

**PROSPECTUS – LEASE  
SOCIAL SECURITY ADMINISTRATION  
FALLS CHURCH, VA**

Prospectus Number: PVA-03-FC20  
Congressional District: 8

**Executive Summary**

The General Services Administration (GSA) proposes the exercise of a renewal option of up to 5 years for approximately 334,103 rentable square feet (RSF) for the Social Security Administration's (SSA) Office of Hearings Operations (OHO) and Office of Analytics, Review, and Oversight (OARO), currently located at 5107 Leesburg Pike in Falls Church, VA. SSA has occupied space in the building since October 1, 2009, under a lease that expires on September 30, 2019. Additionally, employees currently housed in a lease at 4401 Ford Avenue in Alexandria, VA, that expires on June 5, 2022, will be consolidated into the existing footprint.

Renewal of the current lease located at 5107 Leesburg Pike in Falls Church will enable SSA to provide continued housing for current personnel and meet its current mission requirements. SSA will have office and overall utilization rates at 156 and 261 usable square feet (USF) per person, respectively.

**Description**

Occupant:	SSA
Current RSF:	355,809 (Current RSF/USF = 1.19)
Estimated/Proposed Maximum RSF:	334,103 (Proposed RSF/USF = 1.19)
Expansion/Reduction RSF:	21,706 reduction
Current USF/Person:	279 (all-in)
Estimated/Proposed USF/Person:	261 (all-in)
Expiration Dates of Current Lease(s):	09/30/2019; 6/5/2022
Proposed Maximum Leasing Authority:	5 years
Delineated Area:	Fairfax County and Fairfax City
Number of Official Parking Spaces:	24
Scoring:	Operating
Current Total Annual Cost:	\$11,845,007 (lease effective 10/1/2009)
Estimated Rental Rate <sup>1</sup> :	\$27.75 / RSF
Estimated Total Annual Cost <sup>2</sup> :	\$9,271,358

<sup>1</sup> This estimate is for fiscal year fiscal year 2020 and may be escalated by 2 percent per year 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.

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

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**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 OHO and 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.

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 administrative law judge 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.

**Justification**

This location houses both OHO and OARO offices. Maintaining these operations is essential to SSA's execution of functions under the Social Security Act.

The current lease at 5107 Leesburg Pike, Falls Church, VA, expires on September 30, 2019, and SSA requires continued housing to meet its mission requirements until it can carry out a long-term consolidation plan. A 5-year lease renewal will provide SSA with sufficient time to formulate the consolidation plan and budget for move costs accordingly.

**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

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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 extension. 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 June 12, 2019

Recommended: \_\_\_\_\_

  
Commissioner, Public Buildings Service

Approved: \_\_\_\_\_

  
Administrator, General Services Administration