

hit, he didn't seem to care. One marine told a story of him showing up on a stack of marines going into a room, and the marine turned around and said: Father, you probably shouldn't be right here.

Father Shaughnessy never met a marine who didn't respect him, just like he never met an R he could pronounce. Yes, every time he opened his mouth, we knew he was from Worcester, Massachusetts. What he said with his words inspired courage in all of us.

Father Shaughnessy is a friend. He is a leader, and he is an American hero.

#### RECOGNIZING ALSTOM'S PLANT IN HORNELL

(Mr. LANGWORTHY asked and was given permission to address the House for 1 minute and to revise and extend his remarks.)

Mr. LANGWORTHY. Mr. Speaker, I rise today to recognize a major milestone for American manufacturing for New York's southern tier.

Alstom, a global leader in smart and sustainable mobility, has opened its new, cutting-edge plant 4 facility in Hornell, New York.

This 135,000-square-foot expansion brings stainless steel railcar body production back to the United States, strengthening our domestic supply chain, and reaffirming Hornell's position as the Nation's premier center for passenger train manufacturing.

Plant 4 isn't just a facility. It is a symbol of what investment in American industry looks like. It will retain 390 good-paying jobs locally and create 258 new ones for families across my district.

These are high-quality, high-tech jobs that provide economic stability and opportunity for the hardworking people of the southern tier.

Production will soon begin on 200 multilevel commuter railcars for Chicago's Metra system, proof that what is built in Hornell rolls across the Nation.

This project is a powerful example of how we strengthen our economy by investing in our communities, empowering our workforce, and leading the way in advanced manufacturing.

I commend Alstom for their continued commitment to Hornell and thank the skilled men and women who are driving this legacy forward.

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#### CONGRATULATING ENRIQUE ZALDIVAR ON HIS RETIREMENT

(Mr. CISNEROS asked and was given permission to address the House for 1 minute and to revise and extend his remarks.)

Mr. CISNEROS. Mr. Speaker, I rise today to recognize the retirement of a dedicated public servant in California's 31st District.

Enrique Zaldivar has served the city of Baldwin Park as chief executive officer since 2021.

Demonstrating years of leadership and honoring a commitment to serve the nearly 80,000 residents of Baldwin Park as the city's first Mexican-American chief executive officer, Mr. Zaldivar paved his own path to enhance city operations and make our community a better place.

Throughout his tenure, he helped establish the city's Mexican Consulate on Wheels, oversaw new public safety upgrades, and brought vibrant programming to the community.

Mr. Zaldivar is a respected and revered leader. Our community is better because of him.

I congratulate Mr. Zaldivar on his well-deserved retirement.

#### CONGRATULATING MARTIN COUNTY HIGH SCHOOL CLASS OF 2025

(Mr. DAVIS of North Carolina asked and was given permission to address the House for 1 minute and to revise and extend his remarks.)

Mr. DAVIS of North Carolina. Mr. Speaker, I rise to celebrate the historic 2025 graduating class of Martin County High School.

The proud Gators made history with their first graduation since the unification of South Creek High School and Riverside High School. The Gators had their first outdoor graduation ever in the swamp.

There were hugs, smiles, dancing, chest bumps, and even tears.

A touching moment was when Jaden Wiggins' parents accepted his diploma. Only weeks before he was due to graduate, he was tragically killed in a vehicle accident. Yet, his memory remains with his classmates.

The graduation exercise not only ended with the turning of the tassels but also an amazing fireworks demonstration. The spirit of unity was incredible.

I congratulate the parents, teachers, education support professionals, administrators, school board, community, and, above all, the students.

I congratulate the class of 2025.

#### 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:

COMMITTEE ON TRANSPORTATION AND INFRASTRUCTURE, HOUSE OF REPRESENTATIVES,

Washington, DC, June 11, 2025.

Hon. MIKE JOHNSON,  
Speaker of the House, House of Representatives,  
Washington, D.C.

DEAR MR. SPEAKER: On June 11, 2025, 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 30 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 June 11, 2025.

Sincerely,

SAM GRAVES,

Chairman, Committee on Transportation and Infrastructure.

Enclosures:

ALTERATION—U.S. DEPARTMENT OF VETERANS AFFAIRS, LUBBOCK, 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 alterations of an existing leased building located at 3510 4th St. in Lubbock, TX for the U.S. Department of Veterans Affairs (VA) at a total estimated project cost of \$2,722,543, a prospectus for which is attached to and included in this resolution.

*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*, 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.

GSA

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**PROSPECTUS – ALTERATION  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
LUBBOCK, TX**

Prospectus Number: PTX-10-VA25  
Congressional District: 19

**Project Summary**

The General Services Administration (GSA) proposes alterations of an existing leased building located at 3510 4<sup>th</sup> St. in Lubbock, TX. The building was constructed in 2020 to house a community-based outpatient clinic (CBOC) for the Department of Veterans Affairs (VA) and was authorized through the Veterans Access, Choice, and Accountability Act of 2014 (P.L. 113-146).

The current lease, which did not exceed the prospectus threshold and therefore was not the subject of a previous prospectus, provides 94,000 net usable square feet and 635 surface parking spaces at an annual, unserviced cost of \$3,256,579 and expires on December 14, 2040.

**Description**

To maximize the service and efficiencies at the Lubbock CBOC, VA has requested alterations to build out four operating rooms (OR) within the existing leased footprint. The alteration project includes OR build out; installation of OR equipment; replacement/upgrades of fire protection systems; improvements to the electrical infrastructure; plumbing upgrades; renovation of associated common areas; and improvements to the heating ventilation and air conditioning (HVAC) systems that may result in energy savings.

These alterations will allow VA to provide podiatry, ophthalmology, and gastrointestinal procedures that fall in the certification for Ambulatory Procedure Center-Basic Invasive Procedure Complexity Designation (APC-Basic).

**Major Work Items**

Interior construction; HVAC, electrical, fire, and life safety replacement/upgrades; plumbing upgrades; and OR equipment.

Interior Construction	\$202,126
HVAC/Plumbing Replacement/Upgrades	\$968,515
Electrical Replacement/Upgrades	\$790,332
Fire and Life Safety Replacement/Upgrades	\$94,108
Non-Movable Furniture/Equipment	\$322,444
Demolition	\$10,000
General Conditions	<u>\$335,018</u>
<b>Total ETPC</b>	<b>\$2,722,543</b>

GSA

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**PROSPECTUS – ALTERATION  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
LUBBOCK, TX**

Prospectus Number: PTX-10-VA25  
Congressional District: 19

**Project Budget**

Design, Permitting, and other General Conditions	\$335,018
Estimated Construction Cost (ECC)	<u>\$2,387,525</u>
Estimated Total Project Cost (ETPC)	<b>\$2,722,543</b>

**Approval Requested**

**(Construction, Management and Inspection):** **\$2,387,525<sup>1</sup>**

**Schedule**

	Start	End
Design	FY 2025	FY 2025
Construction	FY 2025	FY 2026

**Prior Approval**

None

**Prior Prospectus-Level Projects in Building (past 10 years):**

None

**Alternatives**

There are no feasible alternatives for this project as replacement of the entire lease is cost prohibitive.

**Recommendation**

ALTERATION

**Justification**

The existing lease, once the alterations are complete, will meet the needs of VA; and because the existing lease has favorable rental rates compared to the current estimated rental rates in Lubbock, alteration is considered the most cost-effective alternative.

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<sup>1</sup> Balance of approval needed for project equals \$2,387,525 in FY23. This estimate may be escalated by 2.2 percent annually to the effective date of the lease amendment for alterations to account for inflation.

GSA

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**PROSPECTUS – ALTERATION  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
LUBBOCK, TX**

Prospectus Number: PTX-10-VA25  
Congressional District: 19

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**Summary of Energy Compliance**

The Government will incorporate energy efficiency and sustainability requirements into the alteration. The Government encourages offerors to exceed minimum requirements set forth in the procurement, and to the maximum extent practicable requires offerors to comply with the Energy Star requirement and other statutory and regulatory requirements.

**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 perform alterations in leased space.

**Certification of Need**

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

Submitted at Washington, DC, on 9/16/2024

Recommended: Elliot Doomes  
Commissioner, Public Buildings Service

Approved: Adam Calmahan  
Administrator, General Services Administration

LEASE—U.S. DEPARTMENT OF VETERANS  
AFFAIRS, MACON, GA

*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 140,277 net usable square feet of space, and 950 parking spaces, for the U.S. Department of Veterans Affairs (VA) for an outpatient clinic in the vicinity of Macon, GA to provide continued and expansion services for the Macon veteran community at a proposed unserviced annual cost of \$6,471,000 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

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**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
MACON, GA**

Prospectus Number: PGA-01-VA25  
Congressional District: 02, 08

**Executive Summary**

The U.S. General Services Administration (GSA) proposes an outpatient clinic lease of approximately 140,277 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA) in the vicinity of Macon, GA.

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

**Description**

Occupant:	Veterans Affairs
Current NUSF	18,732 (Macon Outpatient Clinic, Robins Air Force Base Annex)
Estimated Maximum NUSF:	140,277
Expansion/Reduction NUSF:	121,545 (expansion)
Estimated Maximum Rentable Square Feet:	189,374
Expiration Dates of Current Lease(s):	01/31/2028 08/30/2029
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	<u>North:</u> E on Zebulon Rd., N on Bass Rd., E on I-75, E on I-16 <u>East:</u> S on Martin Luther King Jr. Blvd./Boardway, W on Eisenhower Pkwy., S on I-75 <u>South:</u> W on Hartley Bridge Rd., W on Pt. Pleasant Church Rd., W on Bethel Church Rd., W on Eisenhower Pkwy. <u>West:</u> N on Lizella Rd., NW on Lower Thomaston Rd., N on Lamar Rd.
Parking Spaces:	950
Scoring:	Operating Lease
Current Total Annual Cost:	\$568,374 (lease effective 02/01/2018; 10/23/2019)
Current Total Unserved Annual Cost:	\$387,574

GSA

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**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
MACON, GA**

Prospectus Number: PGA-01-VA25  
Congressional District: 02, 08

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Estimated Unserved Rental Rate: <sup>1</sup>	\$46.13 per NUSF
Estimated Total Unserved Annual Cost: <sup>2</sup>	\$6,471,000

**Justification**

A new 140,277 NUSF lease in Macon, GA, will allow for the replacement and expansion of the existing Macon Outpatient Clinic and the Robins Air Force Base Annex.

The current primary care, mental health, certain specialty care, ancillary, and ambulatory surgery spaces at the existing Macon Outpatient Clinic, Robins Air Force Base Annex, and the Carl Vinson VA Medical Center are inadequate and undersized for the current and projected veteran workload demand for services. Specifically, workload for ambulatory services and procedures and mental health stops and services is projected to increase over the next 20 years.

The new facility will enhance VA outpatient services by closing space gaps identified in VA's **Strategic Capital Investment Planning** process. This new lease will allow VA to provide comprehensive primary care, mental health, specialty care, ambulatory surgery, and ancillary services to the veteran population in the Macon area in a rightsized and state-of-the-art healthcare facility in a timely manner. Being housed in a rightsized, Patient-Aligned Care Team-designed,<sup>3</sup> and more accessible facility will allow better optimized VA care delivery, improved veteran satisfaction, increased team coordination, improved workflows, and improved recruitment and retention for VA staff.

The proposed project aligns with the following VA Departmental Strategic Goals:

1. Deliver Timely, Accessible, High-Quality Benefits, Care and Services
  - VA delivers timely, accessible, high-quality benefits, care, and services to meet the unique needs of veterans and all eligible beneficiaries.
2. Improve Experiences, Satisfaction, Accountability and Security
  - VA ensures governance, systems, data, and management best practices improve experiences, satisfaction, accountability, and security.

**Summary of Energy Compliance**

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<sup>1</sup> This estimate is for fiscal year 2025 and may be escalated by 2.2 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.

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

<sup>3</sup> Patient-Aligned Care Team design focuses on open office work environments, separation of patient and staff flows, and modular adaptable design.

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**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
MACON, GA**

Prospectus Number: PGA-01-VA25  
Congressional District: 02, 08

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The Government will incorporate energy efficiency and sustainability requirements into the Request for Lease Proposal 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 the maximum extent practicable requires offerors to comply with the Energy Star requirement and other statutory and regulatory requirements.

**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.



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**PROSPECTUS – LEASE**  
**U.S. DEPARTMENT OF VETERANS AFFAIRS**  
**MACON, GA**

Prospectus Number: PGA-01-VA25  
Congressional District: 02, 08

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**Certification of Need**

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

Submitted at Washington, DC, on 9/16/2024

Recommended: Elliot Doomes  
Commissioner, Public Buildings Service

Approved: Palmi Carmahan  
Administrator, General Services Administration

LEASE—U.S. DEPARTMENT OF VETERANS  
AFFAIRS, CHICAGO, IL

*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 171,698 net usable square feet of space, and 1,200 parking spaces, for the U.S. Department of Veterans Affairs (VA) for an outpatient clinic in the vicinity of Chicago, IL to provide continued and expansion services for the Chicago veteran community at a proposed unserviced annual cost of \$16,334,000 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

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**PROSPECTUS – LEASE**  
**U.S. DEPARTMENT OF VETERANS AFFAIRS**  
**CHICAGO, IL**

Prospectus Number: PIL-03-VA25  
Congressional District: 01, 04, 07

**Executive Summary**

The U.S. General Services Administration (GSA) proposes an outpatient clinic lease of approximately 171,698 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA) in the vicinity of Chicago, IL.

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

**Description**

Occupant:	Veterans Affairs
Current NUSF	N/A
Estimated Maximum NUSF:	171,698
Expansion/Reduction NUSF:	171,698
Estimated Maximum Rentable Square Feet:	231,792
Expiration Dates of Current Lease(s):	N/A
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	<u>North:</u> E on W Washington Blvd <u>East:</u> S on S Michigan Ave <u>South:</u> W on W 35th St <u>West:</u> N on S Western Ave
Parking Spaces:	1,200
Scoring:	Operating Lease
Current Total Annual Cost:	N/A
Current Total Unserved Annual Cost:	N/A
Estimated Unserved Rental Rate: <sup>1</sup>	\$95.13 per NUSF
Estimated Total Unserved Annual Cost: <sup>2</sup>	\$16,334,000

<sup>1</sup> This estimate is for fiscal year 2025 and may be escalated by 2.2 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.  
<sup>2</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes.

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**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
CHICAGO, IL**

Prospectus Number: PIL-03-VA25  
Congressional District: 01, 04, 07

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**Justification**

A new 171,698 NUSF Outpatient Clinic in the vicinity of Chicago, IL, allows for the expansion of vital outpatient services in the Chicago area by closing space gaps identified in the Strategic Capital Investment Planning process.

The current primary care, mental health, specialty care, and ancillary spaces at the Jesse Brown VA Medical Center are inadequate and undersized for the current and projected veteran workload demand for services. Specifically, workload for ambulatory services and procedures and mental health services is projected to increase over the next 20 years.

This new lease will allow VA to provide comprehensive primary care, mental health, specialty care, and ancillary services to the veteran population in the Chicago area in a rightsized and state-of-the-art healthcare facility in a timely manner. Being housed in a right-sized, Patient-Aligned Care Team-designed,<sup>3</sup> and more accessible facility will allow better optimized VA care delivery, improved veteran satisfaction, increased team coordination, improved workflows, and improved recruitment and retention for VA staff.

The proposed project aligns with the following VA Departmental Strategic Goals:

1. Build Long-term Relationships and Trust with Customers and Partners
  - VA consistently communicates with its customers and partners to assess and maximize performance, evaluate needs, and build long-term relationships and trust.
2. Deliver Timely, Accessible, High-Quality Benefits, Care and Services
  - VA delivers timely, accessible, high-quality benefits, care, and services to meet the unique needs of veterans and all eligible beneficiaries.
3. Improve Experiences, Satisfaction, Accountability and Security
  - VA ensures governance, systems, data, and management best practices improve experiences, satisfaction, accountability, and security.

**Summary of Energy Compliance**

The Government will incorporate energy efficiency and sustainability requirements into the Request for Lease Proposal 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 the maximum extent

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<sup>3</sup> Patient-Aligned Care Team design focuses on open office work environments, separation of patient and staff flows, and modular adaptable design.

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**PROSPECTUS – LEASE**  
**U.S. DEPARTMENT OF VETERANS AFFAIRS**  
**CHICAGO, IL**

Prospectus Number: PIL-03-VA25  
Congressional District: 01, 04, 07

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practicable requires offerors to comply with the Energy Star requirement and other statutory and regulatory requirements.

**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.

**Certification of Need**

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

Submitted at Washington, DC, on 9/16/2024

Recommended: Elliot Doomes  
Commissioner, Public Buildings Service

Approved: Adam Carahan  
Administrator, General Services Administration

LEASE—U.S. DEPARTMENT OF VETERANS  
AFFAIRS, AKRON, OH

*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 216,682 net usable square feet of space, and 1,500 parking spaces, for the U.S. Department of Veterans Affairs (VA) for an outpatient clinic in the vicinity of Akron, OH to provide continued and expansion services for the Akron veteran community at a proposed unserviced annual cost of \$11,095,000 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

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**PROSPECTUS – LEASE**  
**U.S. DEPARTMENT OF VETERANS AFFAIRS**  
**AKRON, OH**

Prospectus Number: POH-06-VA25  
Congressional District: 13

**Executive Summary**

The U.S. General Services Administration (GSA) proposes an outpatient clinic lease of approximately 216,682 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA) in the vicinity of Akron, OH.

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

**Description**

Occupant:	Veterans Affairs
Current NUSF	47,842 (Akron Outpatient Clinic, Akron Rehab Clinic, Cleveland Ambulatory Surgery)
Estimated Maximum NUSF:	216,682
Expansion/Reduction NUSF:	168,840 (expansion)
Estimated Maximum Rentable Square Feet:	292,521
Expiration Dates of Current Lease(s):	12/31/2026 02/23/2024 04/13/2024
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	<u>North:</u> E on OH Rt 261, SE on Southeast Ave <u>East:</u> S on N Cleveland Ave/Portage Line Rd <u>South:</u> W on Sanitarium Rd, N on Sunnyside Ave, W on Lakeside Dr, W on Lake Rd, S on Hilbish Ave, W on Krumroy Rd, N on S Arlington Rd, W on Swartz, N on I-77, W on I-277 <u>West:</u> N on I-76, E on I-76, N on SR-59, N on SR-8
Parking Spaces:	1,500
Scoring:	Operating Lease
Current Total Annual Cost:	\$1,798,535 (leases effective 01/02/2003; 02/23/2009; 04/14/2014)
Current Total Unserviced Annual Cost:	\$1,225,256

GSA

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**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
AKRON, OH**

Prospectus Number: POH-06-VA25  
Congressional District: 13

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Estimated Unserviced Rental Rate: <sup>1</sup>	\$51.20 per NUSF
Estimated Total Unserviced Annual Cost: <sup>2</sup>	\$11,095,000

**Justification**

A new 216,682 NUSF lease in Akron, OH, will allow for the replacement and expansion of the existing Akron Outpatient Clinic, Akron Rehab Clinic, and Cleveland Ambulatory Surgery leases.

The primary care, mental health, specialty care, ambulatory surgery, and ancillary spaces at the existing leases are inadequate and undersized for the current and projected veteran workload demand for services. Specifically, workload for ambulatory services and procedures and mental health services is projected to increase over the next 20 years. Additionally, the consolidation of services from multiple existing leases would create operational efficiencies.

The new facility will enhance VA outpatient services by closing space gaps identified in VA's **Strategic Capital Investment Planning** process. This new lease will allow VA to provide comprehensive primary care, mental health, specialty care, ambulatory surgery, and ancillary services to the veteran population in the Akron area in a rightsized and state-of-the-art healthcare facility in a timely manner. Being housed in a right-sized, Patient-Aligned Care Team-designed,<sup>3</sup> and more accessible facility will allow better optimized VA care delivery, improved veteran satisfaction, increased team coordination, improved workflows, and improved recruitment and retention for VA staff.

The proposed project aligns with the following VA Departmental Strategic Goals:

1. Build Long-term Relationships and Trust with Customers and Partners
  - VA consistently communicates with its customers and partners to assess and maximize performance, evaluate needs, and build long-term relationships and trust.
2. Deliver Timely, Accessible, High-Quality Benefits, Care and Services
  - VA delivers timely, accessible, high-quality benefits, care, and services to meet the unique needs of veterans and all eligible beneficiaries.
3. Improve Experiences, Satisfaction, Accountability and Security

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<sup>1</sup> This estimate is for fiscal year 2025 and may be escalated by 2.2 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.

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

<sup>3</sup> Patient-Aligned Care Team design focuses on open office work environments, separation of patient and staff flows, and modular adaptable design.



GSA

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**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
AKRON, OH**

Prospectus Number: POH-06-VA25  
Congressional District: 13

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- VA ensures governance, systems, data, and management best practices improve experiences, satisfaction, accountability, and security.

**Summary of Energy Compliance**

The Government will incorporate energy efficiency and sustainability requirements into the Request for Lease Proposal 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 the maximum extent practicable requires offerors to comply with the Energy Star requirement and other statutory and regulatory requirements.

**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

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**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
AKRON, OH**

Prospectus Number: POH-06-VA25  
Congressional District: 13

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**Certification of Need**

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

Submitted at Washington, DC, on 9/16/2024

Recommended: Elliot Doomes  
Commissioner, Public Buildings Service

Approved: Patricia Carmichael  
Administrator, General Services Administration

LEASE—U.S. DEPARTMENT OF VETERANS  
AFFAIRS, FRANKLIN COUNTY, OH

*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 84,739 net usable square feet of space, and 600 parking spaces, for the U.S. Department of Veterans Affairs (VA) for an outpatient clinic in the vicinity of Franklin County, OH to provide continued and expansion services for the Franklin County veteran community at a proposed unserviced annual cost of \$4,230,000 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

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**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
FRANKLIN COUNTY, OH**

Prospectus Number: POH-09-VA25  
Congressional District: 03

**Executive Summary**

The U.S. General Services Administration (GSA) proposes an outpatient clinic lease of approximately 84,739 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA) in the vicinity of Franklin County, OH.

The lease will be delegated to VA, provide continued services for the Franklin 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:	Veterans Affairs
Current NUSF	9,365 (Columbus VA Mental Health Clinic)
Estimated Maximum NUSF:	84,739
Expansion/Reduction NUSF:	75,374 (expansion)
Estimated Maximum Rentable Square Feet:	114,398
Expiration Dates of Current Lease(s):	07/20/2026
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	<u>North:</u> E on HW 161 <u>East:</u> S on OH-605, S on Reynoldsburg – New Albany Rd, W on E Broad St, S on I-270 <u>South:</u> W on I-70 <u>West:</u> N on S Champion Ave/Governors Pl, N on Joyce Ave, W on E Hudson St, N on Cleveland Ave, NE on Westerville Rd
Parking Spaces:	600
Scoring:	Operating Lease
Current Total Annual Cost:	\$223,043 (lease effective 07/21/2016)
Current Total Unserviced Annual Cost:	\$215,000
Estimated Unserviced Rental Rate: <sup>1</sup>	\$49.91 per NUSF
Estimated Total Unserviced Annual Cost: <sup>2</sup>	\$4,230,000

<sup>1</sup> This estimate is for fiscal year 2025 and may be escalated by 2.2 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.

<sup>2</sup> 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  
FRANKLIN COUNTY, OH**

Prospectus Number: POH-09-VA25  
Congressional District: 03

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**Justification**

A new 84,739 NUSF lease in Franklin County, OH, will allow for the replacement and expansion of the existing Columbus VA Mental Health Clinic.

The current mental health, primary care, specialty care, and ancillary spaces at the Columbus VA Mental Health Clinic lease as well as the Chalmers P. Wylie Veterans Outpatient Clinic are inadequate and undersized for the current and projected veteran workload demand for services. Specifically, workload for ambulatory services and procedures and mental health stops and services is projected to increase over the next 20 years.

The new facility will enhance VA outpatient services by closing space gaps identified in VA's **Strategic Capital Investment Planning process**. This new lease will allow VA to provide comprehensive primary care, mental health, specialty care, and ancillary services to the veteran population in the Franklin County area in a rightsized and state-of-the-art healthcare facility in a timely manner. Being housed in a right-sized, Patient-Aligned Care Team-designed,<sup>3</sup> and more accessible facility will allow better optimized VA care delivery, improved veteran satisfaction, increased team coordination, improved workflows, and improved recruitment and retention for VA staff.

The proposed project aligns with the following VA Departmental Strategic Goals:

1. Build Long-term Relationships and Trust with Customers and Partners
  - VA consistently communicates with its customers and partners to assess and maximize performance, evaluate needs, and build long-term relationships and trust.
2. Deliver Timely, Accessible, High-Quality Benefits, Care and Services
  - VA delivers timely, accessible, high-quality benefits, care, and services to meet the unique needs of veterans and all eligible beneficiaries.
3. Improve Experiences, Satisfaction, Accountability and Security
  - VA ensures governance, systems, data, and management best practices improve experiences, satisfaction, accountability, and security.

**Summary of Energy Compliance**

The Government will incorporate energy efficiency and sustainability requirements into the Request for Lease Proposal and other documents related to the procurement of space

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<sup>3</sup> Patient-Aligned Care Team design focuses on open office work environments, separation of patient and staff flows, and modular adaptable design.

GSA

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**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
FRANKLIN COUNTY, OH**

Prospectus Number: POH-09-VA25  
Congressional District: 03

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based on the approved prospectus. The Government encourages offerors to exceed minimum requirements set forth in the procurement, and to the maximum extent practicable requires offerors to comply with the Energy Star requirement and other statutory and regulatory requirements.

**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

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**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
FRANKLIN COUNTY, OH**

Prospectus Number: POH-09-VA25  
Congressional District: 03

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**Certification of Need**

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

Submitted at Washington, DC, on 9/16/2024

Recommended: Elliot Doomes  
Commissioner, Public Buildings Service

Approved: Adam Carnahan  
Administrator, General Services Administration

LEASE—U.S. DEPARTMENT OF VETERANS  
AFFAIRS, COATESVILLE, PA

*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 329,909 net usable square feet of space, and 2,250 parking spaces, for the U.S. Department of Veterans Affairs (VA) for a medical center in the vicinity of Coatesville, PA to provide continued and expansion services for the Coatesville veteran community at a proposed unserviced annual cost of \$19,699,000 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.



**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
COATESVILLE, PA**

Prospectus Number: PPA-07-VA25  
Congressional District: PA-06

**Executive Summary**

The U.S. General Services Administration (GSA) proposes a medical center lease of approximately 329,909 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA) in the vicinity of Coatesville, PA.

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

**Description**

Occupant:	Veterans Affairs
Current NUSF	N/A
Estimated Maximum NUSF:	329,909
Expansion/Reduction NUSF:	329,909 (expansion)
Estimated Maximum Rentable Square Feet:	445,377
Expiration Dates of Current Lease(s):	N/A
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	<u>North:</u> S on Caton Rd, E on Telegraph Rd, N on Hibernia Rd, E on Highspire Rd <u>East:</u> S on PA-282, S on US-322 <u>South:</u> W on Shadyside Rd, W on Strasburg Rd, W on PA-372 <u>West:</u> N on PA-10
Parking Spaces:	2,250
Scoring:	Operating Lease
Current Total Annual Cost:	N/A
Current Total Unserviced Annual Cost:	N/A
Estimated Unserviced Rental Rate: <sup>1</sup>	\$59.71 per NUSF
Estimated Total Unserviced Annual Cost: <sup>2</sup>	\$19,699,000

**Justification**

A new 329,909 NUSF lease in Coatesville, PA, will allow for the relocation of inpatient and outpatient services currently offered at the Coatesville VA Medical Center (VAMC).

<sup>1</sup> This estimate is for fiscal year 2025 and may be escalated by 2.2 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.

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

GSA

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**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
COATESVILLE, PA**

Prospectus Number: PPA-07-VA25  
Congressional District: PA-06

The current inpatient mental health, community living center, primary care, mental health, certain specialty care, and ancillary services at the Coatesville VAMC are inadequate for the current and projected veteran workload demand for services. The existing facility consists mostly of H-style buildings which are not conducive for the efficient patient flow that is required for the delivery of modern healthcare even after renovation due to structural columns in these buildings which restrict design. These restrictions in the facility infrastructure limit the amount of suitable space to accommodate current and projected workload. Additionally, the existing facility currently has a \$143-million facility condition assessment deficit, further hindering the development of modern healthcare space. Continuing to provide healthcare services in this setting leads to high-cost operational inefficiencies. Furthermore, workload for ambulatory services and procedures, mental health services, and acute mental health is projected to increase over the next 20 years.

The new facility will enhance VA inpatient and outpatient services by closing space gaps **identified in VA's Strategic Capital Investment Planning process. This new lease will allow** VA to provide comprehensive inpatient mental health, community living center, primary care, mental health, specialty care, and ancillary services to the veteran population in the Coatesville area in a rightsized and state-of-the-art healthcare facility in a timely manner. Being housed in a right-sized, Patient-Aligned Care Team-designed,<sup>3</sup> and more accessible facility will allow better optimized VA care delivery, improved veteran satisfaction, increased team coordination, improved workflows, and improved recruitment and retention for VA staff.

The proposed project aligns with the following VA Departmental Strategic Goals:

1. Deliver Timely, Accessible, High-Quality Benefits, Care and Services
  - VA delivers timely, accessible, high-quality benefits, care and services to meet the unique needs of veterans and all eligible beneficiaries.

**Summary of Energy Compliance**

The Government will incorporate energy efficiency and sustainability requirements into the Request for Lease Proposal 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 the maximum extent practicable requires offerors to comply with the Energy Star requirement and other statutory and regulatory requirements.

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<sup>3</sup> Patient-Aligned Care Team design focuses on open office work environments, separation of patient and staff flows, and modular adaptable design.

GSA

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**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
COATESVILLE, PA**

Prospectus Number: PPA-07-VA25  
Congressional District: PA-06

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**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.

**Certification of Need**

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

Submitted at Washington, DC, on 9/16/2024

Recommended: Elliot Doomes  
Commissioner, Public Buildings Service

Approved: Adm. Carman  
Administrator, General Services Administration

LEASE—U.S. DEPARTMENT OF VETERANS  
AFFAIRS, SAN JUAN, PR

*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 249,427 net usable square feet of space, and 300 parking spaces, for the U.S. Department of Veterans Affairs (VA) for a community living center in the vicinity of San Juan, PR to provide continued and expansion services for the San Juan veteran community at a proposed unserviced annual cost of \$10,309,000 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

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**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
SAN JUAN, PR**

Prospectus Number: PPR-05-VA25  
Congressional District: 00

**Executive Summary**

The U.S. General Services Administration (GSA) proposes a community living center lease of approximately 249,427 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA) in the vicinity of San Juan, PR.

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

**Description**

Occupant:	Veterans Affairs
Current NUSF	N/A
Estimated Maximum NUSF:	249,427
Expansion/Reduction NUSF:	249,427 (expansion)
Estimated Maximum Rentable Square Feet:	336,726
Expiration Dates of Current Lease(s):	N/A
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	<u>North:</u> E on PR-165, E on PR-22, E on PR-2, N on PR-1, E on PR-26, E on Wilson Ave, E on PR-37, S on Camino de Acceso, E on PR-26, E on Campo Rico Ave <u>East:</u> S on Calle 435, E on Monserrate Ave, S on PR-874, W on PR-887, S on PR-8860, S on Carretera 181, S on PR-894, S on PR-175, S on PR-52, E on PR-38, S on PR-768, S on PR-32 <u>South:</u> W on PR-32, W on PR-172 <u>West:</u> N on PR-7784, N on Turabo Ave, N on PR-34, W on PR-156, N on PR-173, Non PR-1, W on PR-835, W on PR-833, W on PR-830, W on PR-829, N on PR-829, W on PR-861, N on PR-8861, W on PR-861, N on PR-165, E on PR-2, N on PR-165
Parking Spaces:	300
Scoring:	Operating Lease
Current Total Annual Cost:	N/A

GSA

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**PROSPECTUS – LEASE**  
**U.S. DEPARTMENT OF VETERANS AFFAIRS**  
**SAN JUAN, PR**

Prospectus Number: PPR-05-VA25  
Congressional District: 00

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Current Total Unserved Annual Cost:	N/A
Estimated Unserved Rental Rate: <sup>1</sup>	\$41.33 per NUSF
Estimated Total Unserved Annual Cost: <sup>2</sup>	\$10,309,000

**Justification**

A new 249,427 NUSF lease in San Juan, PR, will allow for the relocation of inpatient services currently offered at the San Juan VA Medical Center (VAMC).

The current community living center and ancillary spaces at the San Juan VAMC are inadequate and undersized for the current and projected veteran workload demand for services.

The new facility will enhance VA outpatient services by closing space gaps identified in VA's **Strategic Capital Investment Planning process**. This new lease will allow VA to provide comprehensive community living center and ancillary services to the veteran population in the San Juan area in a rightsized, seismically compliant and state-of-the-art healthcare facility in a timely manner. Being housed in a right-sized and more accessible facility will allow better optimized VA care delivery, improved veteran satisfaction, increased team coordination, improved workflows, and improved recruitment and retention for VA staff.

The proposed project aligns with the following VA Departmental Strategic Goals:

1. Deliver Timely, Accessible, High-Quality Benefits, Care and Services
  - VA delivers timely, accessible, high-quality benefits, care and services to meet the unique needs of veterans and all eligible beneficiaries.

**Summary of Energy Compliance**

The Government will incorporate energy efficiency and sustainability requirements into the Request for Lease Proposal 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 the maximum extent practicable requires offerors to comply with the Energy Star requirement and other statutory and regulatory requirements.

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<sup>1</sup> This estimate is for fiscal year 2025 and may be escalated by 2.2 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.

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

GSA

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**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
SAN JUAN, PR**

Prospectus Number: PPR-05-VA25  
Congressional District: 00

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**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.

**Certification of Need**

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

Submitted at Washington, DC, on 9/24/2024

Recommended: Elliot Doomes  
Commissioner, Public Buildings Service

Approved: Adm. Carnahan  
Administrator, General Services Administration

LEASE—U.S. DEPARTMENT OF VETERANS  
AFFAIRS GREENVILLE, SC

*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 247,841 net usable square feet of space, and 1,700 parking spaces, for the U.S. Department of Veterans Affairs (VA) for an outpatient clinic in the vicinity of Greenville, SC to provide continued and expansion services for the Greenville veteran community at a proposed unserviced annual cost of \$12,801,000 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

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**PROSPECTUS – LEASE**  
**U.S. DEPARTMENT OF VETERANS AFFAIRS**  
**GREENVILLE, SC**

Prospectus Number: PSC-08-VA25  
Congressional District: 03, 04

**Executive Summary**

The U.S. General Services Administration (GSA) proposes an outpatient clinic lease of approximately 247,841 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA) in the vicinity of Greenville, SC.

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

**Description**

Occupant:	Veterans Affairs
Current NUSF	50,254 (Greenville Outpatient Clinic)
Estimated Maximum NUSF:	247,841
Expansion/Reduction NUSF:	197,587 (expansion)
Estimated Maximum Rentable Square Feet:	334,585
Expiration Dates of Current Lease(s):	03/19/2033
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	<u>North:</u> E on US-123, E on I-385 <u>East:</u> S on I-385 <u>South:</u> W on I-385, W on State Hwy 153 <u>West:</u> N on I-85, N on US-25
Parking Spaces:	1,700
Scoring:	Operating Lease
Current Total Annual Cost:	\$2,074,062 (lease effective 03/20/2013)
Current Total Unserved Annual Cost:	\$2,054,859
Estimated Unserved Rental Rate: <sup>1</sup>	\$51.65 per NUSF
Estimated Total Unserved Annual Cost: <sup>2</sup>	\$12,801,000

**Justification**

A new 247,841 NUSF lease in Greenville, SC, will allow for the replacement and expansion of the existing Greenville Outpatient Clinic.

<sup>1</sup> This estimate is for fiscal year 2025 and may be escalated by 2.2 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.

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

GSA

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**PROSPECTUS – LEASE**  
**U.S. DEPARTMENT OF VETERANS AFFAIRS**  
**GREENVILLE, SC**

Prospectus Number: PSC-08-VA25  
Congressional District: 03, 04

The current mental health, primary care, specialty care, ancillary, and ambulatory surgery spaces at the Greenville Outpatient Clinic and the Wm. Jennings Bryan Dorn VA Medical Center are inadequate and undersized for the current and projected veteran workload demand for services. Specifically, workload for ambulatory services and procedures and mental health services is projected to increase over the next 20 years.

The new facility will enhance VA outpatient services by closing space gaps identified in VA's **Strategic Capital Investment Planning** process. This new lease will allow VA to provide comprehensive primary care, mental health, specialty care, ambulatory surgery, and ancillary services to the veteran population in the Greenville area in a rightsized and state-of-the-art healthcare facility in a timely manner. Being housed in a rightsized, Patient-Aligned Care Team-designed,<sup>3</sup> and more accessible facility will allow better optimized VA care delivery, improved veteran satisfaction, increased team coordination, improved workflows, and improved recruitment and retention for VA staff.

The proposed project aligns with the following VA Departmental Strategic Goals:

1. Deliver Timely, Accessible, High-Quality Benefits, Care and Services
  - VA delivers timely, accessible, high-quality benefits, care, and services to meet the unique needs of veterans and all eligible beneficiaries.
2. Improve Experiences, Satisfaction, Accountability and Security
  - VA ensures governance, systems, data, and management best practices improve experiences, satisfaction, accountability, and security.

**Summary of Energy Compliance**

The Government will incorporate energy efficiency and sustainability requirements into the Request for Lease Proposal 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 the maximum extent practicable requires offerors to comply with the Energy Star requirement and other statutory and regulatory requirements.

**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

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<sup>3</sup> Patient-Aligned Care Team design focuses on open office work environments, separation of patient and staff flows, and modular adaptable design.

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**PROSPECTUS – LEASE**  
**U.S. DEPARTMENT OF VETERANS AFFAIRS**  
**GREENVILLE, SC**

Prospectus Number: PSC-08-VA25  
Congressional District: 03, 04

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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.

**Certification of Need**

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

Submitted at Washington, DC, on 9/16/2024

Recommended: Elliot Doomes  
Commissioner, Public Buildings Service

Approved: Adam Carnahan  
Administrator, General Services Administration

LEASE—U.S. DEPARTMENT OF VETERANS  
AFFAIRS, KNOXVILLE, 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 316,595 net usable square feet of space, and 2,150 parking spaces, for the U.S. Department of Veterans Affairs (VA) for an outpatient clinic in the vicinity of Knoxville, TN to provide continued and expansion services for the Knoxville veteran community at a proposed unserviced annual cost of \$13,700,000 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

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

Prospectus Number: PTN-02-VA25  
Congressional District: 02

**Executive Summary**

The U.S. General Services Administration (GSA) proposes an outpatient clinic lease of approximately 316,595 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA) in the vicinity of Knoxville, TN.

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

**Description**

Occupant:	Veterans Affairs
Current NUSF	76,349 (William C. Tallent Knoxville Outpatient Clinic, Downtown West VA Clinic, Knoxville Annex I, Knoxville Specialty Care)
Estimated Maximum NUSF:	316,595
Expansion/Reduction NUSF:	240,246 (expansion)
Estimated Maximum Rentable Square Feet:	427,403
Expiration Dates of Current Lease(s):	09/16/2029 01/31/2027 06/30/2032 09/30/2028
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	<u>North:</u> E on Lovell Rd, E on Ball Camp Pike, NE on Schaad Rd, E on Clinton Hwy, E on I-640, E on US-11W/Rutledge Pike, NE on Old Rutledge Pike, E on Mascot Rd <u>East:</u> SW on Andrew Johnson Hwy, S on Kitts Rd, W on Strawberry Plains Pike, W on TN-168, S on US-129 <u>South:</u> W on I-140 <u>West:</u> N on I-140
Parking Spaces:	2,150
Scoring:	Operating Lease
Current Total Annual Cost:	\$2,679,629 (leases effective 09/17/2009; 02/01/2017; 07/01/2022; 10/01/2018)
Current Total Unserved Annual Cost:	\$2,271,097

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

Prospectus Number: PTN-02-VA25  
Congressional District: 02

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Estimated Unserviced Rental Rate: <sup>1</sup>	\$43.27 per NUSF
Estimated Total Unserviced Annual Cost: <sup>2</sup>	\$13,700,000

**Justification**

A new 316,595 NUSF lease in Knoxville, TN, will allow for the replacement and expansion of the existing William C. Tallent Knoxville Outpatient Clinic, Downtown West VA Clinic, Knoxville Annex I, and Knoxville Specialty Care Lease.

The current mental health, primary care, specialty care, ambulatory surgery, and ancillary spaces at the four existing clinics and the James H. Quillen VA Medical Center are inadequate and undersized for the current and projected veteran workload demand for services. Specifically, workload for ambulatory services and procedures and mental health services is projected to increase over the next 20 years. Additionally, the consolidation of services from multiple existing leases would create operational efficiencies.

The new facility will enhance VA outpatient services by closing space gaps identified in VA's **Strategic Capital Investment Planning** process. This new lease will allow VA to provide comprehensive primary care, mental health, specialty care, ambulatory surgery, and ancillary services to the veteran population in the Knoxville area in a rightsized and state-of-the-art healthcare facility in a timely manner. Being housed in a rightsized, Patient-Aligned Care Team-designed,<sup>3</sup> and more accessible facility will allow better optimized VA care delivery, improved veteran satisfaction, increased team coordination, improved workflows, and improved recruitment and retention for VA staff.

The proposed project aligns with the following VA Departmental Strategic Goals:

1. Deliver Timely, Accessible, High-Quality Benefits, Care and Services
  - VA delivers timely, accessible, high-quality benefits, care and services to meet the unique needs of veterans and all eligible beneficiaries.
2. Improve Experiences, Satisfaction, Accountability and Security
  - VA ensures governance, systems, data, and management best practices improve experiences, satisfaction, accountability and security.

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<sup>1</sup> This estimate is for fiscal year 2025 and may be escalated by 2.2 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.

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

<sup>3</sup> Patient-Aligned Care Team design focuses on open office work environments, separation of patient and staff flows, and modular adaptable design.

GSA

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

Prospectus Number: PTN-02-VA25  
Congressional District: 02

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**Summary of Energy Compliance**

The Government will incorporate energy efficiency and sustainability requirements into the Request for Lease Proposal 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 the maximum extent practicable requires offerors to comply with the Energy Star requirement and other statutory and regulatory requirements.

**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.

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

Prospectus Number: PTN-02-VA25  
Congressional District: 02

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**Certification of Need**

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

Submitted at Washington, DC, on 9/16/2024

Recommended: Elliot Doomes  
Commissioner, Public Buildings Service

Approved: Patricia Carmichael  
Administrator, General Services Administration



LEASE—U.S. DEPARTMENT OF VETERANS  
AFFAIRS, SAN ANTONIO, 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 158,043 net usable square feet of space, and 200 parking spaces, for the U.S. Department of Veterans Affairs (VA) for a community living center in the vicinity of San Antonio, TX to provide continued and expansion services for the San Antonio veteran community at a proposed unserviced annual cost of \$8,053,000 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

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

Prospectus Number: PTX-04-VA25  
Congressional District: 20, 21, 23

**Executive Summary**

The U.S. General Services Administration (GSA) proposes a community living center lease of approximately 158,043 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA) in the vicinity of San Antonio, TX.

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

**Description**

Occupant:	Veterans Affairs
Current NUSF	N/A
Estimated Maximum NUSF:	158,043
Expansion/Reduction NUSF:	158,043
Estimated Maximum Rentable Square Feet:	213,358
Expiration Dates of Current Lease(s):	N/A
Proposed Maximum Lease Term:	20 years
Delineated Area:	<u>North:</u> E on W Loop 1604 N <u>East:</u> S on US-281, S on San Pedro Ave <u>South:</u> W on I-410 <u>West:</u> N on Bandera Rd
Parking Spaces:	200
Scoring:	Operating Lease
Current Total Annual Cost:	N/A
Current Total Unserved Annual Cost:	N/A
Estimated Unserved Rental Rate: <sup>1</sup>	\$50.95 per NUSF
Estimated Total Unserved Annual Cost: <sup>2</sup>	\$8,053,000

**Justification**

A new 158,043 NUSF lease in San Antonio, TX, will allow VA to expand community living center services in a timely and efficient manner to provide high-quality, reliable, accessible care to veterans.

<sup>1</sup> This estimate is for fiscal year 2025 and may be escalated by 2.2 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.  
<sup>2</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes.

GSA

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

Prospectus Number: PTX-04-VA25  
Congressional District: 20, 21, 23

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The current community living center and ancillary spaces at the Audie L. Murphy VA Medical Center are inadequate and undersized for properly delivering modern care. Workload for community living center services is projected to increase over the next 20 years.

The new facility would provide care in a modern, efficient facility, with increased operational efficiencies and sufficient space for community living center services to address the current and projected **space gaps identified in VA's Strategic Capital Investment Planning** process. This new lease will allow VA to provide comprehensive community living center and ancillary services to the veteran population in the San Antonio area in a rightsized and state-of-the-art healthcare facility in a timely manner. Being housed in a rightsized and more accessible facility will allow better optimized care delivery, increased team coordination, and improved workflows for both veterans and VA staff.

The proposed project aligns with the following VA Departmental Strategic Goals:

1. Build Long-term Relationships and Trust with Customers and Partners
  - VA consistently communicates with its customers and partners to assess and maximize performance, evaluate needs, and build long-term relationships and trust.
2. Deliver Timely, Accessible, High-Quality Benefits, Care and Services
  - VA delivers timely, accessible, high-quality benefits, care, and services to meet the unique needs of veterans and all eligible beneficiaries.
3. Improve Experiences, Satisfaction, Accountability and Security
  - VA ensures governance, systems, data, and management best practices improve experiences, satisfaction, accountability, and security.

**Summary of Energy Compliance**

The Government will incorporate energy efficiency and sustainability requirements into the Request for Lease Proposal 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 the maximum extent practicable requires offerors to comply with the Energy Star requirement and other statutory and regulatory requirements.

**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

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

Prospectus Number: PTX-04-VA25  
Congressional District: 20, 21, 23

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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.

**Certification of Need**

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

Submitted at Washington, DC, on 9/16/2024

Recommended: Elliot Doomes  
Commissioner, Public Buildings Service

Approved: Adam Carnahan  
Administrator, General Services Administration

AMENDED PROSPECTUS—LEASE—U.S. DEPARTMENT OF VETERANS 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 Veterans Affairs (VA) for an outpatient clinic in the vicinity of Sarasota, FL to provide continued and expansion services for the Sarasota veteran community at a proposed unserviced annual cost of \$7,934,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution. This resolution amends Prospectus No. PFL-28-VA23 approved July 27, 2023.

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

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

Prospectus Number: PFL-25-VA25  
Congressional District: 16, 17

**Executive Summary**

The General Services Administration (GSA) proposes to amend prospectus PFL-28-VA23 for 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 Senate Committee on Environmental and Public Works and the House Committee on Transportation and Infrastructure approved the original prospectus on July 26, 2023, and July 27, 2023, respectively. This amended prospectus seeks authority to increase the rental rate as, the previously approved rental rate proved to be insufficient for medical space in the current market.

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:	Veterans Affairs
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 Leasing Authority:	20 years
Delineated Area:	<u>North:</u> E on University Pkwy, N on Market St, N on Nature’s Way, SE on Lakewood Ranch 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 <sup>1</sup> :	\$505,184 (lease effective 8/1/2015)

<sup>1</sup> Existing lease cost information has been updated to reflect current terms which changed over time.

GSA

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

Prospectus Number: PFL-25-VA25  
Congressional District: 16, 17

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Current Total Unserved Annual Cost:	\$344,557
Estimated Unserved Rental Rate <sup>2</sup> :	\$72.27 per NUSF
Estimated Total Unserved Annual Cost <sup>3</sup> :	\$7,934,000

**Justification**

A new 109,770 NUSF lease in Sarasota will allow for the replacement of the existing Sarasota CBOC 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<sup>4</sup>.

**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

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<sup>2</sup> This estimate is for fiscal year 2028 and may be escalated by 2.2 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.

<sup>3</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes.

<sup>4</sup> Per the legal authority in 42 U.S.C. § 17091 based on the originating legislation EISA 2007 § 435, with only certain exceptions, federal agencies are not to enter into a contract to lease space in a building that has not earned the ENERGY STAR label in the most recent year.

GSA

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

Prospectus Number: PFL-25-VA25  
Congressional District: 16, 17

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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.

**Certification of Need**

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

Submitted at Washington, DC, on 3/28/2025

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration



AMENDED PROSPECTUS—LEASE—U.S. DEPARTMENT OF VETERANS 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 Veterans Affairs (VA) for a new Community Living Center in the vicinity of Tampa, FL to provide continued and expansion services for the Tampa veteran community at a proposed unserviced annual cost of \$8,707,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution. This resolution amends Prospectus No. PFL-21-VA23 approved July 27, 2023.

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

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

Prospectus Number: PFL-26-VA25  
Congressional Districts: 14, 15

**Executive Summary**

The General Services Administration (GSA) proposes to amend prospectus PFL-21-VA23 for 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 Senate Committee on Environmental and Public Works and the House Committee on Transportation and Infrastructure approved the original prospectus on July 26, 2023, and July 27, 2023, respectively. This amended prospectus seeks authority to increase the rental rate as, the previously approved rental rate proved to be insufficient for community living space in the current market.

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:	Veterans Affairs
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 Leasing Authority:	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 Unserved Annual Cost:	N/A

GSA

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

Prospectus Number: PFL-26-VA25  
Congressional Districts: 14, 15

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Estimated Unserviced Rental Rate <sup>1</sup> :	\$56.71 per NUSF
Estimated Total Unserviced Annual Cost <sup>2</sup> :	\$8,707,000

**Justification**

A new 153,528 NUSF lease in Tampa, FL will allow for expanded capacity of the Tampa VA Medical Center by moving the current CLC off-site into a right-sized 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<sup>3</sup>.

**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**

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<sup>1</sup> This estimate is for fiscal year 2029 and may be escalated by 2.2 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.

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

<sup>3</sup> Per the legal authority in 42 U.S.C. § 17091 based on the originating legislation EISA 2007 § 435, with only certain exceptions, federal agencies are not to enter into a contract to lease space in a building that has not earned the ENERGY STAR label in the most recent year.

GSA

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

Prospectus Number: PFL-26-VA25  
Congressional Districts: 14, 15

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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 3/28/2025

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



Commissioner, Public Buildings Service

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



Administrator, General Services Administration

AMENDED PROSPECTUS—LEASE—U.S. DEPARTMENT OF VETERANS 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 Veterans Affairs (VA) for an outpatient clinic in the vicinity of The Villages, FL to provide continued and expansion services for the The Villages veteran community at a proposed unserviced annual cost of \$9,145,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution. This resolution amends Prospectus No. PFL-22-VA23 approved July 27, 2023.

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

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

Prospectus Number: PFL-27-VA25  
Congressional District: 6, 11

**Executive Summary**

The General Services Administration (GSA) proposes to amend prospectus PFL-22-VA23 for 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 Senate Committee on Environmental and Public Works and the House Committee on Transportation and Infrastructure approved the original prospectus on July 26, 2023, and July 27, 2023, respectively. This amended prospectus seeks authority to increase the rental rate as, the previously approved rental rate proved to be insufficient for medical space in the current market. The delineated area in this prospectus is revised to match the delineated area in the approved in the VA prospectus and included in the VA lease solicitation.

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:	Veterans Affairs
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 Leasing Authority:	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 <sup>1</sup> :	\$1,598,349 (lease effective 8/2/2010)

<sup>1</sup> Existing lease cost information has been updated to reflect current terms which changed over time.

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

Prospectus Number: PFL-27-VA25  
Congressional District: 6, 11

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Current Total Unserviced Annual Cost:	\$1,442,349
Estimated Unserviced Rental Rate <sup>2</sup> :	\$65.25 per NUSF
Estimated Total Unserviced Annual Cost <sup>3</sup> :	\$9,145,000

**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<sup>4</sup>.

**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.

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<sup>2</sup> This estimate is for fiscal year 2029 and may be escalated by 2.2 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.

<sup>3</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes.

<sup>4</sup> Per the legal authority in 42 U.S.C. § 17091 based on the originating legislation EISA 2007 § 435, with only certain exceptions, federal agencies are not to enter into a contract to lease space in a building that has not earned the ENERGY STAR label in the most recent year.

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

Prospectus Number: PFL-27-VA25  
Congressional District: 6, 11

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**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 3/28/2025

Recommended:   
\_\_\_\_\_  
Commissioner, Public Buildings Service

Approved:   
\_\_\_\_\_  
Administrator, General Services Administration



LEASE—U.S. DEPARTMENT OF VETERANS  
AFFAIRS, BATON ROUGE, LA

*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 87,878 net usable square feet of space, and 600 parking spaces, for the U.S. Department of Veterans Affairs (VA) for an outpatient clinic in the vicinity of Baton Rouge, LA to provide continued and expansion services for the Baton Rouge veteran community at a proposed unserviced annual cost of \$5,633,000 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

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**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
BATON ROUGE, LA**

Prospectus Number: PLA-13-VA25  
Congressional Districts: 2, 6

**Executive Summary**

The General Services Administration (GSA) proposes an outpatient clinic lease of approximately 87,878 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA) in the vicinity of Baton Rouge, LA. The original proposed lease was projected to be below the prospectus threshold, however, due to market conditions, this proposed lease is now above the prospectus threshold.

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

**Description**

Occupant:	Veterans Affairs
Current NUSF	58,295
Estimated Maximum NUSF:	87,878
Expansion/Reduction NUSF:	29,583 (expansion)
Estimated Maximum Rentable Square Feet:	118,635
Expiration Dates of Current Lease(s):	29,995 NUSF – 6/3/2024 28,300 NUSF – 7/1/2026
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	<u>North</u> : Route 190 at I-110 to Route 190 at Plank Road to Plank Road at Hooper Road to Hooper Road at Lovett Road to Lovett Road at Joor Road to Joor Road at Greenwell Springs Road to Greenwell Springs Road at Frenchtown Road to Frenchtown Road at Central Throughway <u>East</u> : Burbank Drive at East Highway 30 to Burbank Drive at Highland Road to Highland Road at Route 61 <u>South</u> : Central Throughway at Frenchtown Road to Central Throughway at Florida Boulevard to O’Neal Lane at Florida Boulevard to O’Neal Lane at South Harrells Ferry Road to South Harrells Ferry Road at Jones Creek Road to Jones Creek Road at Coursey Boulevard to Coursey Boulevard at Stumberg Lane to

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**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
BATON ROUGE, LA**

Prospectus Number: PLA-13-VA25  
Congressional Districts: 2, 6

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	Stumberg Lane at Route 61 to Route 61 at Highland Road
	<u>West:</u> I-110 at Route 190 to I-110 at I-10 to I-10 at East Highway 30 to East Highway 30 at Burbank Drive
Parking Spaces:	600
Scoring:	Operating Lease
Current Total Annual Cost:	\$1,726,087 (leases effective 11/30/2003, 10/1/2010)
Current Total Unserviced Annual Cost:	\$1,558,446
Estimated Unserviced Rental Rate <sup>1</sup> :	\$64.09 per NUSF
Estimated Total Unserviced Annual Cost <sup>2</sup> :	\$5,633,000

**Justification**

A new 87,878 NUSF lease in Baton Rouge, LA will allow for the replacement and expansion of the existing Baton Rouge North CBOC and Baton Rouge South CBOC leases.

The primary care, mental health, and specialty care spaces at the existing leases are inadequate and undersized for the current and projected veteran workload demand for services. Specifically, workload for ambulatory services and procedures and mental health services is projected to increase over the next 20 years. Additionally, the consolidation of services from multiple existing leases would create operational efficiencies.

The new facility will enhance VA outpatient services by closing space gaps identified in VA’s Strategic Capital Investment Planning process. This new lease will allow VA to provide comprehensive primary care, mental health, specialty care, and ancillary services to the veteran population in the Baton Rouge area in a rightsized and state-of-the-art healthcare facility in a timely manner. Being housed in a right-sized, Patient-Aligned Care Team-designed<sup>3</sup>, and more accessible facility will allow better optimized VA care delivery, improved veteran satisfaction, increased team coordination, improved workflows, and improved recruitment and retention for VA staff.

The proposed project aligns with the following VA Departmental Strategic Goals:

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<sup>1</sup> This estimate is for fiscal year 2028 and may be escalated by 2.2 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.  
<sup>2</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes.  
<sup>3</sup> Patient-Aligned Care Team design focuses on open office work environments, separation of patient and staff flows, and modular adaptable design.

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**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
BATON ROUGE, LA**

Prospectus Number: PLA-13-VA25

Congressional Districts: 2, 6

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1. Easy Access and Greater Choice
    - VA understands Veterans' needs throughout their lives to enhance their choices and to improve customer experience
    - VA ensures Veterans are informed of, understand, and can get the benefits, care, and services they earned, in a timely manner
  2. Excellent Customer Service and Highly Reliable and Integrated Care
    - VA has collaborative, high-performing and integrated delivery networks that enhance Veteran well-being and independence
  3. Improved Trust, Accountability, and Transparency
    - VA is always transparent to enhance Veterans' choices, to maintain trust, and to be openly accountable for its actions
  4. Transform Business Operations
    - VA's infrastructure improvements, improved decision-making protocols, and streamlined services enable VA to adapt to changing business environments and Veteran needs

**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<sup>4</sup>.

**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.

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<sup>4</sup> Per the legal authority in 42 U.S.C. § 17091 based on the originating legislation EISA 2007 § 435, with only certain exceptions, federal agencies are not to enter into a contract to lease space in a building that has not earned the ENERGY STAR label in the most recent year.

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**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
BATON ROUGE, LA**


Prospectus Number: PLA-13-VA25  
Congressional Districts: 2, 6


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**Certification of Need**

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

Submitted at Washington, DC, on 3/28/2025

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration

AMENDED PROSPECTUS—LEASE—U.S. DEPARTMENT OF VETERANS 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 Veterans Affairs (VA) for an outpatient clinic in the vicinity of Baltimore, MD to provide continued and expansion services for the Baltimore veteran community at a proposed unserviced annual cost of \$8,081,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution. This resolution amends Prospectus No. PMD-13-VA23 approved July 27, 2023.

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

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

Prospectus Number: PMD-12-VA25  
Congressional Districts: 7

**Executive Summary**

The General Services Administration (GSA) proposes to amend prospectus PMD-13-VA23 for 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 House Committee on Transportation and Infrastructure approved the original prospectus July 27, 2023. This amended prospectus seeks authority to increase the rental rate as, the previously approved rental rate proved to be insufficient for medical space in the current market. Additionally, the Delineated Area has been expanded.

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:	Veterans Affairs
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):	6/23/2027 3/31/2028
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	<u>North</u> : Intersection Interstate 695 & Route 40, Route 40, Hilton Pkwy, Bypass 40, Belair Rd <u>South</u> : Interstate 895, W Patapsco Ave, S Caton Ave, 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 <sup>1</sup> :	\$1,889,189 (leases effective 6/9/2011, 4/1/2018)
Current Total Unserved Annual Cost:	\$1,770,351

<sup>1</sup> Existing lease cost information has been updated to reflect current terms which changed over time.

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

Prospectus Number: PMD-12-VA25  
Congressional Districts: 7

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Estimated Unserviced Rental Rate <sup>2</sup> :	\$71.75 per NUSF
Estimated Total Unserviced Annual Cost <sup>3</sup> :	\$8,081,000

**Justification**

A new 112,624 NUSF lease in Baltimore, MD will allow for the replacement and expansion of the existing Baltimore Annex Clinic lease and consolidate five parking leases and allow for decompression of the Baltimore 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 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<sup>4</sup>.

**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.

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<sup>2</sup> This estimate is for fiscal year 2029 and may be escalated by 2.2 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.

<sup>3</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes.

<sup>4</sup> Per the legal authority in 42 U.S.C. § 17091 based on the originating legislation EISA 2007 § 435, with only certain exceptions, federal agencies are not to enter into a contract to lease space in a building that has not earned the ENERGY STAR label in the most recent year.



GSA

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

Prospectus Number: PMD-12-VA25  
Congressional Districts: 7

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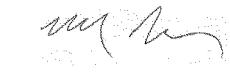
**Interim Leasing**

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 3/28/2025

Recommended: 

Commissioner, Public Buildings Service

Approved: 

Administrator, General Services Administration

AMENDED PROSPECTUS—LEASE—U.S. DEPARTMENT OF VETERANS 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 Veterans Affairs (VA) for an outpatient clinic in the vicinity of Washington, DC and Prince George's County, MD to provide continued and expansion services for the Prince George's County veteran community at a proposed unserviced annual cost of \$5,697,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution. This resolution amends Prospectus No. PMD-19-VA23 approved July 27, 2023.

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

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

Prospectus Number: PMD-23-VA25  
Congressional Districts: 4, 5

**Executive Summary**

The General Services Administration (GSA) proposes to amend prospectus PMD-19-VA23 for 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 Senate Committee on Environmental and Public Works and the House Committee on Transportation and Infrastructure approved the original prospectus on July 26, 2023, and July 27, 2023, respectively. This amended prospectus seeks authority to increase the rental rate as, the previously approved rental rate proved to be insufficient for medical space in the current market.

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:	Veterans Affairs
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 – 5/31/2028 1,280 NUSF – 9/30/2030
Proposed Maximum Leasing Authority:	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 <sup>1</sup> :	\$402,380 (leases effective 10/1/2008, 5/30/2010)
Current Total Unserved Annual Cost:	\$204,135

<sup>1</sup> Existing lease cost information has been updated to reflect current terms which changed over time.

GSA

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

Prospectus Number: PMD-23-VA25

Congressional Districts: 4, 5

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Estimated Unserviced Rental Rate <sup>2</sup> :	\$66.93 per NUSF
Estimated Total Unserviced Annual Cost <sup>3</sup> :	\$5,697,000

**Justification**

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

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<sup>4</sup>.

**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

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<sup>2</sup> This estimate is for fiscal year 2028 and may be escalated by 2.2 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.

<sup>3</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes.

<sup>4</sup> Per the legal authority in 42 U.S.C. § 17091 based on the originating legislation EISA 2007 § 435, with only certain exceptions, federal agencies are not to enter into a contract to lease space in a building that has not earned the ENERGY STAR label in the most recent year.

GSA

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

Prospectus Number: PMD-23-VA25  
Congressional Districts: 4, 5

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constitute approval to make appropriations to lease space in a facility that will yield the required net usable area.

GSA

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

Prospectus Number: PMD-23-VA25

Congressional Districts: 4, 5

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**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 3/28/2025

Recommended: 

Commissioner, Public Buildings Service

Approved: 

Administrator, General Services Administration

AMENDED PROSPECTUS—LEASE—U.S. DEPARTMENT OF VETERANS 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 Veterans Affairs (VA) for an outpatient clinic in the vicinity of Hampden County, MA to provide continued and expansion services for the Hampden County veteran community at a proposed unserviced annual cost of \$4,097,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution. This resolution amends Prospectus No. PMA-26-VA23 approved July 27, 2023.

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

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

Prospectus Number: PMA-16-VA25  
Congressional District: 1

**Executive Summary**

The General Services Administration (GSA) proposes to amend prospectus PMA-26-VA23 for 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 Senate Committee on Environmental and Public Works and the House Committee on Transportation and Infrastructure approved the original prospectus on July 26, 2023, and July 27, 2023, respectively. This amended prospectus seeks authority to increase the rental rate as, the previously approved rental rate proved to be insufficient for medical space in the current market.

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:	Veterans Affairs
Current NUSF	24,873
Estimated Maximum NUSF:	76,685
Expansion/Reduction NUSF:	51,812 (expansion)
Estimated Maximum Rentable Square Feet:	103,525
Expiration Dates of Current Lease(s):	2/10/2024
Proposed Maximum Leasing Authority:	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 St <u>West:</u> N on US-202
Parking Spaces:	550
Scoring:	Operating Lease



GSA

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

Prospectus Number: PMA-16-VA25

Congressional District: 1

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Current Total Annual Cost <sup>1</sup> :	\$786,399 (lease effective 2/21/2003)
Current Total Unserved Annual Cost:	\$666,399
Estimated Unserved Rental Rate <sup>2</sup> :	\$53.42 per NUSF
Estimated Total Unserved Annual Cost <sup>3</sup> :	\$4,097,000

**Justification**

A new 76,685 NUSF lease in Hampden County will replace the existing Springfield CBOC and allow for decompression 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<sup>4</sup>.

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<sup>1</sup> Existing lease cost information has been updated to reflect current terms which changed over time.

<sup>2</sup> This estimate is for fiscal year 2029 and may be escalated by 2.2 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.

<sup>3</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes.

<sup>4</sup> Per the legal authority in 42 U.S.C. § 17091 based on the originating legislation EISA 2007 § 435, with only certain exceptions, federal agencies are not to enter into a contract to lease space in a building that has not earned the ENERGY STAR label in the most recent year.

GSA

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

Prospectus Number: PMA-16-VA25  
Congressional District: 1

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**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.

**Certification of Need**

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

Submitted at Washington, DC, on 3/28/2025

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



Commissioner, Public Buildings Service

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



Administrator, General Services Administration

AMENDED PROSPECTUS—LEASE—U.S. DEPARTMENT OF VETERANS 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 Veterans Affairs (VA) for an outpatient clinic in the vicinity of Kansas City, MO to provide continued and expansion services for the Kansas City veteran community at a proposed unserviced annual cost of \$6,213,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution. This resolution amends Prospectus No. PMO-27-VA23 approved July 27, 2023.

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

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

Prospectus Number: PMO-21-VA25  
Congressional Districts: 5, 6

**Executive Summary**

The General Services Administration (GSA) proposes to amend prospectus PMO-27-VA23 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 Senate Committee on Environmental and Public Works and the House Committee on Transportation and Infrastructure approved the original prospectus on July 26, 2023, and July 27, 2023, respectively. This amended prospectus seeks authority to increase the rental rate as, the previously approved rental rate proved to be insufficient for medical space in the current market.

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:	Veterans Affairs
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 Leasing Authority:	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
Current Total Annual Cost:	N/A
Current Total Unserved Annual Cost:	N/A
Estimated Unserved Rental Rate <sup>1</sup> :	\$60.47 per NUSF
Estimated Total Unserved Annual Cost <sup>2</sup> :	\$6,213,000

<sup>1</sup> This estimate is for fiscal year 2029 and may be escalated by 2.2 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.

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

GSA

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

Prospectus Number: PMO-21-VA25  
Congressional Districts: 5, 6

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**Justification**

A new 102,736 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.

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<sup>3</sup>.

**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.

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<sup>3</sup> <sup>3</sup>Per the legal authority in 42 U.S.C. § 17091 based on the originating legislation EISA 2007 § 435, with only certain exceptions, federal agencies are not to enter into a contract to lease space in a building that has not earned the ENERGY STAR label in the most recent year.

GSA

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

Prospectus Number: PMO-21-VA25  
Congressional Districts: 5, 6

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**Certification of Need**

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

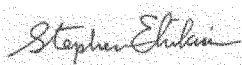
Submitted at Washington, DC, on 3/28/2025

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration

AMENDED PROSPECTUS—LEASE—U.S. DEPARTMENT OF VETERANS 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 Veterans Affairs (VA) for an outpatient clinic in the vicinity of Jacksonville, NC to provide continued and expansion services for the Jacksonville veteran community at a proposed unserviced annual cost of \$9,934,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution. This resolution amends Prospectus No. PNC-16-VA23 approved July 27, 2023.

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

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

Prospectus Number: PNC-18-VA25  
Congressional District: 3

**Executive Summary**

The General Services Administration (GSA) proposes to amend prospectus PNC-16-VA23 for 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 Senate Committee on Environmental and Public Works and the House Committee on Transportation and Infrastructure approved the original prospectus on July 26, 2023, and July 27, 2023, respectively. This amended prospectus seeks authority to increase the rental rate as, the previously approved rental rate proved to be insufficient for medical space in the current market.

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:	Veterans Affairs
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 Leasing Authority:	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



GSA

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

Prospectus Number: PNC-18-VA25

Congressional District: 3

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Current Total Annual Cost <sup>1</sup> :	\$406,189 (lease effective 12/16/2015)
Current Total Unserviced Annual Cost:	\$231,289
Estimated Unserviced Rental Rate <sup>2</sup> :	\$52.58 per NUSF
Estimated Total Unserviced Annual Cost <sup>3</sup> :	\$9,934,000

**Justification**

A new 188,917 NUSF lease in Jacksonville, NC will allow for the replacement and expansion of the existing Jacksonville Community-Based Outpatient Clinic lease.

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<sup>4</sup>.

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<sup>1</sup> Existing lease cost information has been updated to reflect current terms which changed over time.

<sup>2</sup> This estimate is for fiscal year 2029 and may be escalated by 2.2 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.

<sup>3</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes.

<sup>4</sup> Per the legal authority in 42 U.S.C. § 17091 based on the originating legislation EISA 2007 § 435, with only certain exceptions, federal agencies are not to enter into a contract to lease space in a building that has not earned the ENERGY STAR label in the most recent year.

GSA

PBS

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

Prospectus Number: PNC-18-VA25  
Congressional District: 3

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**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.

**Certification of Need**

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

Submitted at Washington, DC, on 3/28/2025

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



Commissioner, Public Buildings Service

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



Administrator, General Services Administration

LEASE—U.S. DEPARTMENT OF VETERANS  
AFFAIRS, ALLENTOWN, PA

*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 81,719 net usable square feet of space, and 600 parking spaces, for the U.S. Department of Veterans Affairs (VA) for an outpatient clinic in the vicinity of Allentown, PA to replace a separate outpatient facility and provide continued and expansion services for the Allentown veteran community at a proposed unserviced annual cost of \$4,457,000 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**  
**ALLENTOWN, PA**

Prospectus Number: PPA-11-VA25  
Congressional District: 7

**Executive Summary**

The General Services Administration (GSA) proposes an outpatient clinic lease of approximately 81,719 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA), replacing a separate outpatient facility totaling 31,000 NUSF in the vicinity of Allentown, PA. The original proposed lease was projected to be below the prospectus threshold, however, due to market conditions, this proposed lease is now above the prospectus threshold.

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

**Description**

Occupant:	Veterans Affairs
Current NUSF:	31,000
Estimated Maximum NUSF:	81,719
Expansion/Reduction NUSF:	50,719 (expansion)
Estimated Maximum Rentable Square Feet:	110,321
Expiration Dates of Current Lease(s):	3/23/2027
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	<u>North</u> : Intersection Claussville Rd & Kernsville Rd, E on Kernsville Rd, N on Hwy 309, E on Levans Rd, E on Maple St, SE on Mauch Chunk Rd, E on Mechanicsville Rd, N on Hwy 145, E on Lehigh St <u>South</u> : W on Oakhurst Dr, N on Hwy 145, S on Vera Cruz Rd, W on Brunner Rd, W on Main Rd E, W on Main Rd W, W on Shimerville Rd, N & W on Hwy 100, W on Hamilton Blvd <u>East</u> : S on Front St, W on Race St, S on Lehigh St, E on N Irving St, E on Lehigh Valley Thruway, S on Fred B. Rooney Hwy, S on Hill to Hill Bridge, S on Wyandotte St <u>West</u> : N on Hwy 863, N on Ziegels Church Rd, N on Kecks Rd, E on

**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
ALLENTOWN, PA**

Prospectus Number: PPA-11-VA25  
Congressional District: 7

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Number of Official Parking Spaces:	Seipstown Rd, N on Claussville Rd 600
Scoring:	Operating Lease
Current Total Annual Cost:	\$603,594 (lease effective 3/25/2000)
Current Total Unserved Annual Cost:	\$519,742
Estimated Unserved Rental Rate <sup>1</sup> :	\$54.53 per NUSF
Estimated Total Unserved Annual Cost <sup>2</sup> :	\$4,457,000

**Justification**

A new 81,719 NUSF lease in Allentown will replace the existing Allentown Satellite Outpatient Clinic and allow for decompression of the Wilkes-Barre VA Medical Center.

The primary care, mental health, specialty care, and ancillary spaces at the Allentown Satellite Outpatient Clinic are inadequate and undersized for the current and projected veteran workload demand for services. Specifically, workload for ambulatory services and procedures and mental health services is projected to increase over the next 20 years.

The new facility will enhance VA outpatient services by closing space gaps identified in VA’s **Strategic Capital Investment** Planning process. This new lease will allow VA to provide comprehensive primary care, mental health, specialty care, and ancillary services to the veteran population in the Allentown area in a rightsized and state-of-the-art healthcare facility in a timely manner. Being housed in a right-sized, Patient-Aligned Care Team-designed<sup>3</sup>, and more accessible facility will allow better optimized VA care delivery, improved veteran satisfaction, increased team coordination, improved workflows, and improved recruitment and retention for VA staff.

The proposed project aligns with the following VA Departmental Strategic Goals:

1. Easy Access and Greater Choice
  - VA understands **veterans’ needs throughout their lives to enhance their** choices and to improve customer experience
  - VA ensures veterans are informed of, understand, and can get the benefits, care, and services they earned, in a timely manner
2. Excellent Customer Service and Highly Reliable and Integrated Care

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<sup>1</sup> This estimate is for fiscal year 2028 and may be escalated by 2.2 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.

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

<sup>3</sup> Patient-Aligned Care Team design focuses on open office work environments, separation of patient and staff flows, and modular adaptable design.

GSA

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**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
ALLENTOWN, PA**

Prospectus Number: PPA-11-VA25

Congressional District: 7

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- VA has collaborative, high-performing and integrated delivery networks that enhance veteran well-being and independence
  - 3. Improved Trust, Accountability, and Transparency
    - VA is always transparent to enhance veterans' choices, to maintain trust, and to be openly accountable for its actions
  - 4. Transform Business Operations
    - VA's infrastructure improvements, improved decision-making protocols, and streamlined services enable VA to adapt to changing business environments and veteran needs

**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<sup>4</sup>.

**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.

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<sup>4</sup> Per the legal authority in 42 U.S.C. § 17091 based on the originating legislation EISA 2007 § 435, with only certain exceptions, federal agencies are not to enter into a contract to lease space in a building that has not earned the ENERGY STAR label in the most recent year.

