

**PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
CUSTOMS AND BORDER PROTECTION
LONG BEACH, CA**

Prospectus Number: PCA-01-LB19
Congressional District: CA-47

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 121,000 rentable square feet for the Department of Homeland Security–Customs and Border Protection (CBP), currently located at 301 E. Ocean Boulevard in Long Beach, CA.

The lease will provide continued housing for CBP, and will improve the office space utilization from 145 to 92 and overall space utilization from 288 to 213 usable square feet (USF) per person, respectively.

Description

Occupant:	Customs and Border Protection
Current Rentable Square Feet (RSF)	143,732 (Current RSF/USF= 1.16)
Estimated/Proposed Maximum RSF ¹ :	121,000 (Proposed RSF/USF = 1.20)
Reduction RSF:	22,732
Current Usable Square Feet/Person:	288
Estimated/Proposed USF/Person:	213
Expiration Dates of Current Lease(s):	10/09/2021
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	Downtown Long Beach Central Business Area (N: 7th Street; S: Pacific Ocean; E: Alamitos Avenue; W: West Shoreline Drive)
Number of Official Parking Spaces:	80
Scoring:	Operating
Current Total Annual Cost:	\$5,488,108 (lease effective 10/10/2001)
Estimated Rental Rate ² :	\$43.00 / RSF
Estimated Total Annual Cost ³ :	\$5,203,000

¹ The RSF/USF at the current location is approximately 1.16; however, to maximize competition a RSF/USF ratio of 1.20 is used for the estimated proposed maximum RSF as indicated in the housing plan.

² This estimate is for fiscal year 2022 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.

³ 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's mission is to secure the Nation's borders while facilitating lawful travel and trade.

The Long Beach lease houses CBP's Container Security Initiative (CSI). CSI addresses the threat to border security and global trade posed by the potential for terrorist use of a maritime container to deliver a weapon.

Justification

CBP operations located adjacent to the Los Angeles/Long Beach Seaport provide critical support to maritime import/export functions integral to the economic infrastructure of the United States. The companion ports are the largest container port operations in the United States. The ports receive approximately 40 percent of maritime cargo with a value of \$278 billion and require substantial oversight. CBP's ability to manage the seaport's multimillion-dollar Non-Intrusive Inspection technology portfolio, examine high-risk cargo, conduct enforcement operations, and facilitate the flow of legitimate trade and travel depends on its proximity to the port.

CBP's law enforcement mission involves close partnerships, regular meetings, and communications with other government agencies that are located at the port. CBP also must be available and accessible to trade partners and stakeholders operating at the terminals. Proximity to the port has the benefits of shortening response times, mitigating disruptions, identifying security breaches, and expediting special operations.

Consequently, the delineated area requested provides the most strategic and direct route to the various cargo and passenger terminals in Los Angeles and Long Beach, and provides critical ease of access for the significant CBP employee population required to perform mission-critical operations. GSA will consider whether CBP's continued housing needs should be satisfied in the existing location based on an analysis of other potential locations within the delineated area. If other potential locations are identified, a cost-benefit analysis will be conducted to determine whether the Government can expect to recover the relocation and duplication costs of real and personal property needed for CBP to accomplish its mission.

The current lease at 301 E. Ocean Boulevard in Long Beach, California, expires October 9, 2021. CBP requires continued housing to carry out its mission.

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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 27, 2018.

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration