

**PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
CUSTOMS AND BORDER PROTECTION
OFFICE OF INFORMATION TECHNOLOGY
NORTHERN, VA**

Prospectus Number: PVA-01-WA17
Congressional Districts: 8, 10, 11

Executive Summary

The General Services Administration (GSA) proposes a lease for approximately 562,000 rentable square feet (RSF) of space for the Department of Homeland Security (DHS), Customs and Border Protection (CBP), Office of Information Technology (OIT), currently located in leased space in 11 separate buildings dispersed across six locations including six buildings in the VA-95 complex located at Boston Boulevard and Fullerton Road in Springfield, VA. Other locations are 1801 N. Beauregard St., Alexandria, VA; 6350 Walker Lane, Springfield, VA; 7799 Leesburg Pike, Falls Church, VA; 13990 Park East Circle, Chantilly, VA; and 5971 Kingstowne Village Parkway, Alexandria, VA.

The lease will enable DHS/CBP/OIT to provide continued housing as well as more modern, streamlined, and efficient operations. It will significantly improve space utilization, as the office utilization rate will be improved from 113 to 64 usable square feet (USF) per person, and the overall utilization rate from 184 to 124 USF per person, reducing the DHS/CBP/OIT footprint for this occupancy by approximately 67,680 RSF.

Description

Occupant:	Customs and Border Protection
Current Rentable Square Feet (RSF)	629,680 (Current RSF/USF = 1.08)
Proposed Maximum RSF¹:	562,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	67,680 (Reduction)
Current Usable Square Feet/Person:	184
Proposed Usable Square Feet/Person:	124
Proposed Maximum Leasing Authority:	15 years
Expiration Dates of Current Lease(s):	09/30/19, 08/01/20, 12/07/20, 12/31/20, 5/31/21, 08/10/21
Delineated Area:	Northern Virginia
Number of Official Parking Spaces²:	4
Scoring:	Operating Lease
Maximum Proposed Rental Rate³:	\$39.00/RSF

¹ The RSF/USF at the current location is approximately 1.08; however, to maximize competition a RSF/USF ratio of 1.20 is used for the proposed maximum RSF as indicated in the housing plan.

² OIT security requirements may necessitate control of the parking at the leased location. This may be accomplished as a lessor-furnished service, as a separate operating agreement with the lessor, or as part of the Government's leasehold interest in the building.

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Proposed Total Annual Cost ⁴ :	\$21,918,000
Current Total Annual Cost:	\$17,079,000 (Leases effective: 10/01/94, 12/08/00, 01/17/02, 07/15/02, 08/02/05, 11/14/07, 11/21/08, 02/02/09, 06/01/11, and 08/11/11)

Background

OIT is responsible for implementation and support of information technology, research and development functions, and automation and technological strategies for meeting mission-related needs. OIT is responsible for automated information systems, management of the research and development functions, and all forensic and laboratory support of CBP. OIT personnel manage all computer and related resources and establish requirements for computer interfaces between CBP and various trade groups and Government agencies. OIT is responsible for managing all aspects of tactical communications, including the 24/7 operations of the National Law Enforcement Communications Center and Continuity of Operations Planning.

Justification

OIT's mission is to be responsible for all aspects of technology support across all mission areas within CBP. This CBP component designs, develops, programs, tests, implements, trains, and maintains the agency's automated systems. OIT is responsible for managing CBP computer facilities, including all the hardware, software, data, video and voice communications, and related financial resources. OIT develops and maintains the Enterprise Information System Architecture and administers the operational aspects of the CBP Computer Security Program. OIT also represents CBP on matters related to automated import, export, and interagency processing and systems development.

³ These estimates are for fiscal year 2017 and may be escalated by 1.95 percent annually to the effective date of the lease to account for inflation. The proposed rental rates are 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 the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

⁴ New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

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The current leases are for space in 11 separate buildings in Northern Virginia and expire between September 30, 2019 and August 10, 2021. OIT requires continued housing to carry out its operational mission and functions. The total space requested will reduce the OIT footprint by 67,680 RSF or more than 10 percent of the 629,680 RSF currently occupied. In the absence of this reduction, the status quo cost of continued occupancy at the proposed market rental rate would be at least \$24.6 million per year.

Acquisition Strategy

In order to maximize the flexibility and competition in acquiring space to house the DHS/CBP/OIT elements, GSA may issue a single, multiple award solicitation that will allow offerors to provide blocks of space able to meet requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus.

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 15, 2016

Recommended: 

Commissioner, Public Buildings Service

Approved: 

Administrator, General Services Administration