

PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
UNITED STATES CITIZENSHIP & IMMIGRATION SERVICES
NATIONAL CAPITAL REGION

Prospectus Number: PDC-10-WA19

Congressional Districts: DC NA, VA 8, 10, 11 MD 4, 5, 6, 8

Executive Summary

The General Services Administration (GSA) proposes a lease for approximately 247,000 rentable square feet (RSF) for the Department of Homeland Security (DHS)–Citizenship and Immigration Services (USCIS), currently located in two locations at 2200 Crystal Drive in Arlington, VA, and 131 M Street NE in Washington, DC, under leases that expire on October 1, 2020, and September 7, 2026. The proposed lease will house USCIS in one location, providing continued housing as well as modern, streamlined, consolidated, and efficient operations. This prospectus addresses the tactical housing needs of USCIS within the overall context of the strategic DHS consolidation plan.

The lease will provide continued housing for USCIS, improving the office utilization rate from 91 to 78 usable square feet (USF) per person while increasing the overall utilization rate from 156 to 187 USF per person.

Description

Occupant:	DHS / USCIS
Current RSF:	172,624 (Current RSF/USF = 1.17)
Estimated Maximum RSF:	247,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction of RSF:	74,376 RSF Expansion
Current USF/Person:	156
Estimated USF/Person:	187
Proposed Maximum Leasing Authority:	20 years
Expiration Dates of Current Leases:	10/01/20 and 09/07/26
Delineated Area:	Suburban Maryland, Northern Virginia, District of Columbia
Number of Official Parking Spaces ¹ :	4
Scoring:	Operating lease
Current Total Annual Cost:	\$6,953,303
Estimated Rental Rate for DC ² :	\$50.00 / RSF

¹ Security requirements may necessitate control of parking at the leased location in addition to the official parking spaces identified in the prospectus. If the additional parking resulting from security requirements is included in the leasehold interest in the building, the proposed total annual cost and maximum proposed rental rate may exceed the amounts indicated above.

² This estimate is for fiscal year FY 2021 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation. The proposed rental rate for each of the jurisdictions of the NCR 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 or leases to ensure that lease award is made in the best interest of the Government.

**PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
UNITED STATES CITIZENSHIP & IMMIGRATION SERVICES
NATIONAL CAPITAL REGION**

Prospectus Number: PDC-10-WA19

Congressional Districts: DC NA, VA 8, 10, 11 MD 4, 5, 6, 8

Estimated Total Annual Cost ³ :	\$12,350,000
Estimated Rental Rate for MD:	\$35.00 / RSF
Estimated Total Annual Cost:	\$8,645,000
Estimated Rental Rate for VA:	\$39.00 / RSF
Estimated Total Annual Cost:	\$9,633,000

Acquisition Strategy

In order to maximize flexibility in acquiring space to house USCIS, GSA plans to issue a single, multiple-awards solicitation that will allow offerors to provide blocks of space able to meet these requirements in whole or in part. Although the delineated area for the overall procurement includes all three National Capital Region jurisdictions—Washington, DC; Suburban Maryland; and Northern Virginia—this requirement must be housed in one or more geographically proximate buildings in a single political jurisdiction.

Background

The USCIS mission is to secure America’s promise as a nation of immigrants by providing accurate and useful information to its customers, granting immigration and citizenship benefits, promoting an awareness and understanding of citizenship, and ensuring the integrity of the immigration system. USCIS oversees lawful immigration to the United States, providing services that include citizenship, immigration of family members, visas, verification of legal rights to work in the United States, humanitarian programs, adoptions, civic integration, and genealogy.

Justification

The current lease for space at 2200 Crystal Drive expires on October 1, 2020. USCIS has a continuing need to house personnel working in this location to carry out its mission at the NCR Potomac Service Center (PSC). There are five USCIS service centers in the continental United States. Each center processes various immigrant benefit cases in a multi-state area.

The current lease for space at 131 M Street NE expires on September 7, 2026. USCIS has a continuing need to house its personnel currently working in this location, but by

³ Any new lease may contain escalation clauses to provide for annual changes in real estate taxes and operating costs in each of the three jurisdictions of the NCR.

PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
UNITED STATES CITIZENSHIP & IMMIGRATION SERVICES
NATIONAL CAPITAL REGION

Prospectus Number: PDC-10-WA19

Congressional Districts: DC NA, VA 8, 10, 11 MD 4, 5, 6, 8

consolidating the Immigrant Investor Program Office (IPO) and its personnel with the NCR Potomac Service Center, the agency will realize co-location space efficiencies that will also lower the overall utilization rate. The IPO administers the EB-5 Program for entrepreneurs (and their spouses and unmarried children under 21) who are eligible to apply for a green card (i.e., permanent residence) if they 1) make the necessary investment in a commercial enterprise in the United States and 2) plan to create or preserve 10 permanent full-time jobs for qualified U.S. workers.

Summary of Energy Compliance

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.

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.

**PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
UNITED STATES CITIZENSHIP & IMMIGRATION SERVICES
NATIONAL CAPITAL REGION**


Prospectus Number: PDC-10-WA19
Congressional Districts: DC NA, VA 8, 10, 11 MD 4, 5, 6, 8

Certification of Need

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

5/18/2020

Submitted at Washington, DC, on _____

Recommended:  _____
Commissioner, Public Buildings Service

Approved:  _____
Administrator, General Services Administration