

**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF HOMELAND SECURITY  
CUSTOMS AND BORDER PROTECTION  
QUEENS, NY**

Prospectus Number: PNY-03-QU19  
Congressional District: 05

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 140,000 rentable square feet (RSF) for the Department of Homeland Security, Customs and Border Protection (CBP), currently located at Building 77 at the JFK Airport in Queens, NY.

The lease will provide continued housing for CBP and will improve the office and overall space utilization from 142 to 84 and 241 to 212 usable square feet (USF) per person, respectively.

**Description**

Occupant:	CBP
Current Rentable Square Feet (RSF)	145,912 (Current RSF/USF = 1.15)
Estimated Maximum RSF:	140,000 (Proposed RSF/USF = 1.15)
Reduction RSF:	5,912
Current USF/Person:	241
Estimated USF/Person:	212
Expiration Dates of Current Lease(s):	06/30/2021
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	North: Intersection of Lefferts Blvd. and S. Conduit Rd. heading east to Rockaway Blvd. then heading east to Brookville Blvd; West: Lefferts Blvd; East: Head of Bay; South: Jamaica Bay
Number of Official Parking Spaces:	208
Scoring:	Operating
Current Total Annual Cost:	\$8,244,028 (leases effective 06/19/1992)
Estimated Rental Rate <sup>1</sup> :	\$79.00 / RSF
Estimated Total Annual Cost <sup>2</sup> :	\$11,060,000

<sup>1</sup> This estimate is for fiscal year 2021 and may be escalated by 2% 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 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.

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

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**Background**

CBP currently occupies approximately 145,912 RSF of space in Building 77 at JFK Airport in Queens, NY. CBP at JFK Airport covers the diverse operational demands of 5 international passenger terminals, 1 International Mail Facility (IMF), 24 air cargo facilities, 80 containerized freight stations, 2 general order warehouses, 14 bonded warehouses, 3 foreign trade zones, and 5 general aviation facilities. This facility functions much more like a port of entry than an office location.

The CBP operation at JFK Airport monitors half the cargo imported into the United States as well as over 10 million passengers a year. CBP's ability to effectively and safely manage this extensive operation is facilitated by close physical proximity to the airport. Transporting narcotics, currency, and inadmissible aliens and criminals to off-airport locations for processing would pose security risks, decrease effectiveness, and unnecessarily reduce the time dedicated to CBP's enforcement mission. The proposed delineated area maintains the agency's proximity to the airport.

**Justification**

This replacement lease will provide CBP with the opportunity to increase space utilization efficiency to accommodate additional personnel in field operations, internal affairs, and the international trade office.

The current lease expires on June 30, 2021, and CBP requires continued housing to perform its mission.

**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.

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**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.

**Certification of Need**

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

Submitted at Washington, DC, on April 29, 2019.

Recommended: \_\_\_\_\_

  
Commissioner, Public Buildings Service

Approved: \_\_\_\_\_

  
Administrator, General Services Administration

April 2018

Housing Plan  
Department of Homeland Security  
Customs Border Protection

PNY-03-QUI9  
Queens, NY

Leased Locations	CURRENT					ESTIMATED/PROPOSED						
	Personnel		Usable Square Feet (USF) <sup>1</sup>			Personnel		Usable Square Feet (USF)				
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage <sup>3</sup>	Special <sup>4</sup>	Total
Building 77, JFK Airport	526	526	95,648		31,233	126,881						
Estimated/Proposed Lease												
Office of Field Operations							548	548	57,064	3,315	52,265	112,644
Office of Internal Affairs							117	117	3,159	130	3,198	6,487
Office of International Trade (Regulatory Audits)							8	8	1,412	325	455	2,192
Total	526	526	95,648	-	31,233	126,881	573	573	61,635	3,770	55,918	121,323

Office Utilization Rate (UR) <sup>5</sup>		
	Current	Proposed
Rate	142	84

UR = average amount of office space per person  
Current UR excludes 21,043 usf of office support space  
Proposed UR excludes 13,560 usf of office support space

Overall UR <sup>6</sup>		
	Current	Proposed
Rate	241	212

R/U Factor <sup>7</sup>			
	Total USF	RSF/USF	Max RSF
Current	126,881	1.15	145,912
Estimated/Proposed	121,323	1.15	140,000

Special Space <sup>8</sup>		USF
ADP		3,237
Breakroom		4,297
Clinic (Lactation Rooms)		312
Conference & Training		11,492
Copy & Mail Rooms		3,141
Interview Rooms		1,560
Detention & Holding		390
Cantine Program		4,861
Labs & Sample Room		2,015
Fitness		9,490
High Density Storage		260

- NOTES:
- USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.
  - Calculation excludes Judiciary, Congress and agencies with less than 10 people
  - USF/Person = housing plan total USF divided by total personnel.
  - R/U Factor (R/U) = Max RSF divided by total USF
  - Storage excludes warehouse, which is part of Special Space.
  - Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (RLP) is issued to meet specific agency requirements.

Special Space <sup>8</sup>	USF
ADP	3,237
Breakroom	4,297
Clinic (Lactation Rooms)	312
Conference & Training	11,492
Copy & Mail Rooms	3,141
Interview Rooms	1,560
Detention & Holding	390
Canine Program	4,861
Labs & Sample Room	2,015
Fitness	9,490
High Density Storage	260
Secure Storage/File	6,084
Weapons Cleaning & Storage	2,145
SCIF	195
HSDN Rooms	390
Warehouse	2,116
Secure Work Area	2,997
Private Toilet	936
Total	55,918