

I have often thought when we talk about differentiated learning, we forget that that is what teachers do day in and day out with every single student they have. What does this student need right now? How can I help them get what they need so they can be successful? It is both exhausting and rewarding.

Can we please stop attacking teachers?

Mr. Speaker, I yield to the gentlewoman from Hawaii (Ms. TOKUDA).

Ms. TOKUDA. Mr. Speaker, I am definitely out of breath. I ran here from my other hearing because this was just such an important hour that we participate in.

Patsy Takemoto Mink is the mother of Title IX. She had a vision and a dream for her daughter and for all of our children, to live a life free from the kind of discrimination she suffered as a woman of color.

Her groundbreaking advocacy and reforms have since paved the way to allow all of our children to fully participate and engage in their education, in sports, and in all other forms of learning as their true, authentic selves.

Removing discrimination and inequity on the basis of sex was personal for Congresswoman Mink. Throughout her pursuit of higher education, she faced racial discrimination, segregation, and limited opportunities simply because she was a woman.

Many of us serving here in Congress on both sides of the aisle are here because of Patsy's perseverance and courage, and I am humbled to serve in the seat that she held with such grit and such grace. Like Patsy, I see every action or inaction we take here in Congress through the lens of a mother.

While we cowardly delay action on gun legislation, I leave home each week terrified that one day an active shooter drill at my sons' school might not be a drill at all.

As we fight book bans and the perverse culture wars of the far right, I wonder how my boys will feel when they see less and less of themselves in what is represented as history, and in the books that are on the library shelves.

While we watch as bullies in Congress try to push our loved ones back into the closet through guilt and shame, I hug my babies, now teenagers, every single chance I get, and I remind them, as I have since they were little, of my unconditional love for them and my only wish for them to be whomever they seek to be.

As we fight in this Chamber, kicking and screaming against what is nothing less than a movement to use our chil-

dren as a means to institutionalize racism, legitimize discrimination, and oppress marginalized people and communities of color around our country, I often sit and ask myself: What would Patsy say? What would Patsy do?

I cannot speak for this great tower of a woman, but I know in my heart that she would not stand for this kind of politicization of our children. She would stand shoulder to shoulder with all of us and say: Hell, no, not today. Not today.

Ms. BALINT. Mr. Speaker, we have important work to do in this country. We need to continue to invest in schools so that we can reduce poverty. We need to alleviate hunger. We need to work together to build better outcomes for kids. We need to give teachers a living wage and create equitable systems that don't leave anyone behind. Your ZIP Code should not determine whether you get a robust, rich education or not.

□ 1630

Students, parents, educators deserve more. They need partners, not partisans. They don't need bullies. What they need is for us to stand up for robust, rich education and not be afraid to talk about the tough stuff.

Mr. Speaker, I yield back the balance of my time.

COMMUNICATION FROM CHAIR OF
COMMITTEE ON TRANSPORTATION
AND INFRASTRUCTURE

The SPEAKER pro tempore laid before the House the following communication from the chair of the Committee on Transportation and Infrastructure, which was read and referred to the Committee on Appropriations:

HOUSE OF REPRESENTATIVES,
COMMITTEE ON TRANSPORTATION AND
INFRASTRUCTURE,

Washington, DC, July 27, 2023.

Hon. KEVIN MCCARTHY,
Speaker of the House, House of Representatives,
Washington, DC.

DEAR MR. SPEAKER: On July 27, 2023, pursuant to section 3307 of Title 40, United States Code, the Committee on Transportation and Infrastructure met in open session, with a quorum being present, to consider 15 resolutions included in the General Services Administration's Capital Investment and Leasing Programs.

I have enclosed copies of the resolutions adopted by the Committee on Transportation and Infrastructure on July 27, 2023.

Sincerely,

SAM GRAVES,
Chairman.

Enclosures.

COMMITTEE RESOLUTION
LEASE—U.S. DEPARTMENT OF VETERAN
AFFAIRS, THE VILLAGES, FL

Resolved by the Committee on Transportation
and Infrastructure of the United States House

of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 140,144 net usable square feet of space, and 950 parking spaces, for the U.S. Department of Veteran Affairs (VA) for a Community Based Outpatient Clinic in The Villages, FL to replace an existing lease at a proposed unserviced annual cost of \$5,482,000 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, 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, if the General Services Administration delegates to any other agency the authority granted by this resolution, the Administrator of General Services shall oversee and monitor such delegation of authority to ensure such delegation is carried out consistent with the law and authority provided.

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, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

Provided further, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

Provided further, the Administrator of General Services shall require tenant agency(ies) to agree to reporting actual utilization data on at least an annual basis during occupancy and such reports are transmitted to the Committee.

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
THE VILLAGES, FL**

Prospectus Number: PFL-22-VA23
Congressional District: 11

Executive Summary

The General Services Administration (GSA) proposes an outpatient clinic lease of approximately 140,144 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA), replacing a separate outpatient facility totaling 74,715 NUSF in the vicinity of The Villages, FL.

The lease will be delegated to VA, provide continued services for The Villages Veteran community, and provide the necessary expansion services to meet current and projected service delivery gaps for healthcare in the local market.

Description

Occupant:	VA
Current NUSF:	74,715
Estimated Maximum NUSF:	140,144
Expansion/Reduction NUSF:	65,429 (expansion)
Estimated Maximum Rentable Square Feet:	189,194
Expiration Dates of Current Lease(s):	8/1/2030
Proposed Maximum Lease Term:	20 years
Delineated Area:	<u>North:</u> Intersection Hwy 441 & SE Abshier Blvd, W on SE Abshier Blvd, W on SE 110th St, N on S Hwy 475, W on SW 107th Pl, W on Pendleton Way until road ends at I-75 <u>South:</u> E on Hwy 44 <u>East:</u> N on N 14th St, N on Hwy 441 <u>West:</u> S on I-75
Number of Official Parking Spaces:	950
Scoring:	Operating Lease
Current Total Annual Cost:	\$1,549,433 (lease effective 8/2/2010)
Current Total Unserviced Annual Cost:	\$1,385,963
Estimated Unserviced Rental Rate ¹ :	\$39.11 per NUSF
Estimated Total Unserviced Annual Cost ² :	\$5,482,000

¹ This estimate is for fiscal year 2023 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 unserviced (taxes, insurance, management, and maintenance and repair reserves included); however, the lease contract may include operating expenses paid by the lessor.

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

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
THE VILLAGES, FL**

Prospectus Number: PFL-22-VA23
Congressional District: 11

Justification

A new 140,144 NUSF lease in The Villages will replace the existing The Villages VA Clinic and allow for decompression of the Malcom Randall VA Medical Center.

The current space in these facilities is insufficient to meet the projected needs of the Veteran community. Space limitations and an increase in workload limit Veterans' access to services in a timely manner.

The new facility will enhance VA outpatient services by closing space gaps identified in VA's Strategic Capital Investment Planning process. The new lease will allow VA to provide comprehensive primary care, mental health, and specialty care services to the Veteran population in The Villages area in a rightsized and state-of-the-art healthcare facility.

Summary of Energy Compliance

The Government 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. The Government 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 net usable area.

Interim Leasing

The Government will execute such interim leasing actions as are necessary to ensure continued housing 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.

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
THE VILLAGES, FL**

Prospectus Number: PFL-22-VA23
Congressional District: 11

Certification of Need

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

Submitted at Washington, DC, on 12/20/2022

Recommended:  _____
Commissioner, Public Buildings Service

Approved:  _____
Administrator, General Services Administration

COMMITTEE RESOLUTION

LEASE—U.S. DEPARTMENT OF VETERAN
AFFAIRS, JACKSONVILLE, NC

Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease of up to 188,917 net usable square feet of space, and 1,300 parking spaces, for the U.S. Department of Veteran Affairs (VA) for a Community Based Outpatient Clinic in Jacksonville, NC to replace an existing lease at a proposed unserviced annual cost of \$6,316,000 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, 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, if the General Services Administration delegates to any other agen-

cy the authority granted by this resolution, the Administrator of General Services shall oversee and monitor such delegation of authority to ensure such delegation is carried out consistent with the law and authority provided.

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, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that pro-

vides any information requested regarding the project.

Provided further, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

Provided further, the Administrator of General Services shall require tenant agency(ies) to agree to reporting actual utilization data on at least an annual basis during occupancy and such reports are transmitted to the Committee.

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
JACKSONVILLE, NC**

Prospectus Number: PNC-16-VA23
Congressional District: 3

Executive Summary

The General Services Administration (GSA) proposes an outpatient clinic lease of approximately 188,917 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA), currently located in a separate outpatient facility totaling 15,000 NUSF in the vicinity of Jacksonville, NC.

The lease will be delegated to VA, provide continued services for the Jacksonville Veteran community, and provide the necessary expansion services to meet current and projected service delivery gaps for healthcare in the local market.

Description

Occupant:	VA
Current NUSF	15,000
Estimated Maximum NUSF:	188,917
Expansion/Reduction NUSF:	173,917 (expansion)
Estimated Maximum Rentable Square Feet:	255,038
Expiration Dates of Current Lease(s):	12/15/2025
Proposed Maximum Lease Term:	20 years
Delineated Area:	<u>North:</u> E on Briarneck Rd from Richlands Hwy, E on Rhodestown Rd, E on Gum Branch Rd, E on Ramsey Rd, S on Kellum Loop Rd, E on Hwy 17s <u>South:</u> Route 24, Hwy 17 <u>East:</u> Halltown Rd, Waters Rd, Old 30 Rd, Piney Green Rd <u>West:</u> Old Maplehurst Rd, Burgaw Hwy, N on Richlands Hwy to Intersection with Briarneck Rd
Number of Official Parking Spaces:	1,300
Scoring:	Operating Lease
Current Total Annual Cost:	\$406,190 (lease effective 12/16/2015)
Current Total Unserviced Annual Cost:	\$273,539
Estimated Unserviced Rental Rate ¹ :	\$33.43 per NUSF
Estimated Total Unserviced Annual Cost ² :	\$6,316,000

¹ This estimate is for fiscal year 2023 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 unserviced (taxes, insurance, management, and maintenance and repair reserves included); however, the lease contract may include operating expenses paid by the lessor.

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

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
JACKSONVILLE, NC**

Prospectus Number: PNC-16-VA23
Congressional District: 3

Justification

A new 188,917 NUSF lease in Jacksonville will replace the existing Jacksonville Community-Based Outpatient Clinic.

The current space in this facility is insufficient to meet the projected needs of the Veteran community. Space limitations and an increase in workload limit Veterans' access to services in a timely manner.

The new facility will enhance VA outpatient services by closing space and utilization gaps identified in VA's Strategic Capital Investment Planning process and will provide a single location in the Jacksonville area to serve the outpatient care needs of Veterans and their families. The new lease will allow VA to provide comprehensive primary care, mental health, and specialty care services to the Veteran population in the Jacksonville area in a rightsized and state-of-the-art healthcare facility.

Summary of Energy Compliance

The Government 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. The Government 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 net usable area.

Interim Leasing

The Government will execute such interim leasing actions as are necessary to ensure continued housing 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.

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
JACKSONVILLE, NC**

Prospectus Number: PNC-16-VA23
Congressional District: 3

Certification of Need

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

Submitted at Washington, DC, on 12/20/2022

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration

COMMITTEE RESOLUTION

LEASE—U.S. DEPARTMENT OF VETERAN
AFFAIRS, CLARKSVILLE, TN

Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 215,175 net usable square feet of space, and 1,500 parking spaces, for the U.S. Department of Veteran Affairs (VA) for a Community Based Outpatient Clinic in Clarksville, TN to replace an existing lease at a proposed unserviced annual cost of \$7,517,000 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, 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, if the General Services Administration delegates to any other agen-

cy the authority granted by this resolution, the Administrator of General Services shall oversee and monitor such delegation of authority to ensure such delegation is carried out consistent with the law and authority provided.

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, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that pro-

vides any information requested regarding the project.

Provided further, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

Provided further, the Administrator of General Services shall require tenant agency(ies) to agree to reporting actual utilization data on at least an annual basis during occupancy and such reports are transmitted to the Committee.

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
CLARKSVILLE, TN**

Prospectus Number: PTN-24-VA23
Congressional District: 7

Executive Summary

The General Services Administration (GSA) proposes an outpatient clinic lease of approximately 215,175 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA), replacing a separate outpatient facility totaling 4,905 NUSF in the vicinity of Clarksville, TN.

The lease will be delegated to VA, provide continued services for the Clarksville Veteran community, and provide the necessary expansion services to meet current and projected service delivery gaps for healthcare in the local market.

Description

Occupant:	VA
Current NUSF:	4,905
Estimated Maximum NUSF:	215,175
Expansion/Reduction NUSF:	210,270 (expansion)
Estimated Maximum Rentable Square Feet:	290,486
Expiration Dates of Current Lease(s):	9/9/2023
Proposed Maximum Lease Term:	20 years
Delineated Area:	<u>North:</u> Intersection Hwy 41 & Hwy 374, E on Hwy 374, N on Hwy 48 <u>South:</u> W on Hwy 76, W on Ashland City Rd, S on Ashland City Rd, W along Wall Branch Stream <u>East:</u> S on Interstate 24 <u>West:</u> W along Cumberland River, continue N along Cumberland River, E along Red River, N on Providence Blvd, N on Highway 41
Number of Official Parking Spaces:	1,500
Scoring:	Operating Lease
Current Total Annual Cost:	\$144,865 (lease effective 9/10/2013)
Current Total Unserviced Annual Cost:	\$144,000
Estimated Unserviced Rental Rate ¹ :	\$34.93 per NUSF
Estimated Total Unserviced Annual Cost ² :	\$7,517,000

¹ This estimate is for fiscal year 2023 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 unserviced (taxes, insurance, management, and maintenance and repair reserves included); however, the lease contract may include operating expenses paid by the lessor.

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

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
CLARKSVILLE, TN**

Prospectus Number: PTN-24-VA23
Congressional District: 7

Justification

A new 215,175 NUSF lease in Clarksville will replace the existing Clarksville VA Clinic and allow for decompression at the Nashville VAMC.

The current space in these facilities is insufficient to meet the projected needs of the Veteran community. Space limitations and an increase in workload limit Veterans' access to services in a timely manner.

The new facility will enhance VA outpatient services by closing space and utilization gaps identified in VA's Strategic Capital Investment Planning process. The new lease will allow VA to provide comprehensive primary care, mental health, and specialty care services to the Veteran population in the Clarksville area in a rightsized and state-of-the-art healthcare facility.

Summary of Energy Compliance

The Government 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. The Government 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 net usable area.

Interim Leasing

The Government will execute such interim leasing actions as are necessary to ensure continued housing 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.

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
CLARKSVILLE, TN**

Prospectus Number: PTN-24-VA23
Congressional District: 7

Certification of Need

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

Submitted at Washington, DC, on 12/20/2022

Recommended:  _____
Commissioner, Public Buildings Service

Approved:  _____
Administrator, General Services Administration

COMMITTEE RESOLUTION

LEASE—U.S. DEPARTMENT OF VETERAN
AFFAIRS, PLANO, TX

Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 94,769 net usable square feet of space, and 650 parking spaces, for the U.S. Department of Veteran Affairs (VA) for a Community Based Outpatient Clinic in Plano, TX to replace an existing lease at a proposed unserviced annual cost of \$4,200,000 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, 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, if the General Services Administration delegates to any other agen-

cy the authority granted by this resolution, the Administrator of General Services shall oversee and monitor such delegation of authority to ensure such delegation is carried out consistent with the law and authority provided.

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, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that pro-

vides any information requested regarding the project.

Provided further, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

Provided further, the Administrator of General Services shall require tenant agency(ies) to agree to reporting actual utilization data on at least an annual basis during occupancy and such reports are transmitted to the Committee.

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
PLANO, TX**

Prospectus Number: PTX-18-VA23
Congressional Districts: 3, 24, 26, and 32

Executive Summary

The General Services Administration (GSA) proposes an outpatient clinic lease of approximately 94,769 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA), currently located in a separate outpatient facility totaling 9,542 NUSF in the vicinity of Plano, TX.

The lease will be delegated to VA, provide continued services for the Plano Veteran community, and provide the necessary expansion services to meet current and projected service delivery gaps for healthcare in the local market.

Description

Occupant:	VA
Current NUSF:	9,542
Estimated Maximum NUSF:	94,769
Expansion/Reduction NUSF:	85,227 (expansion)
Estimated Maximum Rentable Square Feet:	127,938
Expiration Dates of Current Lease(s):	7/14/2026
Proposed Maximum Lease Term:	20 years
Delineated Area:	<u>North:</u> SRT at North Josey Ln to SRT at Preston Rd to Preston Rd at McDermott Rd to East McDermott Rd at East Main St to East Main St at Angel Pkwy <u>South:</u> Valwood Pkwy at Josey Ln to Valwood Pkwy at Brookhaven Club Dr to Brookhaven Club Dr at Vitruvian Wy to Vitruvian Wy at Spring Valley Rd to Spring Valley Rd at Centennial Blvd to Centennial Blvd at Buckingham Rd to East Buckingham Rd at Pleasant Valley Rd <u>East:</u> Angel Pkwy at East Main St to Angel Pkwy at Dillehay Dr to Dillehay Dr at Parker Rd to Parker Rd at North Murphy Rd to Murphy Rd at Bunker Hill Rd to Bunker Hill Rd at Miles Rd to Miles Rd at Pleasant Valley Rd to Pleasant Valley Rd at East Buckingham Rd <u>West:</u> North Josey Ln at SRT to Josey Ln at Valwood Pkwy

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
PLANO, TX**

Prospectus Number: PTX-18-VA23
Congressional Districts: 3, 24, 26, and 32

Number of Official Parking Spaces:	650
Scoring:	Operating Lease
Current Total Annual Cost:	\$518,586 (lease effective 7/15/2016)
Current Total Unserviced Annual Cost:	\$420,409
Estimated Unserviced Rental Rate ¹ :	\$44.31 per NUSF
Estimated Total Unserviced Annual Cost ² :	\$4,200,000

Justification

A new 94,769 NUSF lease in the vicinity of Plano will replace the existing Plano Outpatient Clinic.

The current space in this facility is insufficient to meet the projected needs of the Veteran community. Space limitations and an increase in workload limit Veterans’ access to services in a timely manner.

The new facility will enhance VA outpatient services by closing space and utilization gaps identified in VA’s Strategic Capital Investment Planning process and will provide a single location in the Plano area to serve the outpatient care needs of Veterans and their families. The new lease will allow VA to provide comprehensive primary care, mental health, and specialty care services to the Veteran population in the Plano area in a rightsized and state-of-the-art healthcare facility.

Summary of Energy Compliance

The Government 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. The Government 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 net usable area.

¹ This estimate is for fiscal year 2023 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 unserviced (taxes, insurance, management, and maintenance and repair reserves included); however, the lease contract may include operating expenses paid by the lessor.

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

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
PLANO, TX**

Prospectus Number: PTX-18-VA23
Congressional Districts: 3, 24, 26, and 32

Interim Leasing

The Government will execute such interim leasing actions as are necessary to ensure continued housing 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 12/20/2022

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration

COMMITTEE RESOLUTION

LEASE—U.S. DEPARTMENT OF VETERAN
AFFAIRS, SARASOTA, FL

Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 109,770 net usable square feet of space, and 750 parking spaces, for the U.S. Department of Veteran Affairs (VA) for a Community Based Outpatient Clinic in Sarasota, FL to replace an existing lease at a proposed unserviced annual cost of \$4,463,000 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, 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, if the General Services Administration delegates to any other agen-

cy the authority granted by this resolution, the Administrator of General Services shall oversee and monitor such delegation of authority to ensure such delegation is carried out consistent with the law and authority provided.

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, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that pro-

vides any information requested regarding the project.

Provided further, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

Provided further, the Administrator of General Services shall require tenant agency(ies) to agree to reporting actual utilization data on at least an annual basis during occupancy and such reports are transmitted to the Committee.

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
SARASOTA, FL**

Prospectus Number: PFL-28-VA23
Congressional Districts: 6

Executive Summary

The U.S. General Services Administration (GSA) proposes an outpatient clinic lease of approximately 109,770 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA) in the vicinity of Sarasota, FL.

The lease will be delegated to VA, provide continued services for the Sarasota veteran community, and provide the necessary expansion services to meet current and projected service delivery gaps for healthcare in the local market.

Description

Occupant:	VA
Current NUSF	18,068
Estimated Maximum NUSF:	109,770
Expansion/Reduction NUSF:	91,702 (expansion)
Estimated Maximum Rentable Square Feet:	148,190
Expiration Dates of Current Lease(s):	7/31/2025
Proposed Maximum Lease Term:	20 years
Delineated Area:	<u>North:</u> E on University Pkwy, N on Market St, N on Natures Way, SE on Lakewood Rach Blvd, E on University Pkwy <u>East:</u> S on Lorraine Rd, W on Fruitville Rd, S on Debrecen Rd, S on Palmer Blvd, S on Lorraine Rd <u>South:</u> W on SR 72 <u>West:</u> N on McIntosh Rd, W on Fruitville Rd, N on Tuttle Ave
Parking Spaces:	750
Scoring:	Operating Lease
Current Total Annual Cost:	\$507,546 (lease effective 8/1/2015)
Current Total Unserved Annual Cost:	\$344,556
Estimated Unserved Rental Rate: ¹	\$40.65 per NUSF
Estimated Total Unserved Annual Cost: ²	\$4,463,000

¹ This estimate is for fiscal year 2023 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 unserved (taxes, insurance, management, and maintenance and repair reserves included); however, the lease contract may include operating expenses paid by the lessor.
² New leases may contain an escalation clause to provide for annual changes in real estate taxes.

GSA

PBS

PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
SARASOTA, FL

Prospectus Number: PFL-28-VA23
Congressional Districts: 6

Justification

A new 109,770 NUSF lease in Sarasota will allow for the replacement of the existing Sarasota Community-Based Outpatient Clinic and the expanded capacity of the C.W. Bill Young VA Medical Center in Bay Pines.

The current space in these facilities is insufficient to meet the projected needs of the veteran community. Space limitations and an increase in workload limit veterans' access to services in a timely manner.

The new facility will enhance VA outpatient services by closing space and utilization gaps identified in VA's Strategic Capital Investment Planning process. The new lease will allow VA to provide comprehensive primary care, mental health, and specialty care services to the veteran population in the Sarasota area in a rightsized and state-of-the-art healthcare facility.

Summary of Energy Compliance

The Government 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. The Government 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 net usable area.

Interim Leasing

The Government will execute such interim leasing actions as are necessary to ensure continued housing 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.

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
SARASOTA, FL**

Prospectus Number: PFL-28-VA23
Congressional Districts: 6

Certification of Need

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

Submitted at Washington, DC, on 1/27/2023

Recommended:  _____
Commissioner, Public Buildings Service

Approved:  _____
Administrator, General Services Administration

COMMITTEE RESOLUTION

LEASE—U.S. DEPARTMENT OF VETERAN
AFFAIRS, TAMPA, FL

Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 153,528 net usable square feet of space, and 200 parking spaces, for the U.S. Department of Veteran Affairs (VA) for a Community Living Center in Tampa, FL at a proposed unserviced annual cost of \$5,884,000 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, 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, if the General Services Administration delegates to any other agen-

cy the authority granted by this resolution, the Administrator of General Services shall oversee and monitor such delegation of authority to ensure such delegation is carried out consistent with the law and authority provided.

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, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that pro-

vides any information requested regarding the project.

Provided further, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

Provided further, the Administrator of General Services shall require tenant agency(ies) to agree to reporting actual utilization data on at least an annual basis during occupancy and such reports are transmitted to the Committee.

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
TAMPA, FL**

Prospectus Number: PFL-21-VA23
Congressional Districts: 14,15

Executive Summary

The U.S. General Services Administration (GSA) proposes a new Community Living Center (CLC) lease of approximately 153,528 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA) in the vicinity of Tampa, FL.

The lease will be delegated to VA, provide continued services for the Tampa veteran community, and provide the necessary expansion services to meet current and projected service delivery gaps for healthcare in the local market.

Description

Occupant:	VA
Current NUSF	N/A
Estimated Maximum NUSF:	153,528
Expansion/Reduction NUSF:	153,528 (expansion)
Estimated Maximum Rentable Square Feet:	207,263
Expiration Dates of Current Lease(s):	N/A
Proposed Maximum Lease Term:	20 years
Delineated Area:	<u>North:</u> Intersection Hwy. 41 & Hwy. 54, E on Hwy. 54, S on I-75, E on E Fowler Ave., NE on Hwy. 301 <u>South:</u> W on Dr. Martin Luther King Jr. Blvd. <u>East:</u> S on McIntosh Rd. <u>West:</u> N on N Dale Mabry Hwy., N on Hwy. 597, N on Hwy. 41
Parking Spaces:	200
Scoring:	Operating Lease
Current Total Annual Cost:	N/A
Current Total Unserviced Annual Cost:	N/A
Estimated Unserviced Rental Rate: ¹	\$38.32 per NUSF
Estimated Total Unserviced Annual Cost: ²	\$5,884,000

¹ This estimate is for fiscal year 2023 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 unserviced (taxes, insurance, management, and maintenance and repair reserves included); however, the lease contract may include operating expenses paid by the lessor.

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

GSA

PBS

PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
TAMPA, FL

Prospectus Number: PFL-21-VA23
Congressional Districts: 14,15

Justification

A new 153,528 NUSF lease in Tampa will allow for expanded capacity of the Tampa VA Medical Center by moving the current CLC off-site into a rightsized location.

The current space in these facilities is insufficient to meet the projected needs of the veteran community. Space limitations limit veterans' access to services in a timely manner.

The new facility will enhance VA CLC services by closing space gaps identified in VA's Strategic Capital Investment Planning process. The new lease will allow VA to provide CLC and ancillary services to the veteran population in the Tampa area in a rightsized and state-of-the-art healthcare facility.

Summary of Energy Compliance

The Government 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. The Government 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 net usable area.

Interim Leasing

The Government will execute such interim leasing actions as are necessary to ensure continued housing 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.

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
TAMPA, FL**

Prospectus Number: PFL-21-VA23
Congressional Districts: 14,15

Certification of Need

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

Submitted at Washington, DC, on 1/27/2023

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration

COMMITTEE RESOLUTION

LEASE—U.S. DEPARTMENT OF VETERAN AFFAIRS, PRINCE GEORGE'S COUNTY, MD

Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 85,116 net usable square feet of space, and 600 parking spaces, for the U.S. Department of Veteran Affairs (VA) for a Community Based Outpatient Clinic in Prince George's County, MD to replace and consolidate two existing leases at a proposed unserviced annual cost of \$3,740,000 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, 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, if the General Services Administration delegates to any other agency the authority granted by this resolution, the Administrator of General Services shall oversee and monitor such delegation of authority to ensure such delegation is carried out consistent with the law and authority provided.

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, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General

Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

Provided further, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

Provided further, the Administrator of General Services shall require tenant agency(ies) to agree to reporting actual utilization data on at least an annual basis during occupancy and such reports are transmitted to the Committee.

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
PRINCE GEORGE’S COUNTY, MD**

Prospectus Number: PMD-19-VA23
Congressional Districts: 4,5

Executive Summary

The U.S. General Services Administration (GSA) proposes an outpatient clinic lease of approximately 85,116 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA) currently located in two leases totaling 9,780 NUSF in the vicinity of Washington, DC, and Prince George’s County, MD.

The lease will be delegated to VA, provide continued services for the Prince George’s County veteran community, and provide the necessary expansion services to meet current and projected service delivery gaps for healthcare in the local market.

Description

Occupant:	VA
Current NUSF:	9,780
Estimated Maximum NUSF:	85,116
Expansion/Reduction NUSF:	75,336 (expansion)
Estimated Maximum Rentable Square Feet:	114,907
Expiration Dates of Current Lease(s):	8,500 NUSF – 5/31/2023 1,280 NUSF – 9/30/2024
Proposed Maximum Lease Term:	20 years
Delineated Area:	<u>North</u> : Route 214 <u>South</u> : Route 373 <u>East</u> : Route 301 <u>West</u> : Route 210 and the MD/DC Line
Number of Official Parking Spaces:	600
Scoring:	Operating Lease
Current Total Annual Cost:	\$352,246 (leases effective 5/31/2011, 10/1/2008)
Current Total Unserviced Annual Cost:	\$239,226
Estimated Unserviced Rental Rate: ¹	\$43.94 per NUSF
Estimated Total Unserviced Annual Cost: ²	\$3,740,000

¹ This estimate is for fiscal year 2023 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 unserviced (taxes, insurance, management, and maintenance and repair reserves included); however, the lease contract may include operating expenses paid by the lessor.

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

GSA

PBS

PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
PRINCE GEORGE’S COUNTY, MD

Prospectus Number: PMD-19-VA23
Congressional Districts: 4,5

Justification

A new 85,116 NUSF lease in Prince George’s County will replace and consolidate two existing leases in the Prince George’s County market, including the existing Southern Prince George’s County Community-Based Outpatient Clinic (CBOC) and the Southeast Washington, DC, CBOC.

The current space in these facilities is insufficient to meet the projected needs of the veteran community. Space limitations and an increase in workload limit veterans’ access to services in a timely manner.

The new facility will enhance VA outpatient services by closing space and utilization gaps identified in VA’s Strategic Capital Investment Planning process and will provide a single location in the Prince George’s County area to serve the outpatient care needs of veterans and their families. The new lease will allow VA to provide comprehensive primary care, mental health, and specialty care services to the veteran population in the Prince George’s County area in a rightsized and state-of-the-art healthcare facility.

Summary of Energy Compliance

The Government 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. The Government 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 net usable area.

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
PRINCE GEORGE’S COUNTY, MD**

Prospectus Number: PMD-19-VA23
Congressional Districts: 4,5

Interim Leasing

The Government will execute such interim leasing actions as are necessary to ensure continued housing 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 1/27/2023

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration

COMMITTEE RESOLUTION

LEASE—U.S. DEPARTMENT OF VETERAN
AFFAIRS, HAMPDEN COUNTY, MA

Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease of up to 76,685 net usable square feet of space, and 550 parking spaces, for the U.S. Department of Veteran Affairs (VA) for a Community Based Outpatient Clinic in Hampden County, MA to replace an existing lease at a proposed unserviced annual cost of \$3,977,000 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, 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, if the General Services Administration delegates to any other agen-

cy the authority granted by this resolution, the Administrator of General Services shall oversee and monitor such delegation of authority to ensure such delegation is carried out consistent with the law and authority provided.

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, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that pro-

vides any information requested regarding the project.

Provided further, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

Provided further, the Administrator of General Services shall require tenant agency(ies) to agree to reporting actual utilization data on at least an annual basis during occupancy and such reports are transmitted to the Committee.

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
HAMPDEN COUNTY, MA**

Prospectus Number: PMA-26-VA23
Congressional Districts: 01

Executive Summary

The U.S. General Services Administration (GSA) proposes an outpatient clinic lease of approximately 76,685 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA) in the vicinity of Hampden County, MA.

The lease will be delegated to VA, provide continued services for the Hampden County veteran community, and provide the necessary expansion services to meet current and projected service delivery gaps for healthcare in the local market.

Description

Occupant:	VA
Current NUSF	22,301
Estimated Maximum NUSF:	76,685
Expansion/Reduction NUSF:	54,384 (expansion)
Estimated Maximum Rentable Square Feet:	103,525
Expiration Dates of Current Lease(s):	2/11/2023
Proposed Maximum Lease Term:	20 years
Delineated Area:	<u>North</u> : E on US-202 <u>East</u> : S on Pleasant St., S on East St., S on West St., S on Fuller St., S on Rood St., S on Center St., S on Ludlow Ave., W on Main St., S on Parker St., S on Cooley St. <u>South</u> : W on Bicentennial Hwy., W on Allen St., W on Sumner Ave., S on Longhill St., NW on I-91, W on West St., S on Park Ave., W on South Blvd., W on Westfield St., W on Springfield St., W on Union <u>St.</u> <u>West</u> : N on US-202
Parking Spaces:	550
Scoring:	Operating Lease
Current Total Annual Cost:	\$786,399 (lease effective 3/3/2003)
Current Total Unserviced Annual Cost:	\$747,999

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
HAMPDEN COUNTY, MA**

Prospectus Number: PMA-26-VA23
Congressional Districts: 01

Estimated Unserviced Rental Rate: ¹	\$51.85 per NUSF
Estimated Total Unserviced Annual Cost: ²	\$3,977,000

Justification

A new 76,685 NUSF lease in Hampden County will replace the existing Springfield CBOC and allow for expanded capacity of the Central Western Massachusetts Healthcare System in Northampton.

The current space in these facilities is insufficient to meet the projected needs of the veteran community. Space limitations and an increase in workload limit veterans’ access to services in a timely manner.

The new facility will enhance VA outpatient services by closing space and utilization gaps identified in VA’s Strategic Capital Investment Planning process. The new lease will allow VA to provide comprehensive primary care, mental health, and specialty care services to the veteran population in the Hampden County area in a rightsized and state-of-the-art healthcare facility.

Summary of Energy Compliance

The Government 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. The Government 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 net usable area.

Interim Leasing

¹ This estimate is for fiscal year 2023 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 unserviced (taxes, insurance, management, and maintenance and repair reserves included); however, the lease contract may include operating expenses paid by the lessor.

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

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
HAMPDEN COUNTY, MA**

Prospectus Number: PMA-26-VA23
Congressional Districts: 01

The Government will execute such interim leasing actions as are necessary to ensure continued housing 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 1/27/2023

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration

COMMITTEE RESOLUTION

LEASE—U.S. DEPARTMENT OF VETERAN
AFFAIRS, KANSAS CITY, MO

Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 102,736 net usable square feet of space, and 700 parking spaces, for the U.S. Department of Veteran Affairs (VA) for a Community Based Outpatient Clinic in Kansas City, MO at a proposed unserviced annual cost of \$4,332,000 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, 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, if the General Services Administration delegates to any other agen-

cy the authority granted by this resolution, the Administrator of General Services shall oversee and monitor such delegation of authority to ensure such delegation is carried out consistent with the law and authority provided.

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, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that pro-

vides any information requested regarding the project.

Provided further, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

Provided further, the Administrator of General Services shall require tenant agency(ies) to agree to reporting actual utilization data on at least an annual basis during occupancy and such reports are transmitted to the Committee.

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
KANSAS CITY, MO**

Prospectus Number: PMO-27-VA23
Congressional Districts: 05, 06

Executive Summary

The U.S. -General Services Administration (GSA) proposes an outpatient clinic lease of approximately 102,736 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA) in the vicinity of Kansas City, MO.

The lease will be delegated to VA, provide continued services for the Kansas City veteran community, and provide the necessary expansion services to meet current and projected service delivery gaps for healthcare in the local market.

Description

Occupant:	VA
Current NUSF	N/A
Estimated Maximum NUSF:	102,736
Expansion/Reduction NUSF:	102,736 (expansion)
Estimated Maximum Rentable Square Feet:	138,694
Expiration Dates of Current Lease(s):	N/A
Proposed Maximum Lease Term:	20 years
Delineated Area:	<u>North:</u> E on I-435 <u>East:</u> S on I-435, E on MO-152, S on I-35 <u>South:</u> W on I-35, W on I-29 <u>West:</u> Clay County/Platte County Border
Parking Spaces:	700
Scoring:	Operating Lease
Estimated Unserviced Rental Rate: ¹	\$42.16per NUSF
Estimated Total Unserviced Annual Cost: ²	\$4,332,000

Justification

A new 102,732 NUSF lease in Kansas City will allow for expanded capacity of the Kansas City VA Medical Center.

The current space in these facilities is insufficient to meet the projected needs of the veteran community. Space limitations and an increase in workload limit veterans’ access to services in a timely manner.

¹ This estimate is for fiscal year 2023 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 unserviced (taxes, insurance, management, and maintenance and repair reserves included); however, the lease contract may include operating expenses paid by the lessor.

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

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
KANSAS CITY, MO**

Prospectus Number: PMO-27-VA23
Congressional Districts: 05, 06

The new facility will enhance VA outpatient services by closing space and utilization gaps identified in VA's Strategic Capital Investment Planning process. The new lease will allow VA to provide comprehensive primary care, mental health, specialty care, and outpatient surgical services to the veteran population in the Kansas City area in a rightsized and state-of-the-art healthcare facility.

Summary of Energy Compliance

The Government 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. The Government 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 net usable area.

Interim Leasing

The Government will execute such interim leasing actions as are necessary to ensure continued housing 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.

GSA

PBS

**PROSPECTUS – LEASE
 U.S. DEPARTMENT OF VETERANS AFFAIRS
 KANSAS CITY, MO**

Prospectus Number: PMO-27-VA23
 Congressional Districts: 05, 06

Certification of Need

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

Submitted at Washington, DC, on 1/27/2023

Recommended: 
 Commissioner, Public Buildings Service

Approved: 
 Administrator, General Services Administration

COMMITTEE RESOLUTION

LEASE—U.S. DEPARTMENT OF VETERAN
AFFAIRS, NASHVILLE, TN

Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease of up to 157,260 net usable square feet of space, and 1,100 parking spaces, for the U.S. Department of Veteran Affairs (VA) for a Community Based Outpatient Clinic in Nashville, TN to replace and consolidate three existing leases at a proposed unserviced annual cost of \$8,633,000 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, 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, if the General Services Administration delegates to any other agen-

cy the authority granted by this resolution, the Administrator of General Services shall oversee and monitor such delegation of authority to ensure such delegation is carried out consistent with the law and authority provided.

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, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that pro-

vides any information requested regarding the project.

Provided further, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

Provided further, the Administrator of General Services shall require tenant agency(ies) to agree to reporting actual utilization data on at least an annual basis during occupancy and such reports are transmitted to the Committee.

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
NASHVILLE, TN**

Prospectus Number: PTN-17-VA23
Congressional District: 5

Executive Summary

The U.S. General Services Administration (GSA) proposes an outpatient clinic lease of approximately 157,260 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA), currently located in three leases totaling 17,857 NUSF in the vicinity of Nashville, TN.

The lease will be delegated to VA, provide continued services for the Nashville veteran community, and provide the necessary expansion services to meet current and projected service delivery gaps for healthcare in the local market.

Description

Occupant:	VA
Current NUSF:	17,857
Estimated Maximum NUSF:	157,260
Expansion/Reduction NUSF:	139,403 (expansion)
Estimated Maximum Rentable Square Feet:	212,301
Expiration Dates of Current Lease(s):	8,000 NUSF – 9/30/2025 4,975 NUSF – 12/31/2028 4,975 NUSF – 9/30/2027
Proposed Maximum Lease Term:	20 years
Delineated Area:	<u>North:</u> I-55 (Briley Parkway) from 12 (Ashland City Highway) to I-24 <u>South:</u> Harding Place/Battery Lane from 41A (Nolensville Road), to Belle Meade Boulevard to 70S (West End Avenue) <u>East:</u> I-24 to I-65 to Cumberland River, to I-24, to Thompson Lane to 41A (Nolensville Road), to Harding Place <u>West:</u> 70S (West End Avenue) to 155 White Bridge Pike/Briley Parkway
Number of Official Parking Spaces:	1,100
Scoring:	Operating Lease
Current Total Annual Cost:	\$660,666 (leases effective 10/1/2015, 5/1/2019, 1/1/2019)
Current Total Unserved Annual Cost:	\$569,947

GSA

PBS

PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
NASHVILLE, TN

Prospectus Number: PTN-17-VA23
Congressional District: 5

Estimated Unserviced Rental Rate: ¹	\$54.89 per NUSF
Estimated Total Unserviced Annual Cost: ²	\$8,633,000

Justification

A new 157,260 NUSF lease in Nashville will replace and consolidate three existing leases in the Nashville market, including the existing Charlotte Avenue Annex, the Women’s Veterans Healthcare Center, and the Albion Street VA Clinic.

The current space in these facilities is insufficient to meet the projected needs of the veteran community. Space limitations and an increase in workload limit veterans’ access to services in a timely manner.

The new facility will enhance VA outpatient services by closing space and utilization gaps identified in VA’s Strategic Capital Investment Planning process. The new lease will allow VA to provide comprehensive primary care, mental health, and specialty care services to the veteran population in the Nashville area in a rightsized and state-of-the-art healthcare facility.

Summary of Energy Compliance

The Government 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. The Government 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 net usable area.

¹ This estimate is for fiscal year 2023 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 unserviced (taxes, insurance, management, and maintenance and repair reserves included); however, the lease contract may include operating expenses paid by the lessor.

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

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
NASHVILLE, TN**

Prospectus Number: PTN-17-VA23
Congressional District: 5

Interim Leasing

The Government will execute such interim leasing actions as are necessary to ensure continued housing 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 1/27/2023

Recommended:  _____
Commissioner, Public Buildings Service

Approved:  _____
Administrator, General Services Administration

COMMITTEE RESOLUTION

LEASE—U.S. DEPARTMENT OF VETERAN
AFFAIRS, KILLEEN, TX

Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 196,382 net usable square feet of space, and 1,350 parking spaces, for the U.S. Department of Veteran Affairs (VA) for a Community Based Outpatient Clinic in Killeen, TX at a proposed unserviced annual cost of \$8,207,000 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, 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, if the General Services Administration delegates to any other agen-

cy the authority granted by this resolution, the Administrator of General Services shall oversee and monitor such delegation of authority to ensure such delegation is carried out consistent with the law and authority provided.

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, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that pro-

vides any information requested regarding the project.

Provided further, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

Provided further, the Administrator of General Services shall require tenant agency(ies) to agree to reporting actual utilization data on at least an annual basis during occupancy and such reports are transmitted to the Committee.

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
KILLEEN, TX**

Prospectus Number: PTX-25-VA23
Congressional Districts: 17, 25, and 35

Executive Summary

The U.S. General Services Administration (GSA) proposes a new outpatient clinic lease of approximately 196,382 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA) in the vicinity of Killeen, TX.

The lease will be delegated to VA, provide continued services for the Killeen veteran community, and provide the necessary expansion services to meet current and projected service delivery gaps for healthcare in the local market.

Description

Occupant:	VA
Current NUSF	N/A
Estimated Maximum NUSF:	196,382
Expansion/Reduction NUSF:	196,382 (expansion)
Estimated Maximum Rentable Square Feet:	265,116
Expiration Dates of Current Lease(s):	N/A
Proposed Maximum Lease Term:	20 years
Delineated Area:	<u>North:</u> Intersection Hwy 281 & 84, E on Hwy 84 <u>South:</u> W on Route 29 <u>East:</u> S on Hwy 317, E on Route 7, S on 35, S on H.K. Dodgen Loop, S on State Hwy 95 <u>West:</u> N on Hwy 281
Parking Spaces:	1,350
Scoring:	Operating Lease
Estimated Unserviced Rental Rate: ¹	\$41.79 per NUSF
Estimated Total Unserviced Annual Cost: ²	\$8,207,000

Justification

A new 196,382 NUSF lease in Killeen will allow for expanded capacity of the Temple VA Medical Center.

¹ This estimate is for fiscal year 2023 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 unserviced (taxes, insurance, management, and maintenance and repair reserves included); however, the lease contract may include operating expenses paid by the lessor.

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

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
KILLEEN, TX**

Prospectus Number: PTX-25-VA23
Congressional Districts: 17, 25, and 35

The current space in these facilities is insufficient to meet the projected needs of the veteran community. Space limitations and an increase in workload limit veterans' access to services in a timely manner.

The new facility will enhance VA outpatient services by closing space gaps identified in VA's Strategic Capital Investment Planning process. The new lease will allow VA to provide comprehensive primary care, mental health, and specialty care services to the veteran population in the Killeen area in a rightsized and state-of-the-art healthcare facility.

Summary of Energy Compliance

The Government 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. The Government 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 net usable area.

Interim Leasing

The Government will execute such interim leasing actions as are necessary to ensure continued housing 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.

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
KILLEEN, TX**

Prospectus Number: PTX-25-VA23
Congressional Districts: 17, 25, and 35

Certification of Need

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

Submitted at Washington, DC, on 1/27/2023

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration

COMMITTEE RESOLUTION

LEASE—U.S. DEPARTMENT OF VETERAN
AFFAIRS, SALT LAKE CITY, UT

Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 85,046 net usable square feet of space, and 600 parking spaces, for the U.S. Department of Veteran Affairs (VA) for a Community Based Outpatient Clinic in Salt Lake City, UT at a proposed unserviced annual cost of \$3,837,000 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, 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, if the General Services Administration delegates to any other agen-

cy the authority granted by this resolution, the Administrator of General Services shall oversee and monitor such delegation of authority to ensure such delegation is carried out consistent with the law and authority provided.

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, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that pro-

vides any information requested regarding the project.

Provided further, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

Provided further, the Administrator of General Services shall require tenant agency(ies) to agree to reporting actual utilization data on at least an annual basis during occupancy and such reports are transmitted to the Committee.

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
SALT LAKE CITY, UT**

Prospectus Number: PUT-20-VA23
Congressional Districts: 2, 3, and 4

Executive Summary

The U.S. General Services Administration (GSA) proposes a new outpatient clinic lease of approximately 85,046 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA) in the vicinity of Salt Lake City, UT.

The lease will be delegated to VA, provide continued services for the Salt Lake City veteran community, and provide the necessary expansion services to meet current and projected service delivery gaps for healthcare in the local market.

Description

Occupant:	VA
Current NUSF	N/A
Estimated Maximum NUSF:	85,046
Expansion/Reduction NUSF:	85,046 (expansion)
Estimated Maximum Rentable Square Feet:	114,812
Expiration Dates of Current Lease(s):	N/A
Proposed Maximum Lease Term:	20 years
Delineated Area:	<u>North:</u> E on North Temple St. from Interstate 15, E on 2nd Ave., E on Military Way, SE on E Penrose Dr., NE on N Campus Dr. to Mario Capecchi Dr. <u>South:</u> Interstate 215 <u>East:</u> Mario Capecchi Dr., Foothill Dr., Interstate 80, Interstate 215 <u>West:</u> Interstate 15
Parking Spaces:	600
Scoring:	Operating Lease
Current Total Annual Cost:	N/A
Current Total Unserviced Annual Cost:	N/A
Estimated Unserviced Rental Rate: ¹	\$45.11 per NUSF
Estimated Total Unserviced Annual Cost: ²	\$3,837,000

¹ This estimate is for fiscal year 2023 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 unserviced (taxes, insurance, management, and maintenance and repair reserves included); however, the lease contract may include operating expenses paid by the lessor.

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

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
SALT LAKE CITY, UT**

Prospectus Number: PUT-20-VA23
Congressional Districts: 2, 3, and 4

Justification

A new 85,046 NUSF lease in Salt Lake City will allow for expanded capacity of the George E. Wahlen/Salt Lake City VA Medical Center.

The current space in these facilities is insufficient to meet the projected needs of the veteran community. Space limitations and an increase in workload limit veterans' access to services in a timely manner.

The new facility will enhance VA outpatient services by closing space gaps identified in VA's Strategic Capital Investment Planning process. The new lease will allow VA to provide comprehensive primary care services to the veteran population in the Salt Lake City area in a rightsized and state-of-the-art healthcare facility. As part of the proposed comprehensive outpatient care offering, the facility will include a fully staffed Compensation and Pension department.

Summary of Energy Compliance

The Government 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. The Government 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 net usable area.

Interim Leasing

The Government will execute such interim leasing actions as are necessary to ensure continued housing 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.

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
SALT LAKE CITY, UT**

Prospectus Number: PUT-20-VA23
Congressional Districts: 2, 3, and 4

Certification of Need

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

Submitted at Washington, DC, on 1/27/2023

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration

COMMITTEE RESOLUTION

LEASE—U.S. DEPARTMENT OF VETERAN
AFFAIRS, HAMPTON ROADS, VA

Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 182,230 net usable square feet of space, and 1,250 parking spaces, for the U.S. Department of Veteran Affairs (VA) for a Community Based Outpatient Clinic in Hampton Roads, VA at a proposed unserviced annual cost of \$7,891,000 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, 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, if the General Services Administration delegates to any other agen-

cy the authority granted by this resolution, the Administrator of General Services shall oversee and monitor such delegation of authority to ensure such delegation is carried out consistent with the law and authority provided.

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, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that pro-

vides any information requested regarding the project.

Provided further, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

Provided further, the Administrator of General Services shall require tenant agency(ies) to agree to reporting actual utilization data on at least an annual basis during occupancy and such reports are transmitted to the Committee.

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
HAMPTON ROADS, VA**

Prospectus Number: PVA-15-VA23
Congressional Districts: 2, 3

Executive Summary

The U.S. General Services Administration (GSA) proposes a new outpatient clinic lease of approximately 182,230 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA) in the vicinity of Hampton Roads, VA.

