

**PROSPECTUS – LEASE
SOCIAL SECURITY ADMINISTRATION
DALLAS, TX**

Prospectus Number: PTX-01-DA17
Congressional District: 30

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 135,260 rentable square feet (RSF) of space for the Social Security Administration (SSA), currently located in leased space at 1301 Young St., Dallas, TX.

The proposed lease will enable SSA to provide continued housing as well as more modern, streamlined, and efficient operations. It will significantly improve space utilization, as the office utilization rate will be improved from 247 to 115 usable square feet (USF) per person, and the overall utilization rate from 317 to 172 USF per person, reducing SSA's footprint at this location by 62,591 RSF.

Description

Occupant:	Social Security Administration
Current Rentable Square Feet (RSF)	197,851 (Current RSF/USF = 1.14)
Estimated Maximum RSF:	135,260 (Proposed RSF/USF = 1.15)
Expansion/Reduction RSF:	62,591 (Reduction)
Current Usable Square Feet/Person:	317
Estimated Usable Square Feet/Person:	172
Proposed Maximum Lease Term:	20 Years
Expiration Dates of Current Leases:	9/30/2017 and 10/31/2017
Delineated Area:	The Central Business District bounded by: North - Woodall Rogers Freeway South - R.L. Thornton Freeway East - Central Expressway West - Stemmons Freeway
Number of Official Parking Spaces:	542
Scoring:	Operating lease

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Estimated Rental Rate ¹ :	\$36.00
Estimated Total Annual Cost ² :	\$4,869,360
Current Total Annual Cost:	\$4,457,000 (Leases effective 10/1/1998, 11/1/2007 and 2/22/2010)

Justification

SSA has developed a program of requirements for replacement space to house its Regional Office in Dallas, Texas. The office provides SSA services including retirement benefits, disability insurance, and supplemental security income to Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and the Navajo Nation in part of Arizona and Utah.

The proposed requirements utilize new space standards developed by SSA to improve space efficiency and employee productivity and will reduce SSA's footprint by 62,591 RSF. In the absence of this reduction, the status quo cost of continued occupancy at the proposed market rental rate would be \$7,128,000 per year.

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

¹This estimate is for fiscal year 2017 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 a basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

²New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

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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

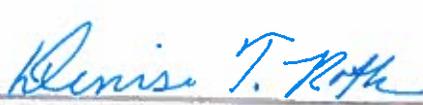
The proposed lease is the best solution to meet a validated Government need.

Submitted at Washington, DC, on April 25, 2016

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration

October 2015

Housing Plan
Social Security Administration

PTX-01-DA17
Dallas, TX

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	Special	Total
1301 Young Street	549	549	174,082			174,082						
Estimated/Proposed Lease							685	685	100,657	5,280	11,680	117,617
Total	549	549	174,082	-	-	174,082	685	685	100,657	5,280	11,680	117,617

Office Utilization Rate (UR) ²		
	Current	Proposed
Rate	247	115

UR=average amount of office space per person
 Current UR excludes 38,298 usf of office support space
 Proposed UR excludes 22,145 usf of office support space

Special Space	USF
Conference/Training/Studio	10,680
ADP	1,000
Total	11,680

Overall UR ³		
	Current	Proposed
Rate	317	172

R/U Factor ⁴	Total USF	RSF/USF	Max RSF
Current	174,082	1.14	197,851
Estimated/Proposed	117,617	1.15	135,260

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