

**PROSPECTUS - LEASE
DEPARTMENT OF HOMELAND SECURITY
IMMIGRATION AND CUSTOMS ENFORCEMENT
HOUSTON, TX**

Prospectus Number: PTX-02-HO12
Congressional District: 18, 29

Project Summary

The General Services Administration (GSA) proposes a consolidation and expansion lease for 144,000 rentable square feet (rsf) and 600 secured parking spaces for the Department of Homeland Security (DHS), Immigration and Customs Enforcement (ICE), in Houston, TX.

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 facilities in Houston. A new location will provide ICE with sufficient space to meet its current requirements and reduce redundancies in multiple locations.

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Description

Occupants:	DHS ICE
Delineated Area:	North: Farm to Market 1960 to Cypress Creek Parkway to Farm to Market 1960 West: U.S. Route 290 (Northwest Freeway) including any properties immediately to the west of the freeway South: Interstate 610 (North Loop Freeway) East: U.S. Route 59 (Eastex Freeway)
Lease Type:	Consolidation/Expansion
Justification:	The current ICE facilities cannot meet the space requirements necessary to co-locate all ICE functions. Expiring Leases: 1/31/2019 ¹ , 6/30/2012.
Number of Parking Spaces:	600 secured surface spaces
Expansion Space:	49,000 rsf
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	144,000
Current Total Annual Cost:	\$1,631,000
Proposed total Annual Cost ² :	\$4,104,000
Maximum Proposed Rental Rate ³ :	\$28.50 per rentable square foot

¹ GSA has termination rights with 90 days notice.

² Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

³This estimate is for fiscal year 2013 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