

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

Prospectus Number: PDC-09-WA22

Executive Summary

The General Services Administration (GSA) proposes to lease approximately 393,061 rentable square feet (RSF) for the Department of Homeland Security (DHS), Customs and Border Protection (CBP), currently located at 90 K Street NE and 1331 Pennsylvania Avenue NW in Washington, DC. CBP has occupied space in the buildings between 2011 and 2012 under leases that expire on various dates as noted below. These leases will provide continued housing for CBP with an overall space utilization rate of 182 usable square feet (USF) per person, while DHS pursues a long-term strategy of placing more CBP employees on the St. Elizabeth's Campus and in the Ronald Reagan Building with a resultant all-in utilization rate of 150 USF per person.

Description

Occupant	CBP
Current Rentable Square Feet (RSF)	393,061 (Current RSF/USF = 1.15)
Estimated/Proposed Maximum RSF:	393,061 (Proposed RSF/USF = 1.15)
Expansion/Reduction RSF:	0
Current Usable Square Feet/Person:	182
Estimated/Proposed USF/Person:	182
Expiration Dates of Current Lease(s):	06/30/22; 09/13/21; 12/31/21; and 08/08/22
Proposed Maximum Leasing Authority:	10 years
Delineated Area:	Washington, DC, CEA
Number of Official Parking Spaces:	47
Scoring:	Operating
Current Total Annual Cost:	\$17,605,235 (leases effective 06/01/11; 09/14/11; 01/01/12; and 08/09/12)
Estimated Rental Rate: ¹	\$47.00 / RSF
Estimated Total Annual Cost: ²	\$18,474,000

Acquisition Strategy

In order to maximize the flexibility and competition in acquiring space for CBP, 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. Negotiations with lessors to house

¹ This estimate is for fiscal year 2021 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 the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

² New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

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CBP must yield delivery of space consistent with the delineated area defined by this prospectus.

GSA will consider whether CBP's continued housing needs should be satisfied in the existing location based on an analysis of other potential locations within the delineated area. If other potential locations are identified, a cost-benefit analysis will be conducted to determine whether the Government can expect to recover the relocation and duplication costs of the real and personal property needed for CBP to accomplish its mission.

Background

CBP's mission is to safeguard America's borders, thereby protecting the public from dangerous persons and materials while enhancing the Nation's global economic competitiveness by enabling legitimate trade and travel. CBP aspires to be a global leader in promoting strong security and trade partnerships that foster a safe, secure, and prosperous America and global community. CBP will continue to leverage partnerships, technology, and an entrepreneurial spirit to continue maturing into a fully integrated Federal law enforcement agency that consistently and continuously improves mission effectiveness. CBP will serve as the premier law enforcement agency enhancing the Nation's safety, security, and prosperity through collaboration, innovation, and integration.

Justification

A significant presence by CBP's headquarters was originally planned to relocate to the St. Elizabeth's Campus that was master-planned to accommodate those DHS components directly involved in mission execution programmatic functions. Sporadic funding during the past several years created a need to adjust the overall planning for buildout and occupancy of St. Elizabeth's while at the same time to develop a housing strategy that includes consolidation of all CBP headquarters components.

Approval of this prospectus will provide GSA with the authority to continue leasing space while DHS pursues a long-term strategy of placing more CBP employees within the St. Elizabeth's campus and the Ronald Reagan Building. Current leases will expire between 2021 and 2022, but CBP requires continued housing to carry out its critical missions.

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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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.

OMB Memorandum M-21-25 Implementations and Long-Term Space Requirements

The requirements within this prospectus reflect the known space needs prior to its submission to Congress. Agencies continue to develop their return to physical workplaces strategies consistent with OMB Memorandum M-21-25, incorporate lessons learned while working both in-person and under maximum telework during the COVID-19 pandemic, and determine each agency's long-term space posture. Accordingly, the requirements outlined in this prospectus may change prior to award of a lease. In the event that a change results in a revised requirement that makes a material change and does not fit within the acceptable parameters of the congressional resolutions, GSA will submit an amended prospectus for consideration by the House Committee on Transportation and Infrastructure and Senate Committee on Environment and Public Works.


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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 11/17/2021

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration