

114TH CONGRESS  
1ST SESSION

**S.** \_\_\_\_\_

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.

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IN THE SENATE OF THE UNITED STATES

Mr. JOHNSON (for himself and Mr. CARPER) introduced the following bill; which was read twice and referred to the Committee on

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**A BILL**

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,*

3       **SECTION 1. SHORT TITLE.**

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

1 **SEC. 2. INFORMATION ON DEPARTMENT OF HOMELAND SE-**  
2 **CURITY HEADQUARTERS CONSOLIDATION**  
3 **PROJECT.**

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

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

23 (2) A comprehensive assessment of the dif-  
24 ference between the current real property and facili-  
25 ties needed by the Department in the National Cap-  
26 ital Region in order to carry out the mission of the

1 Department and the future needs of the Depart-  
2 ment.

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

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

15 (B) any estimated cost savings associated  
16 with reducing the scope of the consolidation  
17 project and increasing the use of existing capac-  
18 ity developed under the project.

19 (4) A current plan for the leased portfolio of  
20 the Department in the National Capital Region that  
21 includes—

22 (A) an end-state vision that identifies  
23 which Department-wide operations, component  
24 operations, and support offices do not migrate

1 to the St. Elizabeths campus and continue to  
2 operate at a property in the leased portfolio;

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

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

12 (D) timing and anticipated lease terms for  
13 leased space under the plan referred to in para-  
14 graph (3).

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

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

23 (B) the identification of any cost impacts  
24 in terms of premiums for short-term lease ex-  
25 tensions or holdovers due to the uncertainty of

1 funding for, or delays in, completing construc-  
2 tion required for the consolidation.

3 (b) COMPTROLLER GENERAL REVIEW.—

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

8 (2) ASSESSMENT.—Not later than 90 days  
9 after the submittal of the cost and schedule esti-  
10 mates under subsection (a), the Comptroller General  
11 shall report to the appropriate congressional commit-  
12 tees on the results of the review required under  
13 paragraph (1).

14 (c) DEFINITIONS.—In this Act:

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

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

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

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

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