The lease will be delegated to VA, provide continued services for the Hampton veteran community, and provide the necessary expansion services to meet current and projected service delivery gaps for healthcare in the local market.

Description

Occupant:	VA
Current NUSF:	N/A
Estimated Maximum NUSF:	182,230
Expansion/Reduction NUSF:	182,230 (expansion)
Estimated Maximum Rentable Square Feet:	246,011
Expiration Dates of Current Lease(s):	N/A
Proposed Maximum Lease Term:	20 years
Delineated Area:	<u>North</u> : Norview Ave., I-64, Northampton Blvd. (SR 13), Independence Blvd. <u>South</u> : Kempsville Rd. (SR 190), Butts Station Rd., Elbow Rd., Dam Neck Rd., Holland Rd. <u>East</u> : Independence Blvd. to Holland Rd. at Dam Neck Rd. <u>West</u> : Tidewater Dr. (SR 168), Campostella Rd., N Battlefield Blvd. (SR 168) at Kempsville Rd. (SR 190)
Number of Official Parking Spaces:	1,250
Scoring:	Operating Lease
Current Total Annual Cost:	N/A
Current Total Unserviced Annual Cost:	N/A
Estimated Unserviced Rental Rate: ¹	\$43.30 per NUSF
Estimated Total Unserviced Annual Cost: ²	\$7,891,000

¹ This estimate is for fiscal year 2023 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 unserviced (taxes, insurance, management, and maintenance and repair reserves included); however, the lease contract may include operating expenses paid by the lessor.

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

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
HAMPTON ROADS, VA**

Prospectus Number: PVA-15-VA23
Congressional Districts: 2, 3

Justification

A new 182,230 NUSF lease in Hampton Roads will expand on care currently provided at the nearby, at-capacity CBOCs and allow for additional capacity of the Hampton VA Medical Center.

The current space in these facilities is insufficient to meet the projected needs of the veteran community. Space limitations and an increase in workload limit veterans' access to services in a timely manner.

The new facility will enhance VA outpatient services by closing space and utilization gaps identified in VA's Strategic Capital Investment Planning process. The new lease will allow VA to provide comprehensive primary care, mental health, and specialty care services to the veteran population in the Hampton Roads area in a rightsized and state-of-the-art healthcare facility.

Summary of Energy Compliance

The Government 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. The Government 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 net usable area.

Interim Leasing

The Government will execute such interim leasing actions as are necessary to ensure continued housing 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.

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
HAMPTON ROADS, VA**

Prospectus Number: PVA-15-VA23
Congressional Districts: 2, 3

Certification of Need

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

Submitted at Washington, DC, on 1/27/2023

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration

COMMITTEE RESOLUTION

LEASE—U.S. DEPARTMENT OF VETERAN AFFAIRS
TRI-CITIES, WA

Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 98,635 net usable square feet of space, and 700 parking spaces, for the U.S. Department of Veteran Affairs (VA) for a Community Based Outpatient Clinic in Tri-Cities, WA at a proposed unserviced annual cost of \$4,504,000 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, 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, if the General Services Administration delegates to any other agen-

cy the authority granted by this resolution, the Administrator of General Services shall oversee and monitor such delegation of authority to ensure such delegation is carried out consistent with the law and authority provided.

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, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that pro-

vides any information requested regarding the project.

Provided further, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

Provided further, the Administrator of General Services shall require tenant agency(ies) to agree to reporting actual utilization data on at least an annual basis during occupancy and such reports are transmitted to the Committee.

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
TRI-CITIES, WA**

Prospectus Number: PWA-29-VA23
Congressional Districts: 04

Executive Summary

The U.S. General Services Administration (GSA) proposes an outpatient clinic lease of approximately 98,635 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA) in the vicinity of Tri-Cities, WA.

The lease will be delegated to VA, provide continued services for the Tri-Cities veteran community, and provide the necessary expansion services to meet current and projected service delivery gaps for healthcare in the local market.

Description

Occupant:	VA
Current NUSF	9,804
Estimated Maximum NUSF:	98,635
Expansion/Reduction NUSF:	88,831 (expansion)
Estimated Maximum Rentable Square Feet:	133,157
Expiration Dates of Current Lease(s):	4/30/2028
Proposed Maximum Lease Term:	20 years
Delineated Area:	<u>North</u> : E on I-182, E on HW-240 <u>East</u> : S on US-395 <u>South</u> : W on I-82 <u>West</u> : N on I-82
Parking Spaces:	700
Scoring:	Operating Lease
Current Total Annual Cost:	\$387,850 (lease effective 5/1/2008)
Current Total Unserviced Annual Cost:	\$250,000
Estimated Unserviced Rental Rate: ¹	\$45.66 per NUSF
Estimated Total Unserviced Annual Cost: ²	\$4,504,000

Justification

A new 98,635 NUSF lease in Tri-Cities will replace the existing Richland Outpatient Clinic and allow for expanded capacity of the Walla Walla VA Medical Center.

¹ This estimate is for fiscal year 2023 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 unserviced (taxes, insurance, management, and maintenance and repair reserves included); however, the lease contract may include operating expenses paid by the lessor.

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

GSA

PBS

PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
TRI-CITIES, WA

Prospectus Number: PWA-29-VA23
Congressional Districts: 04

The current space in these facilities is insufficient to meet the projected needs of the veteran community. Space limitations and an increase in workload limit veterans' access to services in a timely manner.

The new facility will enhance VA outpatient services by closing space and utilization gaps identified in VA's Strategic Capital Investment Planning process. The new lease will allow VA to provide comprehensive primary care, mental health, and specialty care services to the veteran population in the Tri-Cities area in a rightsized and state-of-the-art healthcare facility.

Summary of Energy Compliance

The Government 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. The Government 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 net usable area.

Interim Leasing

The Government will execute such interim leasing actions as are necessary to ensure continued housing 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.

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
TRI-CITIES, WA**

Prospectus Number: PWA-29-VA23
Congressional Districts: 04

Certification of Need

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

Submitted at Washington, DC, on 1/27/2023

Recommended:  _____
Commissioner, Public Buildings Service

Approved:  _____
Administrator, General Services Administration

COMMITTEE RESOLUTION

LEASE—U.S. DEPARTMENT OF VETERAN
AFFAIRS, BALTIMORE, MD

Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 112,624 net usable square feet of space, and 800 parking spaces, for the U.S. Department of Veteran Affairs (VA) for a Community Based Outpatient Clinic in Baltimore, MD to replace an existing lease at a proposed unserviced annual cost of \$6,479,000 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, 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, if the General Services Administration delegates to any other agen-

cy the authority granted by this resolution, the Administrator of General Services shall oversee and monitor such delegation of authority to ensure such delegation is carried out consistent with the law and authority provided.

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, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that pro-

vides any information requested regarding the project.

Provided further, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

Provided further, the Administrator of General Services shall require tenant agency(ies) to agree to reporting actual utilization data on at least an annual basis during occupancy and such reports are transmitted to the Committee.

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
BALTIMORE, MD**

Prospectus Number: PMD-13-VA23
Congressional Districts: 2, 3, and 7

Executive Summary

The General Services Administration (GSA) proposes an outpatient clinic lease of approximately 112,624 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA), replacing a separate outpatient facility totaling 68,121 NUSF and five parking-only leases in the vicinity of Baltimore, MD.

The lease will be delegated to VA, provide continued services for the Baltimore Veteran community, and provide the necessary expansion services to meet current and projected service delivery gaps for healthcare in the local market.

Description

Occupant:	VA
Current NUSF:	68,121
Estimated Maximum NUSF:	112,624
Expansion/Reduction NUSF:	44,503 (expansion)
Estimated Maximum Rentable Square Feet:	152,042
Expiration Dates of Current Lease(s):	6/8/2021; 3/31/2022; 3/31/2023; 3/31/2023; 3/31/2023; 3/31/2028;
Proposed Maximum Lease Term:	20 years
Delineated Area:	<u>North</u> : Intersection Interstate 695 & Route 40, Route 40, Hilton Pkwy, Bypass 40, Belair Rd <u>South</u> : Interstate 95 <u>East</u> : Bypass 40, Interstate 895 <u>West</u> : Interstate 695
Number of Official Parking Spaces:	800
Scoring:	Operating Lease
Current Total Annual Cost:	\$3,027,016 (leases effective 6/9/2011; 3/20/2013; 3/20/2013; 3/20/2013; 1/9/2017; 4/1/2018)
Current Total Unserviced Annual Cost:	\$3,027,016
Estimated Unserviced Rental Rate ¹ :	\$57.52 per NUSF
Estimated Total Unserviced Annual Cost ² :	\$6,479,000

¹ This estimate is for fiscal year 2023 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 unserviced (taxes, insurance, management, and maintenance and repair reserves included); however, the lease contract may include operating expenses paid by the lessor.

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

GSA

PBS

PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
BALTIMORE, MD

Prospectus Number: PMD-13-VA23
Congressional Districts: 2, 3, and 7

Justification

A new 112,624 NUSF lease in Baltimore will replace the existing Baltimore Annex Clinic and allow for decompression of the Baltimore VA Medical Center. The new lease will also consolidate five parking leases in the Baltimore area into the full parking requirement for this lease.

The current space in these facilities is insufficient to meet the projected needs of the Veteran community. Space limitations and an increase in workload limit Veterans' access to services in a timely manner.

The new facility will enhance VA outpatient services by closing space gaps identified in VA's Strategic Capital Investment Planning process. The new lease will allow VA to provide comprehensive primary care, mental health, and specialty care services to the Veteran population in the Baltimore area in a rightsized and state-of-the-art healthcare facility.

Summary of Energy Compliance

The Government 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. The Government 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 net usable area.

Interim Leasing

The Government will execute such interim leasing actions as are necessary to ensure continued housing 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.

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
BALTIMORE, MD**

Prospectus Number: PMD-13-VA23
Congressional Districts: 2, 3, and 7

Certification of Need

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

Submitted at Washington, DC, on 1/31/2023

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration

ISSUES OF THE DAY

The SPEAKER pro tempore. Under the Speaker's announced policy of January 9, 2023, the gentleman from Texas (Mr. ROY) is recognized for 60 minutes as the designee of the majority leader.

Mr. ROY. Mr. Speaker, as I was preparing to give remarks, I was listening to my colleagues on the other side of the aisle, and one of the points being raised was about champions of Title IX and what would they say. I think that is a fantastic question.

Just today, in the House Judiciary Committee we had a witness, a young lady who is a swimmer for the University of Pennsylvania. I asked her whether Lia Thomas is a man or a woman. This female swimmer replied without hesitation that, indeed, that swimmer is a biological male.

Now, that gets sometimes dismissed as, I don't know, humorous or absurd or whatever in these culture battles, but the fact is the young lady testifying was a victim of sexual assault and didn't want to have to be in a bathroom changing with a biological male.

Yet, my colleagues on the other side of the aisle dismiss it. They dismiss Riley Gaines' concern about competing against a biological male, while they champion Title IX. You literally can't even make it up. Come to the floor, champion Title IX, and yet they destroy Title IX by virtue of saying, oh, yeah, it is fine. It doesn't matter if you are a dude. Suit up, jump in the pool and swim.

I asked one of the witnesses today, I said, well, you know, is the international federation of swimming, or whatever it is called, is that some grand rightwing conspiracy?

She kind of chuckled and said no. She knew where I was going, which is, that organization had banned Lia Thomas and other biological males from competing against women in the 2024 Olympics because of course they did, at least if they are being at all rational. It doesn't mean that won't change. It doesn't mean that the irrational won't take over. It doesn't mean that the absurd won't define how we live our lives.

But at least, in this case, the committee said, huh, yeah, maybe a dude shouldn't swim against girls in the swim meets.

My colleagues on the other side of the aisle dismiss that as rightwing lunacy, MAGA extremism. I never know what I am. I support Ron DeSantis and I am a MAGA hater. On the floor of the House, I am a MAGA extremist because I dare to stand up for the American people who are sick of having their world turned upside down.

I have my colleagues on the other side of the aisle saying, well, we have important work to do, but all they care about are book bans. Well, that is just a lie. It is just a straight-up lie, the accusations of book banning.

Do you know what kind of books have been put on the chopping block in Florida? Books that have straight-up

pornography in them that parents dared to say, wait a minute, I don't think I want that in the public schools library.

Now, wait, is that what a book ban is? Because if it is, sign me up. Sign me up because I don't want that in my kids' library, and that is actually the fundamental question.

Are we going to stand up and say we are going to stand up for our kids? Are we, in this body, are people who just want normalcy and their lives back in legislatures across this country and in governors' mansions across this country going to stand up and say yes, there is man and there is woman; and no, the men shouldn't compete against women in their swim meets or their track meets.

No, we shouldn't put pornography of any kind, straight, gay, otherwise, in the public libraries of our kids' schools, and then be labeled as book banners; because if that is what you are going to do, I am going to stand up and say yes.

Meanwhile, my colleagues on the other side of the aisle want to shut down free speech. They want to say anything I am saying—in fact, what I am saying right now, they would say is disinformation. What I am saying right now, they would say if I put it on social media, they would be all too happy to have Big Tech companies with the power of government shut down my speech.

Now, I am protected on the floor of the House, but every American is supposed to be protected with free speech. I am going to keep saying it. I am going to keep saying that Lia Thomas is a dude, and I will say it here, and I will say it on social media, and I will say it on the streets. If they dare try to stop me, that is what the First Amendment is all about, and we are going to stand up and defend that. We are going to stand up and defend normalcy.

We had accusations that, oh, this is all made up. We actually had somebody in one of the hearings today in which we were talking about transgender issues and so-called dysphoria, we had a young lady who, I could barely speak after I heard her testimony. I could barely figure out what to say to her because she had started to be transitioned, changed sex, realized that she was going to lose the ability as a woman to breastfeed her children—hopefully one day—and she stopped.

She was testifying today about the horrors of the pressure being placed upon her to change her sex. She broke down in tears.

Then she was talking about one of the other witnesses at the table, a mom that was talking about her child, the Democratic witness, and saying how important it was to be able to have the transition.

Here is what our witness, Chloe Cole said:

“I understand that Mrs. Reynolds is scared for her child and I just want to set the record straight that I don't hate her. I don't think anyone in this room hates her.

“In fact,” she said as she began to cry, and all of us, by the way, on the dais were holding back tears. “I see my own mother and my own father in her, and that clearly she dearly loves her child and she is doing the best with that she has been given and, unfortunately, it is not much, and for that I am sorry.”

She remained emotional and she continued, she said:

“I think every parent deserves the utmost grace and guidance with how to help their child. I don't wish for her child to have the same result as I did.

“I don't wish for anyone to regret transition or detransition because it is incredibly difficult. It comes with its own difficulties and it is not easy.”

My colleagues on the other side of the aisle call that hate speech. They say that if we bring these questions up about transitioning people's sex, their God-given chromosomes and sex because you have got pressure on social media and the devil that is or are these devices that our kids spend hundreds of hours on, and you wonder, if I dare say that, oh, no, that is hate speech.

If you think I am crazy, look around the world. Look around the world. We had a public official in Finland who was being prosecuted last year, prosecuted, and is still having to go through it, for daring to have distributed materials saying that she believed in traditional marriage instead of same-sex marriage. She was being prosecuted, despite being a member of the Parliament.

I am just telling you, America, it is coming to a theater near you. Don't think for a minute that the people who are decrying what I am saying as hate speech don't want me to be in jail for it. They do, in a heartbeat. I would be put in jail for daring to stand up in defense of my faith, my values, my beliefs and, in this case, for simply saying there is man and there is woman. That is where we stand as a society.

I heard my colleagues on the other side of the aisle—this is not what I came to the floor to talk about, by the way. But I heard my colleagues on the other side of the aisle talking about schools and how we want to, you know, scare parents, by talking about these issues. This is all to scare parents they said in the hearing.

Well, how about this? Today, news report: Vermont school district removes male and female from the reproductive system lessons.

Let that sink in for a minute. I want you to think about it.

What is the first thing you do if you are a farmer and you get a new calf, or you are trying to—what do you do? Is it a boy or a girl?

What is the first thing you do when your baby is born? Is it a boy or a girl?

They are literally taking out of the lessons in the Vermont school district on reproductive system, they are taking out male and female. That is so bat-crap crazy I can't even possibly put it into words.