

**PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
IMMIGRATION AND CUSTOMS ENFORCEMENT
NEW YORK, NY**

Prospectus Number: PNY-04-NY19
Congressional District: 10

Executive Summary

The General Services Administration (GSA) proposes a lease extension of up to 5 years for approximately 181,647 rentable square feet for the Department of Homeland Security - Immigration and Customs Enforcement (ICE), currently located at 601 West 26th Street, New York, NY. ICE has occupied space in the building since November 4, 2002, under a lease that expires on December 31, 2018.

Extension of the current leases will enable ICE to provide continued housing for current personnel and meet its current mission requirements. ICE will maintain the office and overall utilization at 140 and 237 usable square (USF) feet per person, respectively, based on the housing of additional personnel at this location.

Description

Occupant:	Immigration and Customs Enforcement
Lease Type:	Renewal Option
Current Rentable Square Feet (RSF)	181,647 (Current RSF/USF = 1.39)
Estimated/Proposed Maximum RSF:	181,647 (Proposed RSF/USF = 1.39)
Expansion/Reduction RSF:	None
Current USF/Person:	237
Estimated/Proposed USF/Person:	237
Expiration Dates of Current Lease(s):	12/31/2018
Proposed Maximum Leasing Authority:	5 years
Delineated Area:	North: 34th Street East: 6th Ave South: 14th Street West: 12th Avenue
Number of Official Parking Spaces:	0
Scoring:	Operating
Current Total Annual Cost:	\$12,787,269 (lease effective 11/04/2002; includes lease contract and electricity)
Estimated Rental Rate ¹ :	\$78.00/RSF
Estimated Total Annual Cost ² :	\$14,168,466(lease contract plus electricity)

¹ This estimate is for fiscal year 2019 and may be escalated by 1.9 percent per year 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 the basis for negotiating with offerors 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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Background

ICE's mission is to enforce Federal laws governing border control, customs, trade and immigration to promote homeland security and public safety.

The current lease became effective on November 4, 2002. GSA pays approximately \$12,400,000 in annual rent.

Justification

The current lease at 601 W. 26th Street in NY, NY, expires on December 31, 2018, and ICE requires continued housing at this location to carry out its mission prior to relocating to federally owned space in New York. A 5-year renewal option will provide GSA and ICE with sufficient time to formulate ICE's relocation plan and to budget for move costs accordingly.

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 extension. 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 27, 2018.

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration