



**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

**COMMITTEE RESOLUTION**

Katherine W. Dedrick, Democratic Staff Director

**LEASE**  
**DEPARTMENT OF HOMELAND SECURITY**  
**CITIZENSHIP AND IMMIGRATION SERVICES**  
**DALLAS, TX**  
**PTX-01-DA16**

*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 261,000 rentable square feet of space, including 8 official parking spaces, for the Department of Homeland Security, Citizenship and Immigration Services currently located at 4141 N. St. in Augustine, Mesquite, Texas, 7701 N. Stemmons Freeway in Dallas, Texas, and 8001 N. Stemmons Freeway in Dallas, Texas at a proposed total annual cost of \$7,830,000 for a lease term of up to 20 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 218 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 218 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: **March 2, 2016**



Bill Shuster, M.C.  
Chairman

**PROSPECTUS – LEASE  
DEPARTMENT OF HOMELAND SECURITY,  
CITIZENSHIP AND IMMIGRATION SERVICES  
DALLAS, TX**

Prospectus Number: PTX-01-DA16  
Congressional District: 3, 6, 24, 26, 30, 32, 33

**Executive Summary**

The General Services Administration (GSA) proposes a replacement lease of up to 261,000 rentable square feet (RSF) for the Department of Homeland Security - Citizenship and Immigration Services (USCIS), currently located in three leased locations at 4141 N. St. Augustine, Mesquite, TX; 7701 N. Stemmons Freeway, Dallas, TX; and 8001 N. Stemmons Freeway, Dallas, TX.

The replacement lease will house USCIS in one location, allowing for a more streamlined and efficient operation, and will improve USCIS' office and overall utilization rates from 215 to 81 usable square feet (USF) per person and 405 to 218 USF per person, respectively. As a result of the improved utilization, the replacement lease will reduce the rentable square footage of the requirement by 16 percent, a 51,138 RSF reduction from the total of its current occupancy. In the absence of this reduction, the status quo cost of continued occupancy at the proposed market rental rate would be \$9,364,140.

**Description**

Occupant:	U.S. Citizenship and Immigration Services
Lease Type	Replacement
Current Rentable Square Feet (RSF)	312,138 (Current RSF/USF = 1.04)
Proposed Maximum RSF:	261,000 (Proposed RSF/USF = 1.15)
Expansion/Reduction RSF:	51,138 Reduction
Current Usable Square Feet/Person:	405
Proposed Usable Square Feet/Person:	218
Proposed Maximum Lease Term:	20 Years
Expiration Dates of Current Leases:	4/30/2021, 11/2/2022, 3/15/2024
Delincated Area:	<b>North:</b> Highway 2499 and Highway 1171 (W. Main Street), east to Highway 121; continuing east on Highway 121 to Highway 544 (Parker Road); continuing east on Highway 544 (Parker Road) to the Dallas North Tollway. <b>East:</b> Highway 544 (Parker Road) and the Dallas North Tollway; south on

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	Dallas North Tollway to Interstate 35; south on Interstate 35 to Interstate 30. <b>South:</b> Intersection of Interstates 35 and 30, west on I-30 to Highway 360. <b>West:</b> Intersection of Interstate 30 and Highway 360, north on Highway 360 to Highway 121, continuing north on Highway 121 to Highway 2499 (International Parkway); continuing north on Highway 2499 to Highway 1171
Number of Official Parking Spaces:	8
Scoring:	Operating lease
Maximum Proposed Rental Rate <sup>1</sup> :	\$30.00 / RSF
Proposed Total Annual Cost <sup>2</sup> :	\$7,830,000
Current Total Annual Cost:	\$7,248,810 (Leases effective 5/1/2011, 11/3/2012 and 3/16/2014)

**Justification**

USCIS oversees lawful immigration to the United States, providing services that include citizenship, immigration of family members, visas, verification of legal rights to work in the United States, humanitarian programs, adoptions, civic integration, and genealogy. The USCIS Texas Service Center (TSC) is one of four USCIS Service Centers and consists of two separate leased locations in Dallas, TX, and one leased location 30 miles away in Mesquite, TX.

The geographically separate locations create obstacles for management and oversight as well as security vulnerabilities in transporting client files between locations. To reduce these obstacles, USCIS studied the feasibility of consolidating the operation housed in Mesquite into the two

<sup>1</sup>This estimate is for fiscal year 2017 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 negotiating this lease 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>New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

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buildings in Dallas, but the study showed that the consolidation was not feasible due to the lack of adequate square footage and the structural deficiencies that prevent the buildings from accommodating the weight of mission-critical files. Since none of the existing locations can accommodate the Service Center requirement, a replacement lease is needed to meet the long-term requirements of USCIS. To minimize vacancy risk, the existing leases contain flexible terms to coincide with the estimated occupancy of the replacement lease.

**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 lease is the best solution to meet a validated Government need.

Submitted at Washington, DC, on January 27, 2016

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration

Housing Plan  
Citizenship and Immigration Services

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	
4141 St. Augustine	241	241		67,004		54,996	122,000					
7701 North Stemmons	225	225		58,292		14,291	72,583					
8001 North Stemmons	276	276		78,879		26,876	105,755					
Proposed Lease												
<b>Total</b>	<b>742</b>	<b>742</b>		<b>204,175</b>	<b>0</b>	<b>96,163</b>	<b>300,338</b>	<b>1,038</b>	<b>19,840</b>	<b>98,536</b>	<b>226,716</b>	

Office Utilization Rate (UR) <sup>2</sup>			
Rate	Current		Proposed
		215	215

UR = average amount of office space per person  
 Current UR excludes 44,918 usf of office support space  
 Proposed UR excludes 23,835 usf of office support space

Overall UR <sup>3</sup>		
Rate	Current	Proposed
		405

R/U Factor <sup>4</sup>				
R/U Factor <sup>4</sup>	Total USF		RSF/USF	Max. RSF
	Current	300,338	226,716	1.04
Proposed			1.15	261,000

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
Clinic	160
Conference	1,950
ADP	7,476
Break Rooms	5,700
File Processing	61,020
Mail Rooms	4,800
Receiving Area	7,800
Secured Room	630
Secured Storage	1,440
Training Room	7,560
<b>Total</b>	<b>98,536</b>