

114TH CONGRESS
2D SESSION

S. 1638

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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