scoring:	Operating Lease
Maximum Proposed Rental Rate ³ :	\$39.00/RSF

¹ The RSF/USF at the current location is approximately 1.08; however, to maximize competition a RSF/USF ratio of 1.20 is used for the proposed maximum RSF as indicated in the housing plan.

² OIT security requirements may necessitate control of the parking at the leased location. This 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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Proposed Total Annual Cost ⁴ :	\$21,918,000
Current Total Annual Cost:	\$17,079,000 (Leases effective: 10/01/94, 12/08/00, 01/17/02, 07/15/02, 08/02/05, 11/14/07, 11/21/08, 02/02/09, 06/01/11, and 08/11/11)

Background

OIT is responsible for implementation and support of information technology, research and development functions, and automation and technological strategies for meeting mission-related needs. OIT is responsible for automated information systems, management of the research and development functions, and all forensic and laboratory support of CBP. OIT personnel manage all computer and related resources and establish requirements for computer interfaces between CBP and various trade groups and Government agencies. OIT is responsible for managing all aspects of tactical communications, including the 24/7 operations of the National Law Enforcement Communications Center and Continuity of Operations Planning.

Justification

OIT's mission is to be responsible for all aspects of technology support across all mission areas within CBP. This CBP component designs, develops, programs, tests, implements, trains, and maintains the agency's automated systems. OIT is responsible for managing CBP computer facilities, including all the hardware, software, data, video and voice communications, and related financial resources. OIT develops and maintains the Enterprise Information System Architecture and administers the operational aspects of the CBP Computer Security Program. OIT also represents CBP on matters related to automated import, export, and interagency processing and systems development.

³ These estimates are for fiscal year 2017 and may be escalated by 1.95 percent annually to the effective date of the lease to account for inflation. The proposed rental rates are 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 the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

⁴ New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

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The current leases are for space in 11 separate buildings in Northern Virginia and expire between September 30, 2019 and August 10, 2021. OIT requires continued housing to carry out its operational mission and functions. The total space requested will reduce the OIT footprint by 67,680 RSF or more than 10 percent of the 629,680 RSF currently occupied. In the absence of this reduction, the status quo cost of continued occupancy at the proposed market rental rate would be at least \$24.6 million per year.

Acquisition Strategy

In order to maximize the flexibility and competition in acquiring space to house the DHS/CBP/OIT elements, GSA may issue a single, multiple award solicitation that will allow offerors to provide blocks of space able to meet requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus.

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.

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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 September 15, 2016

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration

November 2015

**Housing Plan
Department of Homeland Security
Customs and Border Protection
Office of Information Technology**

**PVA-01-WA17
Northern, VA**

Leased Locations	CURRENT						PROPOSED					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
1801 N. Beauregard St., Alexandria VA	541	541	75,427	870	9,102	85,399						-
6350 Walker Lane, Springfield, VA	472	472	65,647	98	8,681	74,426						
7799 Leesburg Pike, Falls Church, VA	315	315	73,104	160	12,638	85,902						
7375 Boston Blvd, Springfield, VA	112	112	13,270	167	2,562	15,999						
7451 Boston Blvd, Springfield, VA	78	78	12,397	61	3,293	15,751						
7435 Boston Blvd, Springfield, VA	86	86	14,771	-	2,705	17,476						
7501 Boston Blvd, Springfield, VA	411	411	59,272	215	16,269	75,756						
7400 Fullerton Road, Springfield, VA	126	126	18,029	522	4,635	23,186						
13990 Parkeast Circle, Chantilly, VA	144	144	38,984	284	3,740	43,008						
5971 Kingstowne Village Pkwy, Alexandria, VA	427	427	41,125	433	3,128	44,686						
7681 Boston Blvd, Springfield, VA	527	527	57,061	-	42,094	99,155						
Proposed							3,783	3,783	310,327	17,576	140,388	468,291
Total	3,239	3,239	469,087	2,810	108,847	580,744	3,783	3,783	310,327	17,576	140,388	468,291

Office Utilization Rate (UR) ²		
	Current	Proposed
Rate	113	64

UR=average amount of office space per person
Current UR excludes 103,199 usf of office support space
Proposed UR excludes 68,272 usf of office support space

Overall UR ³		
	Current	Proposed
Rate	184	124

R/U Factor ⁴	Total USF	RSF/USF	Max RSF
Current	580,744	1.08	629,680
Proposed	468,291	1.20	562,000

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	21,382
Training	8,516
LAN / Telco	13,741
File Room	5,980
Break / Food	8,057
Shower / Locker	906
Supply / Copy / Print Rooms	8,516
Lab	13,335
Reception	1,812
Lactation Room	544
HSDN/SCIF	2,748
Data Center	37,124
Security	2,899
TOC / Sit Rooms	6,054
Mail Room	2,174
EOC	6,600
Total	140,388