

**AMENDED PROSPECTUS – LEASE
EXECUTIVE OFFICE OF IMMIGRATION REVIEW AND
IMMIGRATION AND CUSTOMS ENFORCEMENT
SAN FRANCISCO, CA**

Prospectus Number: PCA-01-SF17
Congressional District: 12

Executive Summary

The General Services Administration (GSA) proposes to amend prospectus PCA-01-SF16 which proposed a lease of up to 85,000 rentable square feet for the Department of Justice, Executive Office of Immigration Review and Department of Homeland Security, Immigration and Customs Enforcement, Office for Principle Legal Advisors (OPLA), for a term of 10 years at a maximum cost of \$76.00 per rentable square foot. The Senate Committee on Environment and Public Works and the House Committee on Transportation and Infrastructure approved the original prospectus on January 20, 2016 and March 2, 2016. This amended prospectus seeks authority to continue leasing 6,800 rentable square feet, previously removed from the OPLA housing requirement in PCA-01-SF16, in order to house an increase in attorneys and staff.

Description

Occupant:	Executive Office of Immigration Review and Immigration and Customs Enforcement
Current Rentable Square Feet (RSF)	91,100 (Current RSF/USF = 1.18)
Previously Awarded Lease RSF:	84,300 (RSF/USF = 1.18)
Estimated Maximum RSF:	91,100 (Proposed RSF/USF = 1.18)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	556/239
Estimated Usable Square Feet/Person:	556/210
Proposed Maximum Lease Term:	10 Years
Expiration Dates of Current Leases:	10/12/2016
Delineated Area:	100 Montgomery Street, San Francisco, CA
Number of Official Parking Spaces:	25
Scoring:	Operating lease
Estimated Proposed Rental Rate ¹ :	\$75.00 / RSF
Estimated Total Annual Cost ² :	\$6,832,500

¹ This estimate is for fiscal year 2017 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 negotiating this lease to ensure that lease award is made in the best interest of the Government.

² New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

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Current Total Annual Cost: \$3,220,858 (leases effective
10/13/2006 and 08/18/2008)

Justification

EOIR and OPLA are currently co-located at 100 Montgomery Street in San Francisco, CA under a lease that expires on October 12, 2016. In conjunction with approximately 9,000 RSF in a nearby Federal building, this location acts as one of the 59 EOIR Courts around the country. The judges and staff administer and interpret Federal immigration law and regulations through immigration court proceedings, appellate reviews, and administrative hearings.

On March 16, 2016, GSA awarded a 10 year lease for approximately 84,300 rentable square feet which will become effective immediately following the existing lease expirations on October 12, 2016. The original prospectus proposed to decrease OPLA's requirement by approximately 6,800 rentable square feet. OPLA is in the process of hiring 37 additional personnel not anticipated in the original prospectus to support the growing docket in the San Francisco EOIR Court and these personnel are anticipated to be onboard by July 2016. The existing space, removed from the previous prospectus is needed to meet this requirement. This prospectus decreases the requested approved rental rate per rentable square foot from \$76.00 to \$75.00, increases the estimated maximum rentable square feet from 85,000 to 91,100, and improves OPLA's overall utilization rate from 239 usable square feet (USF) per person to 210 USF per person.

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.

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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.

Certification of Need

The proposed lease is the best solution to meet a validated Government need.

Submitted at Washington, DC, on June 16, 2016

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration