

**PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
NEW YORK, NY**

Prospectus Number: PNY-01-NY12
Congressional District: 08

Project Summary

The General Services Administration (GSA) proposes a replacement lease of up to 147,000 rentable square feet (rsf) for the Department of Homeland Security (DHS) Customs and Border Protection (CBP) and Immigration and Customs Enforcement Office (ICE), located at One Penn Plaza in New York City, NY.

The U.S. Customs Service was formerly housed at 6 World Trade Center, which was destroyed during the terrorist attacks of September 11, 2001. The current lease at One Penn Plaza was the result of an emergency relocation executed under a blanket authorization issued immediately after September 11, 2001. The current lease is due to expire September 30, 2011 and since there are no renewal options available, the proposed project will ensure continued housing for DHS-CBP and ICE.

Description

Occupants:	DHS-CBP, ICE
Delineated Area:	Midtown, Midtown South and Downtown Manhattan, NYC
Lease Type:	Replacement
Justification:	Expiring lease (09/30/2011)
Expansion Space:	None
Number of Parking Spaces:	None
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	10 years w/cancellation rights after the 5 th year
Maximum Rentable Square Feet:	147,000 rsf
Current Total Annual Cost:	\$10,097,356
Proposed Total Annual Cost: ¹	\$8,820,000
Maximum Proposed Rental Rate: ²	\$60.00 per rsf

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 2012 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 offerors to work with energy service providers to exceed minimum requirements set forth in the procurement.

Authorization

- 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 for an extension of the current lease or interim leases at alternate locations, 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