

**PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
CUSTOMS AND BORDER PROTECTION
WASHINGTON, DC**

Prospectus Number: PDC-05-WA14

Executive Summary

The General Services Administration (GSA) proposes a replacement lease of up to 109,000 rentable square feet (rsf) of space for the Department of Homeland Security (DHS), Customs and Border Protection (CBP), currently housed under two leases at 1400 L Street, NW, Washington, DC. Two CBP support units, the Office of Trade Relations (OTR) and the Office of Human Resources Management (HRM), occupy the entire building.

This proposed lease will improve CBP's office utilization rate from 106 to 80 USF per person, and its overall utilization rate from 221 to 167 USF per person. The space reduction will result in CBP's housing its current personnel in 31,560 RSF less than the RSF total of its current occupancy.

Description

Occupant:	DHS / CBP
Lease Type	Replacement
Current Rentable Square Feet (RSF)	140,560 (Current RSF/USF = 1.17)
Proposed Maximum RSF:	109,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	31,560 RSF Reduction
Current Usable Square Feet/Person:	221
Proposed Usable Square Feet/Person:	167
Proposed Maximum Lease Term:	15 years
Expiration Dates of Current Lease(s):	8/31/2015
Delineated Area:	Washington, DC CEA
Number of Official Parking Spaces:	None
Scoring:	Operating Lease
Maximum Proposed Rental Rate ¹ :	\$50.00 / RSF
Proposed Total Annual Cost ² :	\$5,450,000
Current Total Annual Cost:	\$5,253,341 (Lease effective 9/1/05)

¹ This estimate is for fiscal year 2015 and may be escalated by 1.9 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as a basis for negotiating with offerors to ensure that lease award is made in the best interest of the government. Lease award shall not exceed the maximum rental rate as specified in this prospectus.

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

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Background

CBP is one of DHS's largest and most complex components, with a mission of keeping terrorists and their weapons out of the U.S., and securing and facilitating trade and travel, while enforcing hundreds of U.S. regulations, including immigration and drug laws. OTR is responsible for ensuring that accurate, timely, and consistent information is provided to the international trade community on CBP policy, as established by the agency.

Justification

The current leases at 1400 L Street, NW, Washington, DC, expire on August 31, 2015 and DHS / CBP requires continued housing to carry out its mission.

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

Interim Leasing

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

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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 September 30, 2013

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration