



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

**Bill Shuster**  
**Chairman**

**Washington, DC 20515**

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**Ranking Member**

Christopher P. Bertram, Staff Director

Katherine W. Dedrick, Democratic Staff Director

**COMMITTEE RESOLUTION**

**LEASE**  
**SOCIAL SECURITY ADMINISTRATION**  
**DALLAS, TX**  
**PTX-01-DA17**

*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 replacement lease of up to 135,260 rentable square feet of space, including 542 official parking spaces, for the Social Security Administration currently located at 1301 Young Street in Dallas, Texas at a proposed total annual cost of \$4,869,360 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 agencies agree to apply an overall utilization rate of 172 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 172 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 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*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

Adopted: **May 25, 2016**

A handwritten signature in blue ink that reads "Bill Shuster". The signature is written in a cursive style with a large, prominent "B".

Bill Shuster, M.C.  
Chairman

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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

114th Congress  
2<sup>nd</sup> Session

## United States Senate COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

### COMMITTEE RESOLUTION

#### LEASE SOCIAL SECURITY ADMINISTRATION DALLAS, TEXAS PTX-01-DA17

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

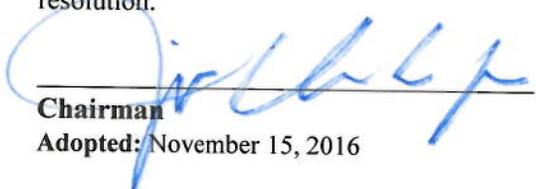
that pursuant to title 40 U.S.C. § 3307, a prospectus providing for a lease of approximately 135,260 rentable square feet of space for the Social Security Administration (SSA), currently located in leased space at 1301 Young Street, Dallas, TX, at a maximum proposed rental rate of \$36 per rentable square foot, at a proposed total annual cost of \$4,869,360 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

Adopted: November 15, 2016

  
Ranking Member

**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

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

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

Estimated Rental Rate <sup>1</sup> :	\$36.00
Estimated Total Annual Cost <sup>2</sup> :	\$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

<sup>1</sup>This 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.

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

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

Prospectus Number: PTX-01-DA17  
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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**

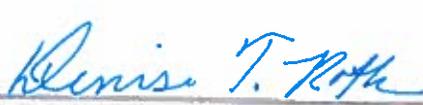
The proposed lease is the best solution to meet a validated Government need.

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) <sup>1</sup>				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
<b>Total</b>	<b>549</b>	<b>549</b>	<b>174,082</b>	<b>-</b>	<b>-</b>	<b>174,082</b>	<b>685</b>	<b>685</b>	<b>100,657</b>	<b>5,280</b>	<b>11,680</b>	<b>117,617</b>

Office Utilization Rate (UR) <sup>2</sup>		
	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
<b>Total</b>	<b>11,680</b>

Overall UR <sup>3</sup>		
	Current	Proposed
Rate	317	172

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

NOTES:

<sup>1</sup>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.

<sup>2</sup>Calculation excludes Judiciary, Congress and agencies with less than 10 people

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

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