

**PROSPECTUS - LEASE  
DEPARTMENT OF HOMELAND SECURITY  
U.S. CUSTOMS AND BORDER PROTECTION  
QUEENS, NY**

Prospectus Number: PNY-02-QU13  
Congressional District: 06

**Executive Summary**

The General Services Administration (GSA) proposes a replacement lease of up to 146,000 rentable square feet (RSF) for the Department of Homeland Security (DHS) U.S. Customs and Border Protection (CBP) in support of their operations at JFK Airport. DHS-CBP's current leased location, Building 77, has been occupied since June, 1992. The lease expired on June 18, 2012.

This proposed replacement lease will provide DHS-CBP with the opportunity to improve space utilization efficiency while accommodating 98 additional personnel in field operations, internal affairs, and the regulatory office.

**Description**

Occupant:	DHS – CBP
Lease Type:	Replacement
Current Rentable Square Feet (RSF):	146,000 (Current RSF/USF=1.15)
Proposed Maximum RSF:	146,000 (Proposed RSF/USF=1.15)
Expansion Space:	None
Current Usable Square Feet/Person:	236
Proposed Usable Square Feet/Person:	200
Proposed Maximum Leasing Authority:	15 years
Expiration Date of Current Lease:	6/18/12
Proposed Delineated Area:	North: Intersection of Lefferts Blvd. and S. Conduit Rd. heading east to Rockaway Blvd. then heading east to Brookville Blvd; West: Lefferts Blvd; East: Head of Bay; South: Jamaica Bay
Number of Official Parking Spaces:	217
Scoring:	Operating Lease
Maximum Proposed Rental Rate <sup>1</sup> :	\$46.00 per rsf
Proposed Total Annual Cost <sup>2</sup> :	\$6,716,000
Current Total Annual Cost:	\$8,500,685(lease effective 6/19/92)

<sup>1</sup> This estimate is for fiscal year 2014 and may be escalated by 1.75 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.

<sup>2</sup> Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs. Parking is included in the proposed rent.

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**Background**

DHS-CBP currently occupies approximately 146,000 rsf of space in Building 77 at JFK Airport, Queens, NY. The DHS-CBP operation at JFK Airport monitors half the cargo imported into the United States as well as 10.2 million passengers a year. JFK Airport consists of six passenger processing facilities, a mail facility, 39 airline warehouses, 82 container stations, 15 bonded warehouses and 2 Foreign Trade Zones located on or around the airport. The current lease at Building 77 expired on 6/18/2012. GSA will execute an interim leasing action necessary to ensure continued housing until the effective date of the new lease.

**Justification**

A location on or near the JFK Airport property is essential to CBP's mission of servicing the broker community in a timely manner on the airport premises. Close access to the airport tarmac is essential to the agency's law enforcement mission.

CBP will improve its utilization of space, resulting in the improvement of its office utilization rate from 134 usable square feet (USF) to 113 USF per person and its overall utilization rate from 236 USF to 200 USF per person. The end product of improved space utilization is the prospectus proposal to house an additional 98 personnel in the same amount of space as the current occupancy.

**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 rate 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.

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**Interim Leasing**

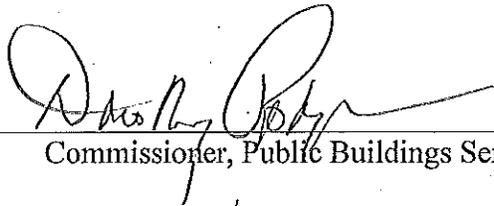
GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency until the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

**Certification of Need**

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

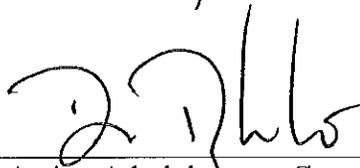
Submitted at Washington, DC, on November 21, 2012

Recommended:



Commissioner, Public Buildings Service

Approved:



Acting Administrator, General Services Administration