



Committee on Transportation and Infrastructure
U.S. House of Representatives

Peter A. DeFazio
Chairman

Washington, DC 20515

Sam Graves, MO
Ranking Member

Katherine W. Dedrick, Staff Director

Paul J. Sass, Republican Staff Director

COMMITTEE RESOLUTION

LEASE
SOCIAL SECURITY ADMINISTRATION
NATIONAL CAPITAL REGION
PVA-01-WA21

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 225,000 rentable square feet of space, including 24 official parking spaces, for the Social Security Administration currently located at 5107 Leesburg Pike, Falls Church, VA; 2121 Crystal City Drive, Arlington, VA; and 250 E. Street SW, Washington, DC, at a proposed total annual cost of \$11,250,000, \$7,875,000, or \$8,775,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided that, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 148 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 148 square feet or higher per person.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

Provided further, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation

and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided further, not later than 30 calendar days after the date on which a request from the Chair or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

Provided further, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

Provided further, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

Provided that, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

Adopted: **March 24, 2021**


Peter A. DeFazio
Chair

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United States Senate

COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

WASHINGTON, DC 20510-6175

COMMITTEE RESOLUTION

LEASE

SOCIAL SECURITY ADMINISTRATION

NATIONAL CAPITAL REGION

PVA-01-WA21

RESOLVED BY THE COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS OF THE UNITED STATES SENATE

that pursuant to title 40 U.S.C. § 3307, a prospectus providing for a lease of up to 225,000 rentable square feet, including 24 official parking spaces, for the Social Security Administration, currently housed at 5107 Leesburg Pike, Falls Church, VA; 2121 Crystal City Drive, Arlington, VA; and 250 E. Street SW, Washington, DC, at a proposed annual cost of \$11,250,000 for a lease term of up to 20 years, a description of which is attached hereto and by reference made part of this resolution, is approved.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to execution of the new lease.

Provided, that to the maximum extent practicable, the Administrator of the General Services Administration shall require that the procurement include energy efficiency requirements as would be required for the construction of a federal building.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, *except that*, if the Administrator determines that the delineated area if the procurement should not be identical to the delineated are included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Environment and Public Works of the United States Senate prior to exercising any lease authority provided in this resolution.

Provided further, that the Administrator shall provide to the Chairman or Ranking Member of the Committee on Environment and Public Works of the Senate, in a timely manner, requested documents and information regarding this prospectus and resulting contractual materials, without redaction other than redactions to exclude business confidential, proprietary, and/or procurement sensitive information.

Provided further, the Administrator may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that such provision provide that if the lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of this lease, the lease shall be void, except for the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

Provided further, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance the Administrator shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

Provided further, that the Administrator shall not delegate to any other agency the authority granted by this resolution.


Chairman


Ranking Member

Adopted: May 26, 2021

**PROSPECTUS – LEASE
SOCIAL SECURITY ADMINISTRATION
NATIONAL CAPITAL REGION**

Prospectus Number: PVA-01-WA21
Congressional District: MD 3, 4, 5, 6, 8
VA 8, 10, 11
DC

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 225,000 rentable square feet (RSF) for the Social Security Administration (SSA), currently located at: 5107 Leesburg Pike, Falls Church, VA; 2121 Crystal City Drive, Arlington, VA; and 250 E. Street SW, Washington, DC. SSA has occupied space in the buildings since 2009, 2010, and 2019, respectively, under leases that expire on September 30, 2024, October 24, 2024, and January 22, 2029, respectively.

The proposed lease will provide continued housing for SSA and will significantly improve the agency's office and overall space utilization rates from 184 to 90 and 295 to 148 usable square feet (USF) per person, respectively.

Description

| | |
|---|---|
| Occupant: | SSA |
| Current RSF: | 429,849 (Current RSF/USF = 1.20) |
| Estimated/Proposed Maximum RSF ¹ : | 225,000 (Proposed RSF/USF = 1.20) |
| Expansion/Reduction RSF: | 204, 849 RSF Reduction |
| Current USF/Person: | 295 |
| Estimated/Proposed USF/Person: | 148 |
| Expiration Dates of Current Lease(s): | 09/30/2024; 10/24/2024; 01/22/2029 |
| Proposed Maximum Leasing Authority: | 20 years |
| Delineated Area: | Suburban Maryland, Northern Virginia, District of Columbia |
| Number of Official Parking Spaces: | 24 |
| Scoring: | Operating |
| Current Total Annual Cost: | \$13,219,967 (leases effective 10/01/2009; 08/26/2010; 12/23/2019) |
| Estimated Rental Rate for DC ² : | \$50.00 / RSF |
| Estimated Total Annual Cost: | \$11,250,000 |

¹ The RSF/USF at the current locations is approximately 1.20; 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 2024 and may be escalated by 2.0 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.

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| | |
|-------------------------------|---------------|
| Estimated Rental Rate for MD: | \$35.00 / RSF |
| Estimated Total Annual Cost: | \$7,875,000 |
| Estimated Rental Rate for VA: | \$39.00 / RSF |
| Estimated Total Annual Cost: | \$8,775,000 |

Acquisition Strategy

In order to maximize the flexibility and competition in acquiring space for SSA, GSA may issue a single, multiple-award solicitation that will allow offerors to provide blocks of space able to meet requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus.

Background

The mission of SSA is to deliver quality social security services to the public through the three programs it administers under the Social Security Act: the Old-Age and Survivors Insurance program, the Disability Insurance program, and the Supplemental Security Income program. SSA's Office of Hearing Operations (OHO) and Office of Analytics, Review, and Oversight (OARO) are two components responsible for holding hearings, issuing decisions, and reviewing appeals as part of SSA's process for determining whether a person may receive benefits. The Office of Retirement and Disability Policy (ORDP) is responsible for all major activities in the areas of strategic and program policy planning, policy research and evaluation, statistical programs, and overall policy development, analysis, and implementation.

OHO is one of the largest administrative adjudication systems in the world and directs a nationwide field organization of administrative law judges (ALJ) who conduct impartial hearings and make decisions on appealed determinations involving retirement, survivors, disability, and supplemental security income benefits. OARO reviews ALJ decisions on appeal by claimants, or on its own motion, and processes cases appealed to Federal court. The OARO Office of Appellate Operations serves through the Appeals Council as the final level of administrative review for claimants appealing ALJ denials and dismissals of claims. The Office of Appellate Operations also collects and analyzes nationwide data on policy compliance of adjudicators and performance of the adjudication process. ORDP directs and manages the planning, development, issuance, and evaluation of operational policies, standards, and instructions for the Retirement and Survivors Insurance, Disability Insurance, Supplemental Security Income (SSI) program, and other SSA programs.

**PROSPECTUS – LEASE
SOCIAL SECURITY ADMINISTRATION
NATIONAL CAPITAL REGION**

Prospectus Number: PVA-01-WA21
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VA 8, 10, 11
DC

Justification

SSA is currently housed at 5107 Leesburg Pike, Falls Church, VA; 2121 Crystal City Drive, Arlington, VA; and 250 E. Street SW, Washington, DC, in leases that expire on September 30, 2024, October 24, 2024, and January 22, 2029, respectively. SSA requires continued housing to carry out its mission. Combining these components into one location will allow SSA to take advantage of economies of scale and shared common space, and significantly reduces the overall footprint and rent of the agency.

Co-location of SSA entities into a single location allows for synergy of mission and captures economies of scale. The proposed requirement incorporates SSA's new housing space standards in addition to resource sharing, yielding a 48-percent reduction in the amount of total space and a 50-percent improvement in overall utilization rate. Depending on the location, SSA's estimated rental expenses will be reduced by up to \$5.3 million annually.

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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NATIONAL CAPITAL REGION**

Prospectus Number: PVA-01-WA21
Congressional District: MD 3, 4, 5, 6, 8
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DC

Certification of Need

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

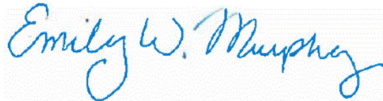
Submitted at Washington, DC, on 8/25/2020 _____

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration

March 2020

Housing Plan
Social Security Administration

PVA-01-WA21
National Capital Region

| Leased Locations | CURRENT | | | | | | ESTIMATED/PROPOSED | | | | | |
|--------------------------------------|--------------|--------------|---------------------------------------|--------------|---------------|----------------|--------------------|--------------|--------------------------|----------------------|----------------------|----------------|
| | Personnel | | Usable Square Feet (USF) ¹ | | | | Personnel | | Usable Square Feet (USF) | | | |
| | Office | Total | Office | Storage | Special | Total | Office | Total | Office | Storage ⁵ | Special ⁶ | Total |
| 5107 Leesburg Pike, Falls Church, VA | 910 | 910 | 217,976 | 1,901 | 60,540 | 280,417 | | | | | | |
| 2121 Crystal Dr. Arlington, VA | 213 | 213 | 49,288 | 445 | 4,754 | 54,487 | | | | | | |
| 250 E Street SW, Washington DC | 93 | 93 | 20,050 | 300 | 4,006 | 24,356 | | | | | | |
| Estimated/Proposed Lease | | | | | | | 1,266 | 1,266 | 145,709 | 2,128 | 38,939 | 186,776 |
| Total | 1,216 | 1,216 | 287,314 | 2,646 | 69,300 | 359,260 | 1,266 | 1,266 | 145,709 | 2,128 | 38,939 | 186,776 |

| Office Utilization Rate (UR) ² | | |
|---|---------|----------|
| | Current | Proposed |
| Rate | 184 | 90 |

UR = average amount of office space per person
Current UR excludes 63,209 usf of office support space
Proposed UR excludes 32,056 usf of office support space

| Overall UR ³ | | |
|-------------------------|---------|----------|
| | Current | Proposed |
| Rate | 295 | 148 |

| R/U Factor ⁴ | | | |
|-------------------------|-----------|---------|---------|
| | Total USF | RSF/USF | Max RSF |
| Current | 359,260 | 1.20 | 429,849 |
| Estimated/Proposed | 186,776 | 1.20 | 225,000 |

| Special Space ⁶ | USF |
|-----------------------------|---------------|
| Conference Rooms | 12,340 |
| Video Studio | 4,000 |
| Reprographics Center | 5,100 |
| IT Support Space, LAN Rooms | 2,000 |
| Security Ops Center | 2,300 |
| Mailrooms | 4,197 |
| Health Unit | 2,880 |
| Break Rooms | 6,122 |
| Total | 38,939 |

NOTES:

¹ 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.

² Calculation excludes the judiciary, Congress, and agencies with fewer than 10 people.

³ USF/Person = housing plan total USF divided by total personnel.

⁴ R/U Factor (R/U) = Max RSF divided by total USF

⁵ Storage excludes warehouse, which is part of Special Space.

⁶ 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.