

**PROSPECTUS – LEASE
UNITED STATES SECRET SERVICE
BROOKLYN, NY**

Prospectus Number: PNY-02-BR20
Congressional District: 7,8,9

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 94,000 rentable square feet (RSF) for the Department of Homeland Security (DHS), United States Secret Service (USSS), currently located in two leases at 335 Adams Street, Brooklyn, New York. USSS has occupied space in the building since October and November 2001 under leases that both expire on October 30, 2023.

The lease will provide continued housing for USSS, and will improve the office and overall space utilization from 118 and 214 to 74 and 207 usable square feet (USF) per person, respectively.

Description

Occupant:	USSS
Current Rentable Square Feet (RSF)	92,930 RSF (Current RSF/USF = 1.37)
Estimated/Proposed Maximum RSF ¹ :	94,000 RSF (Proposed RSF/USF = 1.37)
Expansion/Reduction RSF:	1,070 RSF Expansion
Current USF/Person:	214
Estimated/Proposed USF/Person:	207
Expiration Dates of Current Lease(s):	10/30/2023
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	<u>North</u> : Intersection of Adams St. and John St., John St. to Hudson Ave., Hudson Ave. to Navy St., Navy St. to Flushing Ave., Flushing Ave. to Vanderbilt Ave.; <u>East</u> :, Vanderbilt Ave. to Flatbush Ave.; <u>South</u> : Flatbush Ave. to Atlantic Ave., Atlantic Ave. to the Brooklyn Queens Expressway (BQE)/278; <u>West</u> : BQE/278 to Pearl St., Pearl St. to Anchorage Pl., Anchorage Pl. to Adams St.
Number of Official Parking Spaces:	0
Scoring:	Operating
Current Total Annual Cost:	\$5,561,381 including electric
Estimated Rental Rate ² :	\$65.00 / RSF

¹ The RSF/USF at the current location is approximately 1.37 and to maximize competition the same RSF/USF ratio of 1.37 is used for the estimated proposed maximum RSF as indicated in the housing plan.

² This estimate is for fiscal year 2023 and may be escalated by 2 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.

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Estimated Total Annual Cost³: \$6,110,000

Background

USSS has two missions—criminal investigations and protection. Criminal investigation activities encompass financial crimes, identity theft, counterfeiting, computer fraud, and computer-based attacks on the Nation’s financial, banking, and telecommunications infrastructure.

The protection mission is the more publicly visible of the two, covering the President, Vice President, their families, ex-Presidents, and major candidates for those offices, along with the White House and the Vice President’s residence (through USSS’s Uniformed Division). Protective duties of USSS also extend to foreign missions in the District of Columbia and visiting heads of foreign states or governments, other distinguished foreign visitors to the United States, and other individuals as designated per Executive order.

Separate from these specific mandated assignments, USSS is responsible for certain security activities such as National Special Security Events, which include Presidential inaugurations, the major party quadrennial national conventions, as well as international conferences and events held in the United States.

The current lease became effective on October 5, 2001—shortly after the September 11, 2001, attacks destroyed the USSS’s Regional Headquarters Office at 7 World Trade Center. The lease was executed under an emergency blanket authorization. It expired on October 30, 2018, and authorization to extend was provided under prospectus number PNY-04-BR18.

Justification

USSS has housed its Regional Headquarters in Brooklyn since 2001. The delineated area identified in the prospectus affords USSS easy accessibility to major highways, facilitating transportation connections in and out of the borough as well as access to all three New York major metropolitan airports.

The Regional Headquarters supports approximately 1,000 protective visits to New York City annually, and thus close proximity to Manhattan is critical to the operation of this office. Additionally, the strategic geographic placement in Brooklyn allows the USSS

³ New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

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critical response time to threat-based activity, as well as convenient access to the USSS's law enforcement partners in lower Manhattan such as the FBI, NYPD Headquarters Office, and FEMA. Proximity to the U.S. Attorneys Office (both the Eastern and Southern Districts of New York) is also integral to the USSS mission.

The current extended leases at 335 Adams Street in Brooklyn, NY, expire on October 30, 2023. USSS 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.

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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 August 13, 2019.

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration