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United States Senate

COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

WASHINGTON, DC 20510-6175

RYAN JACKSON, MAJORITY STAFF DIRECTOR
BETTINA POIRIER, DEMOCRATIC STAFF DIRECTOR

COMMITTEE RESOLUTION

LEASE

SOCIAL SECURITY ADMINISTRATION

BALTIMORE CITY AND BALTIMORE AND ANNE ARUNDEL COUNTIES, MARYLAND

PMD-02-BA16

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 replacement lease of up to 511,000 rentable square feet of space, for the Social Security Administration, currently located at 1500 and 1718 Woodlawn Drive in Woodlawn, Maryland, at a maximum proposed rental rate of \$33 per rentable square foot, at a proposed total annual cost of \$16,933,000 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 General Services 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 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 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 not delegate to any other agency the authority granted by this resolution.


Chairman


Ranking Member

Adopted: January 20, 2016

**PROSPECTUS – LEASE
SOCIAL SECURITY ADMINISTRATION
BALTIMORE CITY AND BALTIMORE
AND ANNE ARUNDEL COUNTIES, MD**

Prospectus Number: PMD-02-BA16
Congressional District: 2,3,7

Executive Summary

The General Services Administration (GSA) proposes a replacement lease of up to 511,000 rentable square feet (RSF) for the Social Security Administration (SSA), currently located at 1500 and 1718 Woodlawn Drive in Woodlawn, MD.

The replacement lease will provide continued housing for SSA and will improve SSA's office and overall utilization rates from 198 to 102 usable square feet (USF) per person and 297 to 163 USF per person, respectively. As a result of the improved utilization, the replacement lease will reduce the rentable square footage of the requirement by 41 percent, a 362,203 RSF reduction from the total of its current occupancy. In the absence of this reduction, the status quo cost of continued occupancy at the proposed market rental rate would be \$28,815,699.

Description

Occupant:	Social Security Administration
Lease Type	Replacement
Current Rentable Square Feet (RSF)	873,203 (Current RSF/USF = 1.15)
Proposed Maximum RSF:	511,000 (Proposed RSF/USF = 1.15)
Expansion/Reduction RSF:	362,203 (Reduction)
Current Usable Square Feet/Person:	297
Proposed Usable Square Feet/Person:	163
Proposed Maximum Lease Term:	20 Years
Expiration Dates of Current Leases:	10/31/2018 (1500 Woodlawn Drive) 12/31/2018 (1718 Woodlawn Drive)
Delineated Area:	North: Rte. 140 starting at Dolfield Blvd. to I-695 to Rte. 146 South: Rte. 100 East: Rte. 2 starting at Rte. 100 extending through Brooklyn Park at 2nd Street to Rte. 1 to Rte. 45 (Greenmount/York) to Rte. 146. West: Dolfield Blvd. South to Lakeside Blvd. to Painters Mill Rd. to McDonough Rd. to I-795 to I-695 to Old Court Rd to N Rolling Rd to Frederick Rd to S Rolling Rd (166) to I-195 to Hwy 295 to Rte. 100

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SOCIAL SECURITY ADMINISTRATION
BALTIMORE CITY AND BALTIMORE
AND ANNE ARUNDEL COUNTIES, MD**

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Number of Official Parking Spaces ¹ :	25
Scoring:	Operating lease
Maximum Proposed Rental Rate ² :	\$33.00 / RSF
Proposed Annual Parking Cost:	\$70,000
Proposed Annual Lease Cost	\$16,863,000
Proposed Total Annual Cost ³ :	\$16,933,000
Current Total Annual Cost	\$16,514,333 (Leases effective 11/01/1993, 1/1/2003)

Acquisition Strategy

In order to acquire space that will meet SSA's requirements, GSA may issue a single, multiple-award solicitation that will allow offerors to provide blocks of space to meet the requirements in whole or in part. A multiple building solution must house SSA in geographically proximate locations. All offers must provide space consistent with the delineated area defined by this prospectus.

Justification

The current leases located at 1500 Woodlawn Drive and a portion of 1718 Woodlawn Drive in Woodlawn, MD, expire in 2018. SSA requires continued housing to perform its mission. These leases house the Office of Central Operations (OCO) of SSA, responsible for processing claims and post-entitlement actions for disability claimants and beneficiaries. The total space requested will reduce the SSA footprint by 362,203 RSF, or 41 percent of the 873,203 RSF currently occupied. This reduction will be accomplished through rightsizing the workspace and resource sharing.

¹SSA security requirements may necessitate control of the parking at the leased location. This control may be accomplished as a lessor-furnished service, as a separate operating agreement with the lessor, or as part of the Government's leasehold interest in the building.

²This estimate is for fiscal year 2018 and may be escalated by 1.9 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 a basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government. Lease award shall not exceed the maximum rental rate as specified in this prospectus.

³New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

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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.

Certification of Need


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

Submitted at Washington, DC, on December 10, 2015

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration

November 2014

**Housing Plan
Social Security Administration**

**PMD-02-BA16
Baltimore City and Baltimore and
Anne Arundel Counties, MD**

Locations	CURRENT						PROPOSED					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
1718 Woodlawn Drive	-	18				42,296						
1500 Woodlawn Drive	2,523	2,536	638,910	16,127	61,974	717,011						-
Proposed Lease												
Total	2,523	2,554	638,910	16,127	104,270	759,307	2,697	2,728	352,821	7,224	84,255	444,300
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Office Utilization Rate (UR) ²			
Rate	Current	Proposed	
	198	102	

UR - average amount of office space per person
 Current UR excludes 140,560 usf of office support space
 Proposed UR excludes 77,621 usf of office support space

Overall UR ³			
Rate	Current	Proposed	
	297	163	

R/U Factor ⁴			
	Total USF	RSF/USF	Max RSF
Current	759,307	1.15	873,203
Proposed	444,300	1.15	511,000

NOTES:

¹USF 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.

²Calculation excludes Judiciary, Congress and agencies with less than 10 people

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

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

Special Space		USF
Mail Room		26,189
Training Center		20,000
Food Service		18,082
ADP		3,000
Health Unit		3,600
Fitness Center		5,500
Credit Union		1,800
Career Life Center		1,284
Emergency Response/Security		4,800
Total		84,255

November 2014

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Social Security Administration**

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