

**PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
U.S. CUSTOMS AND BORDER PROTECTION
NATIONAL TARGETING CENTERS
NORTHERN VIRGINIA**

Prospectus Number: PVA-07-WA13
Congressional Districts: 8, 10, 11

Executive Summary

The General Services Administration (GSA) proposes a consolidation and expansion lease of 169,000 rentable square feet (RSF) for the U.S. Customs and Border Protection (CBP), National Targeting Centers (NTC) currently housed at 12825 Worldgate Plaza, Reston, VA and 12379 Sunrise Valley Drive, Herndon, VA. The new lease will provide a facility that accommodates NTC's programmatic and personnel growth and functionally integrates NTC's two operational units – NTC Passenger and NTC Cargo.

Description

Occupant:	DHS / CBP / NTC
Lease Type:	Consolidation
Current RSF	90,574 (Current RSF/USF=1.11)
Proposed Maximum RSF	169,000 (Proposed RSF/USF=1.2)
Expansion Space: ¹	78,426 RSF
Current USF/ Person:	166
Proposed USF/ Person:	207
Proposed Maximum Leasing Authority:	15 years
Expiration Dates of Current Leases:	4/9/13 and 3/11/17
Delineated Area:	Northern Virginia / Dulles Corridor, (Rte 7 to the North / Rte 267 to the East / Rte 50 to the south / Rte 28 to the West)
Number of Official Parking Spaces: ²	33
Scoring:	Operating lease
Maximum Proposed Rental Rate: ³	\$39.00
Proposed Total Annual Cost: ⁴	\$6,591,000
Current Total Annual Cost:	\$2,683,842 (leases effective 12/26/02 and 3/12/07)

¹ Expansion space is required to accommodate additional seats and special space detailed in the housing plan.

² Security requirements may necessitate control of available parking at the location leased. 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.

³ This estimate is for fiscal year 2016 and may be escalated by 1.75 percent annually to the effective date of the lease to account for inflation.

⁴ Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

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Background

NTC is currently housed in two locations along the Dulles Corridor of Northern Virginia. NTC's mission is to screen inbound and outbound airline passengers and shipping cargo to protect the United States from terrorist threats.

NTC-Passenger unit (NTC-P) was established in November 2001 and has been in its current Reston location since 2003. Its primary function is to support CBP's priority mission to prevent terrorists and terrorist weapons from entering or exiting the United States, while simultaneously facilitating legitimate trade and travel. Working relationships include the Coast Guard, U.S. Immigration and Customs Enforcement (ICE), Transportation Security Administration (TSA) including the Federal Air Marshal Service, Federal Bureau of Investigation, the Department of State, and international organizations such as Interpol, the Canadian National Risk Assessment Centre, and the Joint Border Operations Centre – United Kingdom.

NTC-Cargo unit (NTC-C) was created to target high risk cargo shipments that may pose a threat to the internal security of the United States. Its primary function is similar to NTC-P in support of CBP's mission. The unit partners internationally with customs units in other countries around the world as well as many other federal agencies such as the TSA, the Food and Drug Administration and ICE.

The NTC operational mission supports the White House initiative on Travel and Tourism in its work with Visa Application vetting. The NTC consolidation also supports the White House initiative on Global Supply Chain Security to promote the efficient and secure movement of goods, protecting the supply chain from exploitation and reducing its vulnerabilities to disruption.

Justification

This proposed lease action will house the expanded and consolidated NTC consisting of NTC-P and NTC-C. It will accommodate NTC's expected personnel growth as a result of programmatic expansion and growth in special space that is required for the increased programs.

The consolidation of these two units into a single location is intended to provide greater efficiencies for each group and provide additional space to accommodate programmatic growth. The special space currently occupied by the centers is insufficient for NTC to effectively fulfill its mission. NTC-C does not currently have immediate access to certain types of space located

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within NTC-P; this inhibits the sharing of data between the two organizations. Also, the NTC-P has grown from its initial complement of 20 personnel in 2001 to the current level of 307; NTC-C has also grown from approximately 40 personnel in 2007 when it was established to the current level of 407. From FY2011 through FY2013, both units of the NTC are expected to grow to a total of 1,132 employees, 680 of whom will be on shift work at any given time as noted in the Housing Plan. The additional personnel require increased special space for certain operations, security areas, fitness center and locker rooms for law enforcement personnel, and LAN (Local Area Network) rooms for both classified and unclassified material. All of these are in direct support of the time sensitive nature of operations at the NTC. Both units have been given increasingly greater responsibility during the past two years in response to incidents such as the Northwest Airlines passenger with explosive materials in his clothing in December 2009, the attempted bombing of Times Square in May 2010, and the explosives shipped in printer cartridges in October 2010, but thwarted in the United Kingdom and the UAE due to international partnerships established by the NTC.

Housing NTC-P and NTC-C in separate facilities increases the risk that a passenger or cargo related terrorist threat will not be discovered in time enough to protect our national security. Interdicting terrorist travelers or cargo requires time sensitive operations. A passenger threat often leads to a cargo threat that must immediately be evaluated. Consolidating NTC-P and NTC-C will enable NTC to more quickly pursue potential links between passenger and cargo cases. In its current state NTC-C has to travel to NTC-P when it needs to use certain space not currently available to it. For emergent events minutes can be critical.

The proposed Dulles Corridor delineated area allows the NTC to remain in proximity to other intelligence and targeting groups of the Federal government and maintain proximity to telecommunications trunk lines in the Dulles Corridor, and Dulles Airport.

The maximum proposed rental rate in this prospectus is a projected rate for lease transactions with a future effective (rent start) date of the proposed new lease. 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.

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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 work with energy service providers 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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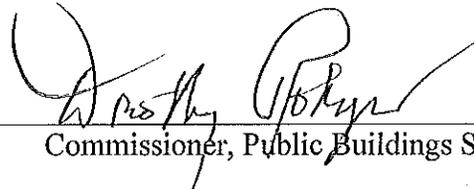
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Certification of Need

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

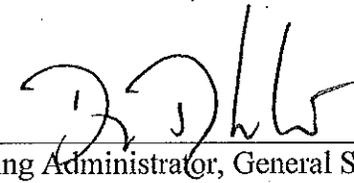
Submitted at Washington, DC, on November 21, 2012

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Acting Administrator, General Services Administration