

**PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
OMNIBUS REQUIREMENTS
NATIONAL CAPITAL REGION**

Prospectus Number: PDC-23-WA10
Congressional Districts: DC00/VA08/MD04

Overall Project Summary

This prospectus contains three distinct parts that address different tactical housing needs of the Department of Homeland Security (DHS) within the overall context of the strategic DHS migration plan. These parts are: 1) Mission Support elements that are dispersed in several different locations; 2) Customs & Border Protection (CBP) interim requirements; and 3) the United States Coast Guard (USCG) requirement for extensions of existing leases. Separate housing plans for each of these three parts are also included with this prospectus.

The General Services Administration (GSA) proposes leasing up to 1,725,000 rentable square feet (rsf) of office and related space in the National Capital Region (NCR) for several components of DHS as outlined below. These DHS components are currently located at several leased and federally owned locations in Washington, DC.

The proposed leasing actions for CBP and USCG are intended to be interim tactical actions required to align lease expirations with the overall DHS strategic migration plan that will consolidate the department's mission execution and mission support functions from more than 40 locations in the NCR to fewer than 10.

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Project Summary for Mission Support

The proposed acquisition for Mission Support elements will provide approximately 670,000 rsf for U.S. Citizenship and Immigration Services (CIS), 176,000 rsf for Science and Technology (S&T), and 290,000 rsf for the Undersecretary for Management (USM) for a total of 1,136,000 rsf.

Mission Support elements occupy space in 131 M Street, NE; 20 Massachusetts Avenue, NW; 111 Massachusetts Avenue, NW; 1200 First Street, NE; 1120 Vermont Avenue, NW; 1201-25 New York Avenue, NW; 650 Massachusetts Avenue, NW; Judiciary Square at 633 Third Street, NW; the GSA Regional Office Building at Seventh & D Streets, SW; and the Nebraska Avenue Complex at 3801 Nebraska Avenue, NW.

At the end of FY 2007, DHS headquarters' functions were located in approximately 70 buildings throughout Washington, DC and Northern Virginia. The St. Elizabeths Campus has been master planned to accommodate those DHS components directly involved in mission execution programmatic functions but the remaining DHS mission support elements will have a continuing need to be housed in a combination of federally owned and leased space.

Acquisition Strategy

In order to maximize flexibility in acquiring space to house mission support elements, GSA plans to issue a single, multiple award solicitation that will allow offerors to provide blocs of space able to meet these requirements in whole or in part. Although the delineated area for the procurement includes portions of all three NCR jurisdictions—Washington, DC; Suburban Maryland; and Northern Virginia, each individual DHS element (CIS, USM, S&T) must be housed in one or more geographically proximate buildings in a single political jurisdiction. However, the three DHS elements do not have to be collocated in the same political jurisdiction.

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Description

Occupants:	DHS – CIS / S&T / USM
Delineated Area ¹ :	Washington, DC Central Employment Area/North of Massachusetts Avenue (NoMa)/Waterfront Southern Prince Georges County Maryland (Metro-Proximate South of Route 4) Crystal City/Pentagon City, Virginia (Metro-Proximate)
Lease Type:	New
Justification:	Expiring Leases (2010 – 2014)
Expansion Space:	None
Number of Parking Spaces ² :	50 official spaces
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	20 years
Maximum Rentable Square Feet:	1,136,000 rsf
Current Total Annual Cost:	\$35,051,394
Proposed Total Annual Cost for DC ³ :	\$55,664,000
Maximum Proposed Rental Rate ⁴ :	\$49.00 per rsf
Proposed Total Annual Cost for MD:	\$38,624,000
Maximum Proposed Rental Rate:	\$34.00 per rsf
Proposed Total Annual Cost for VA:	\$43,168,000
Maximum Proposed Rental Rate:	\$38.00 per rsf

¹ Subject to proximity requirements discussed under “Acquisition Strategy” on page 2.

² DHS security requirements may necessitate control of parking at the location leased. This may be accomplished as a lessor-furnished service, under an operating agreement with the lessor, or as part of the Government’s leasehold interest in the building(s). Any parking included in the Government’s leasehold interest may result in a total proposed annual cost in excess of the amounts indicated above.

³ Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

⁴ The estimates for DC, MD, and VA are for fiscal year 2012 and may be escalated by 1.8 percent annually to the effective date of the lease to account for inflation.

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Project Summary for CBP

GSA proposes to lease up to 225,000 rsf for CBP components that will ultimately be housed in Government-owned space.

Up to 129,000 rentable square feet (rsf) is required for CBP's Office of Finance (OF), which is currently located at 1331 Pennsylvania Avenue, NW, in Washington, DC, under multiple leases with expiration dates over the next several years. A replacement lease will provide continued housing for OF until it can move into the Ronald Reagan Office Building (RROB), backfilling space vacated by CBP headquarters elements going to the St. Elizabeths Campus in 2016.

An additional lease of up to approximately 96,000 rsf is required to accommodate the Office of Trade (OT) and related space currently located at 799 Ninth Street, NW, which is controlled by the US Mint. The Inter-Agency Agreement between CBP and the Mint expires in 2011, and the Mint has indicated that CBP will have to vacate the space it occupies in the building. This will create an interim move for OT until it can also backfill vacant space at the RROB when headquarters elements move to St. Elizabeths.

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Description

Occupants:	DHS – CBP
Delineated Area:	Washington, DC Central Employment Area/North of Massachusetts Avenue (NoMa)/Waterfront
Lease Type:	Replacement
Justification:	Expiring Leases / Housing Strategy / August 2009 to September 2012 in National Place plus October 2011 at the US Mint Annex
Expansion Space:	none
Number of Parking Spaces ⁵ :	20
Scoring:	Operating leases
Proposed Maximum Leasing Authority:	10 years
Maximum Rentable Square Feet:	225,000
Current Total Annual Cost:	\$5,614,804
Proposed Total Annual Cost for DC ⁶ :	\$11,025,000
Maximum Proposed Rental Rate ⁷ :	\$49.00

⁵ DHS security requirements may necessitate control of parking at the location leased. This may be accomplished as a lessor-furnished service, under an operating agreement with the lessor, or as part of the Government's leasehold interest in the building(s). Any parking included in the Government's leasehold interest may result in a total proposed annual cost in excess of the amounts indicated above.

⁶ Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

⁷ This estimate is for fiscal year 2011 and may be escalated by 1.8 percent annually to the effective date of the lease to account for inflation.

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Project Summary for USCG

GSA proposes extending leases for approximately 364,000 rsf for the USCG, currently located at 1900 Half Street, SW, Washington, DC. GSA proposes to extend the current leases to coincide with the occupancy of USCG's new headquarters space at the St. Elizabeths Campus in 2013. The four leases will be extended to a coterminous date that will permit flexibility in moving to St. Elizabeths. Design funding for a consolidated USCG facility at St. Elizabeths was appropriated in fiscal year 2006 through P.L. 109-155. Construction funding has been appropriated in fiscal year 2009 through P.L. 111-8 to commence construction of the new USCG headquarters. Additional funding to complete Phase 1 of the project has been appropriated to GSA through P.L. 111-5 and the site will be ready for occupancy by the USCG in 2013. GSA will either negotiate extensions or termination rights with the current landlord to provide the flexibility needed to move the USCG to St. Elizabeths.

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Description

Occupants:	USCG
Delineated Area:	1900 Half Street, SW, Washington, DC
Lease Type:	Extension
Justification:	Extend expiring leases (2010 - 2013)
Expansion Space:	none
Parking: ⁸	6 official vehicles - inside
Scoring:	Operating lease
Proposed Maximum Leasing Authority:	5 years
Maximum Rentable Square Feet:	364,000
Current Total Annual Cost:	\$10,127,581
Proposed Total Annual Cost: ⁹	\$14,560,000
Maximum Proposed Rental Rate: ¹⁰	\$40.00 per rentable square foot

⁸ DHS security requirements may necessitate control of parking at the location leased. This may be accomplished as a lessor-furnished service, under an operating agreement with the lessor, or as part of the Government's leasehold interest in the building(s). Any parking included in the Government's leasehold interest may result in a total proposed annual cost in excess of the amounts indicated above.

⁹ Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

¹⁰ This estimate is for fiscal year 2010 and may be escalated by 1.8 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

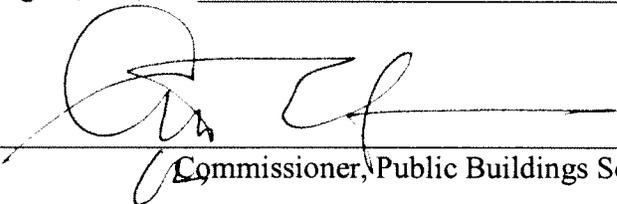
Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.

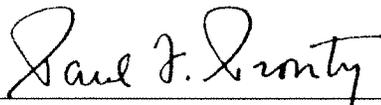
Approval of this prospectus will constitute authority to provide interim leases, if necessary, prior to the execution of the new lease.

Certification of Need

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

Submitted at Washington, DC, on October 16, 2009

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Acting Administrator, General Services Administration