

114TH CONGRESS  
2D SESSION

# S. 1638

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## AN ACT

To direct the Secretary of Homeland Security to submit to Congress information on the Department of Homeland Security headquarters consolidation project in the National Capital Region, and for other purposes.

1       *Be it enacted by the Senate and House of Representa-*  
2       *tives of the United States of America in Congress assembled,*

1 **SECTION 1. SHORT TITLE.**

2 This Act may be cited as the “Department of Home-  
3 land Security Headquarters Consolidation Accountability  
4 Act of 2015”.

5 **SEC. 2. INFORMATION ON DEPARTMENT OF HOMELAND SE-**  
6 **CURITY HEADQUARTERS CONSOLIDATION**  
7 **PROJECT.**

8 (a) IN GENERAL.—Not later than 120 days after the  
9 date of enactment of this Act, the Secretary, in coordina-  
10 tion with the Administrator, shall submit to the appro-  
11 priate committees of Congress information on the imple-  
12 mentation of the enhanced plan for the Department head-  
13 quarters consolidation project within the National Capital  
14 Region, approved by the Office of Management and Budg-  
15 et and included in the budget of the President for fiscal  
16 year 2016 (as submitted to Congress under section  
17 1105(a) of title 31, United States Code), that includes the  
18 following:

19 (1) A proposed occupancy plan for the consoli-  
20 dation project that includes specific information  
21 about which Department-wide operations, component  
22 operations, and support offices will be located at the  
23 site, the aggregate number of full time equivalent  
24 employees projected to occupy the site, the seat-to-  
25 staff ratio at the site, and schedule estimates for mi-  
26 grating operations to the site.

1           (2) A comprehensive assessment of the dif-  
2           ference between the current real property and facili-  
3           ties needed by the Department in the National Cap-  
4           ital Region in order to carry out the mission of the  
5           Department and the future needs of the Depart-  
6           ment.

7           (3) A current plan for construction of the head-  
8           quarters consolidation at the St. Elizabeths campus  
9           that includes—

10                   (A) the estimated costs and schedule for  
11                   the current plan, which shall conform to rel-  
12                   evant Federal guidance for cost and schedule  
13                   estimates, consistent with the recommendation  
14                   of the Government Accountability Office in the  
15                   September 2014 report entitled “Federal Real  
16                   Property: DHS and GSA Need to Strengthen  
17                   the Management of DHS Headquarters Con-  
18                   solidation” (GAO–14–648); and

19                   (B) any estimated cost savings associated  
20                   with reducing the scope of the consolidation  
21                   project and increasing the use of existing capac-  
22                   ity developed under the project.

23           (4) A current plan for the leased portfolio of  
24           the Department in the National Capital Region that  
25           includes—

1           (A) an end-state vision that identifies  
2           which Department-wide operations, component  
3           operations, and support offices do not migrate  
4           to the St. Elizabeths campus and continue to  
5           operate at a property in the leased portfolio;

6           (B) for each year until the consolidation  
7           project is completed, the number of full-time  
8           equivalent employees who are expected to oper-  
9           ate at each property, component, or office;

10          (C) the anticipated total rentable square  
11          feet leased per year during the period beginning  
12          on the date of enactment of this Act and ending  
13          on the date on which the consolidation project  
14          is completed; and

15          (D) timing and anticipated lease terms for  
16          leased space under the plan referred to in para-  
17          graph (3).

18          (5) An analysis that identifies the costs and  
19          benefits of leasing and construction alternatives for  
20          the remainder of the consolidation project that in-  
21          cludes—

22               (A) a comparison of the long-term cost  
23               that would result from leasing as compared to  
24               consolidating functions on Government-owned  
25               space; and

1           (B) the identification of any cost impacts  
2           in terms of premiums for short-term lease ex-  
3           tensions or holdovers due to the uncertainty of  
4           funding for, or delays in, completing construc-  
5           tion required for the consolidation.

6           (b) COMPTROLLER GENERAL REVIEW.—

7           (1) REVIEW REQUIRED.—The Comptroller Gen-  
8           eral of the United States shall review the cost and  
9           schedule estimates submitted under subsection (a) to  
10          evaluate the quality and reliability of the estimates.

11          (2) ASSESSMENT.—Not later than 90 days  
12          after the submittal of the cost and schedule esti-  
13          mates under subsection (a), the Comptroller General  
14          shall report to the appropriate committees of Con-  
15          gress on the results of the review required under  
16          paragraph (1).

17          (c) DEFINITIONS.—In this Act:

18           (1) The term “Administrator” means the Ad-  
19           ministrator of General Services.

20           (2) The term “appropriate committees of Con-  
21           gress” means the Committee on Homeland Security  
22           and the Committee on Transportation and Infra-  
23           structure of the House of Representatives and the  
24           Committee on Homeland Security and Governmental  
25           Affairs of the Senate.

1           (3) The term “Department” means the Depart-  
2           ment of Homeland Security.

3           (4) The term “National Capital Region” has  
4           the meaning given the term under section 2674(f)(2)  
5           of title 10, United States Code.

6           (5) The term “Secretary” means the Secretary  
7           of Homeland Security.

Passed the Senate April 6, 2016.

Attest:

*Secretary.*



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