

**PROSPECTUS - LEASE  
U.S. COAST GUARD SECTOR HEADQUARTERS  
CORPUS CHRISTI, TX**

Prospectus Number:           PTX-07-CC12  
Congressional District:       27

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**Project Summary**

The General Services Administration (GSA) proposes a new lease for 180,000 rentable square feet (rsf) of space and 221 parking spaces, for the Department of Homeland Security (DHS) - United States Coast Guard (USCG), and DHS Customs and Border Protection - Office of Field Operations (CBP-OFO), at the Corpus Christi International Airport (CCIA), Corpus Christi, TX. The new USCG Sector Headquarters facility will be comprised of three structures: a three-story command and control building of approximately 58,000 rsf; a two-story hangar building of approximately 114,000 rsf; and a one-story ground support building of approximately 8,000 rsf.

USCG currently occupies space at Naval Air Station (NAS) Corpus Christi, and space at Tower II, 555 N. Carancahua, Corpus Christi, TX, under a lease, which expires November 30, 2015. CBP-OFO also currently occupies space at NAS Corpus Christi, and has submitted a request and justification to occupy space in the new USCG Sector Headquarters because of the need to collaborate and share information with USCG.

GSA is currently negotiating an assignable ground lease for a site of approximately 23 acres at CCIA.

**Justification**

Meeting operational mission requirements of Sector and Air Station Units is a high priority for USCG. The current hangar location is not optimal, increasing transit times between duty berthing of the personnel who operate and support the aircraft and the hangar, and between the hangar and the runway. Response times are slowed by the need to stop traffic, open a gate, and cross a road in order to move aircraft from the hangar to the runway. The proximity of the current 60-year old facility to the seawall subjects aircraft and the facility itself to excessive corrosion, resulting in significantly higher life-cycle maintenance costs than the rest of the fleet located away from seawalls. The hangar deck space is insufficient for new aircraft, but three new fixed wing aircraft are expected to be delivered in May 2012. Without a new hangar, these aircraft would have to alternate staying outside on the ramp next to the seawall. The new HC-144 is a more avionic/sensor intense aircraft than the current H-25, and has wiring bundles and connectors much more susceptible to corrosion. The mission readiness requirements of the new aircraft can not be met under these conditions. In contrast, CCIA is located approximately 11 miles inland and would remove aircraft from the excessively corrosive environment at NAS, significantly reducing aircraft maintenance costs. Because available sites at CCIA are much closer to active runways than the current location at NAS and ready crew berthing would be located in the proposed hangar, response time would significantly improve.

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**Energy Performance**

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.

**Description**

Occupants:	DHS – USCG; DHS – CBP-OFO
Delineated Area:	Corpus Christi International Airport
Lease Type:	New
Justification:	Current facility is well past its service life and is functionally deficient.
Number of Parking Spaces:	221 (1 inside/220 outside)
Expansion Space:	39,148 rsf
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	20 years
Maximum Rentable Square Feet:	180,000
Current Total Annual Cost:	\$707,150 (Operating expenses paid to Naval Air Station + lease)
Proposed Total Rental Cost:	\$3,319,000
Proposed Total Annual Parking Cost:	\$211,200
Proposed Total Annual Cost <sup>1</sup> :	\$3,530,200
Maximum Proposed Rental Rate <sup>2</sup> :	
Command Building + Hangar Building Administrative Space (94,000 rsf)	\$22.50 per rentable square foot
Hangar Building Decks & Shops + Ground Support Building (86,000 rsf)	\$14.00 per rentable square foot

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

<sup>2</sup>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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**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