

**PROSPECTUS - LEASE
DEPARTMENT OF HOMELAND SECURITY
IMMIGRATION AND CUSTOMS ENFORCEMENT
PHOENIX, AZ**

Prospectus Number: PAZ-01-PH12
Congressional District: 04

Project Summary

The General Services Administration (GSA) proposes a consolidation and expansion lease for up to 131,000 rentable square feet (rsf) and 318 secure parking spaces (10 structured and 308 surface) primarily for the Department of Homeland Security (DHS), Immigration and Customs Enforcement (ICE) in Phoenix, AZ. It is expected that the requirement will be met through existing leased space.

Directed by Congress through the Homeland Security Act of 2002 to undertake a study for consolidating the agency's real property assets, ICE investigated the feasibility of co-locating its offices. The July 2008 study, "Consolidation and Co-Location of Offices," (55 cities with an ICE presence) found that ICE's current requirements could not be met in current federally owned space and based on their co-location requirements, personnel growth, and parking needs, a leased alternative was determined to be the best solution.

The co-location will consolidate ICE's functions, provide strategic direction to better manage ICE facilities and will allow ICE to accomplish its mission: to protect the national security and uphold public safety by targeting criminal networks and terrorist organizations that seek to do harm to the United States by exploiting vulnerabilities in our immigration system, along our border, at federal facilities, and elsewhere.

ICE is currently located in several sites. A new location will provide the ICE with sufficient space to meet its current requirements and reduce redundancies in multiple locations. The proposed new lease will also allow for the co-location of DHS-Federal Protective Service (FPS) and the Department of Justice (DOJ) Executive Office for Immigration Review (EOIR) with ICE. Through an interagency Memorandum of Understanding, ICE and EOIR, which is responsible for adjudicating immigration cases, attempt to co-locate wherever possible.

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Description

Occupants:	DHS ICE; FPS, DOJ-EOIR
Delineated Area:	Expanded boundaries of the Phoenix Central Business Area. Bounded by Cactus Road to the north, Mariposa Freeway to the south, Highway 17 to the west, and Scottsdale Road to the east.
Lease Type:	Consolidation/Expansion
Justification:	The current ICE facilities cannot meet the space requirement necessary to co-locate all ICE functions. Expiring Leases: 10/31/2012; 10/31/2013; 12/31/2014
Number of Parking Spaces:	318 (10 structured and 308 surface)
Expansion Space:	54,000 rsf
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	131,000
Current Annual Cost:	\$3,324,759
Proposed Total Annual Costs ¹ :	\$5,305,500
Maximum Proposed Rental Rate ² :	\$40.50 per rentable square foot

¹ Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

² This estimate is for fiscal year 2014 and may be escalated by 1.7 percent annually to the effective date of the lease to account for inflation.

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Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Solicitation for Offers and other documents related to the procurement of space for which this prospectus seeks authorization. GSA encourages landlords to work with energy service providers to exceed minimum requirements set forth in the procurement.

Authorizations

- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required area.
- Approval of this prospectus will constitute authority to provide an interim lease, if necessary, prior to the execution of the new lease.

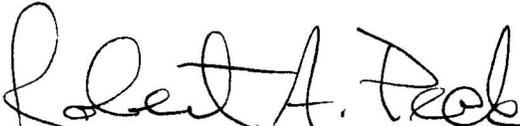
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Certification of Need

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

Submitted at Washington, DC, on March 9, 2011

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration