

**PROSPECTUS – LEASE
SOCIAL SECURITY ADMINISTRATION
SALINAS, CA**

Prospectus Number: PCA-02-SA18
Congressional District: 20

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 70,000 rentable square feet (RSF), and 3 secured parking spaces, for the Social Security Administration (SSA), currently located at 100 East Alvin Drive, in Salinas, CA.

The lease will provide continued housing for SSA's Salinas Teleservice Center (TSC), and will maintain the overall utilization rate of 177 useable square feet (USF) per person and the office utilization rate of 116 USF per person.

Description

Occupant:	Social Security Administration
Current Rentable Square Feet (RSF)	66,664 (Current RSF/USF = 1.10)
Estimated Maximum RSF ¹ :	70,000 (Proposed RSF/USF = 1.15)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	177
Estimated Usable Square Feet/Person:	177
Expiration Dates of Current Lease(s):	10/31/2020
Proposed Maximum Leasing Authority:	15 years
Delineated Area:	City Limits of Salinas, CA
Number of Official Parking Spaces:	3
Scoring:	Operating
Current Total Annual Cost:	\$2,603,229 (lease effective 11/01/2015)
Estimated Rental Rate ² :	\$50.49 / RSF
Estimated Total Annual Cost ³ :	\$3,534,300

¹ The RSF/USF at the current location is approximately 1.10; however, to maximize competition a RSF/USF ratio of 1.15 is used for the estimated maximum RSF as indicated in the housing plan.

² This estimate is for fiscal year 2021 and may be escalated by 2 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.

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

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Justification

The SSA office at 100 East Alvin Drive houses the Salinas TSC, and the current lease expires on October 31, 2020. SSA requires continued housing to carry out its mission at the TSC.

The TSC is designed as a call center with a large number of employees working side-by-side, each engaged in serving their particular customer over the telephone. Very minimal special space is included in the build-out, and call centers are a critical link between SSA and its customers.

TSC Contact Representatives are often the first point of contact for the public. Each representative interviews beneficiaries and the general public by telephone and/or by correspondence to determine the nature of the issue, explain technical information, gather facts, and resolve problems relating to Social Security programs. TSCs may also receive requests for these services from other agencies or community organizations.

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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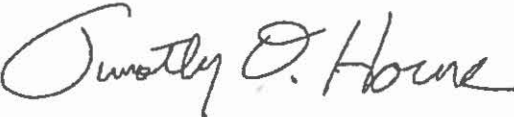
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Certification of Need

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

Submitted at Washington, DC, on November 30, 2017

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Acting Administrator, General Services Administration