

**PROSPECTUS – LEASE  
DEPARTMENT OF HOMELAND SECURITY  
IMMIGRATION AND CUSTOMS ENFORCEMENT  
WASHINGTON, DC**

Prospectus Number: PDC-04-WA17

**Executive Summary**

The General Services Administration (GSA) proposes a lease for approximately 502,997 rentable square feet for the Department of Homeland Security (DHS) Immigration and Customs Enforcement (ICE), currently located at 500 12<sup>th</sup> Street SW, Washington, DC. ICE has occupied space in the building since January 17, 2008, under two leases that expire January 16, 2018.

The lease will enable ICE to provide continued housing for the current personnel and meet its current mission requirements. Improvement to ICE's utilization rate will be achieved upon the agency's move to the St. Elizabeths campus under the Enhanced Plan for DHS headquarters consolidation.

**Description**

Occupant:	Immigration and Customs Enforcement
Lease Type	Extension
Current Rentable Square Feet (RSF)	502,997 (Current RSF/USF = 1.10)
Estimated Maximum RSF:	502,997 (Proposed RSF/USF = 1.10)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	238
Estimated Usable Square Feet/Person:	238
Proposed Maximum Leasing Authority:	Up to 4 years from current expiration
Expiration Dates of Current Leases:	01/16/2018
Delimited Area:	Washington, DC, Central Employment Area
Number of Official Parking Spaces <sup>1</sup> :	0
Scoring:	Operating Lease
Estimated Rental Rate <sup>2</sup> :	\$45.00/RSF
Estimated Total Annual Cost <sup>3</sup> :	\$22,635,000

<sup>1</sup> DHS security requirements may necessitate control of parking at the leased location. This control may be accomplished as a lessor furnished service, 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.

<sup>2</sup> This estimate is for fiscal year 2018 and may be escalated by 2.1 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 negotiating this lease to ensure that lease award is made in the best interest of the Government.

<sup>3</sup> Any new lease may contain escalation clauses to provide for annual changes in real estate taxes and operating costs.

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Current Total Annual Cost: \$20,578,200 (1/17/2008)

**Justification**

The current leases at 500 12<sup>th</sup> Street SW, Washington, DC, expire January 16, 2018, and prior to ICE's move to the St. Elizabeths campus under the Enhanced Plan for the DHS headquarters consolidation. GSA currently pays approximately \$20.6 million in annual rent for the leases that are proposed to be housed in this extension, a cost to the Government and taxpayer that will no longer be incurred once the Enhanced Plan is fully executed. Therefore, authorization is needed to extend the lease for a short term to align with the move to St. Elizabeths. ICE will attain a reduced footprint upon the move to St. Elizabeths. Retrofit of the existing ICE space to achieve a reduction in square footage is not cost beneficial under this short-term extension.

**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 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 August 19, 2016

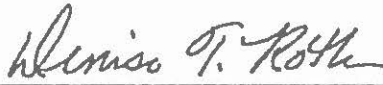
Recommended:



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Commissioner, Public Buildings Service

Approved:



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Administrator, General Services Administration