GSA

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**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
ALLENTOWN, PA**


Prospectus Number: PPA-11-VA25  
Congressional District: 7

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**Certification of Need**

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

Submitted at Washington, DC, on 3/28/2025

Recommended: 

\_\_\_\_\_  
Commissioner, Public Buildings Service

Approved: 

\_\_\_\_\_  
Administrator, General Services Administration

LEASE—U.S. DEPARTMENT OF VETERANS  
AFFAIRS, BEAUFORT, SC

*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 71,663 net usable square feet of space, and 500 parking spaces, for the U.S. Department of Veterans Affairs (VA) for an outpatient clinic in the vicinity of Beaufort, SC to provide continued and expansion services for the Beaufort veteran community at a proposed unserviced annual cost of \$4,680,000 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.



**PROSPECTUS – LEASE**  
**U.S. DEPARTMENT OF VETERANS AFFAIRS**  
**BEAUFORT, SC**

Prospectus Number: PSC-14-VA25  
Congressional Districts: 1

**Executive Summary**

The General Services Administration (GSA) proposes an outpatient clinic lease of approximately 71,663 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA) in the vicinity of Beaufort, SC. The original proposed lease was projected to be below the prospectus threshold, however, due to market conditions, this proposed lease is now above the prospectus threshold.

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

**Description**

Occupant:	Veterans Affairs
Current NUSF	8,453
Estimated Maximum NUSF:	71,663
Expansion/Reduction NUSF:	63,210 (expansion)
Estimated Maximum Rentable Square Feet:	96,745
Expiration Dates of Current Lease(s):	1/5/2028
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	<u>North</u> : Intersection of Hwy 21/Broad River Rd <u>East</u> : Hwy 21 intersection of Hwy 280/Ribault Rd <u>South</u> : Ribaut Rd/Parris Island Gateway to intersection of Hwy 128/Hwy 170 <u>West</u> : Broad River Rd to intersection of Hwy 170
Parking Spaces:	500
Scoring:	Operating Lease
Current Total Annual Cost:	\$432,774 (lease effective 9/30/2010)
Current Total Unserviced Annual Cost:	\$389,497
Estimated Unserviced Rental Rate <sup>1</sup> :	\$65.30 per NUSF
Estimated Total Unserviced Annual Cost <sup>2</sup> :	\$4,680,000

<sup>1</sup> This estimate is for fiscal year 2028 and may be escalated by 2.2 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.

<sup>2</sup> 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  
BEAUFORT, SC**

Prospectus Number: PSC-14-VA25  
Congressional Districts: 1

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**Justification**

A new 71,663 NUSF lease in Beaufort, SC will allow for the replacement and expansion of the existing Beaufort Primary Care Clinic lease.

The current space at the existing lease is inadequate and undersized for the current and projected veteran workload demand for services. Specifically, workload for ambulatory services and procedures and mental health services is projected to increase over the next 20 years.

The new facility will enhance VA outpatient services by closing space gaps identified in VA's **Strategic Capital Investment Planning** process. This new lease will allow VA to provide comprehensive primary care, mental health, specialty care, and ancillary services to the veteran population in the Beaufort area in a rightsized and state-of-the-art healthcare facility in a timely manner. Being housed in a right-sized, Patient-Aligned Care Team-designed<sup>3</sup>, and more accessible facility will allow better optimized VA care delivery, improved veteran satisfaction, increased team coordination, improved workflows, and improved recruitment and retention for VA staff.

The proposed project aligns with the following VA Departmental Strategic Goals:

1. Easy Access and Greater Choice
  - Veterans are satisfied with the available choices for care, benefits, and services.
  - Eligible veterans choose VA as their provider of choice for their care.
2. Excellent Customer Service and Highly Reliable and Integrated Care
  - Veterans are satisfied with the results of the veteran benefits, care, and services they received.
  - **VA's organizational performance matches or exceeds industry standards for excellence in all its lines of business.**
3. Improved Trust, Accountability, and Transparency
  - **VA is always transparent to enhance veterans' choices, to maintain trust, and to be openly accountable for its actions**
4. Transform Business Operations
  - VA has aligned its strategic footprint and services to ensure it can quickly adapt to changing veteran needs.

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<sup>3</sup> Patient-Aligned Care Team design focuses on open office work environments, separation of patient and staff flows, and modular adaptable design.

GSA

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**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
BEAUFORT, SC**

Prospectus Number: PSC-14-VA25  
Congressional Districts: 1

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**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<sup>4</sup>.

**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.

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<sup>4</sup> Per the legal authority in 42 U.S.C. § 17091 based on the originating legislation EISA 2007 § 435, with only certain exceptions, federal agencies are not to enter into a contract to lease space in a building that has not earned the ENERGY STAR label in the most recent year.

GSA

PBS

**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
BEAUFORT, SC**


Prospectus Number: PSC-14-VA25  
Congressional Districts: 1


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**Certification of Need**

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

Submitted at Washington, DC, on 3/28/2025

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration

AMENDED PROSPECTUS—LEASE—U.S. DEPARTMENT OF VETERANS 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 Veterans Affairs (VA) for an outpatient clinic in the vicinity of Clarksville, TN to provide continued and expansion services for the Clarksville veteran community at a proposed unserviced annual cost of \$11,925,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution. This resolution amends Prospectus No. PTN-24-VA23 approved July 27, 2023.

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

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

Prospectus Number: PTN-15-VA25  
Congressional District: 7

**Executive Summary**

The General Services Administration (GSA) proposes to amend prospectus PTN-24-VA23 for 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 4,722 NUSF in the vicinity of Clarksville, TN. The Senate Committee on Environmental and Public Works and the House Committee on Transportation and Infrastructure approved the original prospectus on July 26, 2023, and July 27, 2023, respectively. This amended prospectus seeks authority to increase the rental rate as, the previously approved rental rate proved to be insufficient for medical space in the current market.

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:	Veterans Affairs
Current NUSF:	4,722
Estimated Maximum NUSF:	215,175
Expansion/Reduction NUSF:	210,453 (expansion)
Estimated Maximum Rentable Square Feet:	290,486
Expiration Dates of Current Lease(s):	9/30/2025
Proposed Maximum Leasing Authority:	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

GSA

PBS

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

Prospectus Number: PTN-15-VA25

Congressional District: 7

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Current Total Annual Cost <sup>1</sup> :	\$160,000 (lease effective 9/10/2013)
Current Total Unserviced Annual Cost:	\$105,016
Estimated Unserviced Rental Rate <sup>2</sup> :	\$55.42 per NUSF
Estimated Total Unserviced Annual Cost <sup>3</sup> :	\$11,925,000

**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<sup>4</sup>.

**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

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<sup>1</sup> Existing lease cost information has been updated to reflect current terms which changed over time.

<sup>2</sup> This estimate is for fiscal year 2029 and may be escalated by 2.2 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.

<sup>3</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes.

<sup>4</sup> Per the legal authority in 42 U.S.C. § 17091 based on the originating legislation EISA 2007 § 435, with only certain exceptions, federal agencies are not to enter into a contract to lease space in a building that has not earned the ENERGY STAR label in the most recent year.

GSA

PBS

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

Prospectus Number: PTN-15-VA25  
Congressional District: 7

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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.

**Certification of Need**

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

Submitted at Washington, DC, on 3/28/2025

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



Commissioner, Public Buildings Service

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



Administrator, General Services Administration



AMENDED PROSPECTUS—LEASE—U.S. DEPARTMENT OF VETERANS 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 Veterans Affairs (VA) for an outpatient clinic in the vicinity of Nashville, TN to provide continued and expansion services for the Nashville veteran community at a proposed unserviced annual cost of \$13,863,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution. This resolution amends Prospectus No. PTN-17-VA23 approved July 27, 2023.

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

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

Prospectus Number: PTN-20-VA25  
Congressional Districts: 5, 6, 7

**Executive Summary**

The General Services Administration (GSA) proposes to amend prospectus PTN-17-VA23 for 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 Senate Committee on Environmental and Public Works and the House Committee on Transportation and Infrastructure approved the original prospectus on July 26, 2023, and July 27, 2023, respectively. This amended prospectus seeks authority to increase the rental rate as, the previously approved rental rate proved to be insufficient for medical space in the current market.

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:	Veterans Affairs
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):	7,990 NUSF – 3/31/2025 4,892 NUSF – 5/1/2027 4,975 NUSF – 9/30/2029
Proposed Maximum Leasing Authority:	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

GSA

PBS

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

Prospectus Number: PTN-20-VA25  
Congressional Districts: 5, 6, 7

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Current Total Annual Cost <sup>1</sup> :	\$660,666 (leases effective 10/1/2015, 5/1/2019, 1/1/2019)
Current Total Unserviced Annual Cost:	\$598,912
Estimated Unserviced Rental Rate <sup>2</sup> :	\$88.15 per NUSF
Estimated Total Unserviced Annual Cost <sup>3</sup> :	\$13,863,000

**Justification**

A new 157,260 NUSF lease in Nashville, TN will replace and consolidated three existing leases in the Nashville market including the existing **Charlotte Avenue Annex, Women’s Veterans Healthcare Center, and 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<sup>4</sup>.

**Resolutions of Approval**

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<sup>1</sup> Existing lease cost information has been updated to reflect current terms which changed over time.  
<sup>2</sup> This estimate is for fiscal year 2029 and may be escalated by 2.2 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.  
<sup>3</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes.  
<sup>4</sup> Per the legal authority in 42 U.S.C. § 17091 based on the originating legislation EISA 2007 § 435, with only certain exceptions, federal agencies are not to enter into a contract to lease space in a building that has not earned the ENERGY STAR label in the most recent year.

GSA

PBS

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

Prospectus Number: PTN-20-VA25  
Congressional Districts: 5, 6, 7

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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.

**Certification of Need**

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

Submitted at Washington, DC, on 3/28/2025

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



Commissioner, Public Buildings Service

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



Administrator, General Services Administration

AMENDED PROSPECTUS—LEASE—U.S. DEPARTMENT OF VETERANS 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 Veterans Affairs (VA) for an outpatient clinic in the vicinity of Killeen, TX to provide continued and expansion services for the Killeen veteran community at a proposed unserviced annual cost of \$11,002,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution. This resolution amends Prospectus No. PTX-25-VA23 approved July 27, 2023.

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

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

Prospectus Number: PTX-19-VA25  
Congressional Districts: 11, 17, 31

**Executive Summary**

The General Services Administration (GSA) proposes amend prospectus PTX-25-VA23, 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 Senate Committee on Environmental and Public Works and the House Committee on Transportation and Infrastructure approved the original prospectus on July 26, 2023, and July 27, 2023, respectively. This amended prospectus seeks authority to increase the rental rate as, the previously approved rental rate proved to be insufficient for medical space in the current market.

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:	Veterans Affairs
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 Leasing Authority:	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
Current Total Annual Cost:	N/A
Current Total Unserved Annual Cost:	N/A

GSA

PBS

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

Prospectus Number: PTX-19-VA25  
Congressional Districts: 11, 17, 31

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Estimated Unserviced Rental Rate <sup>1</sup> :	\$56.02 per NUSF
Estimated Total Unserviced Annual Cost <sup>2</sup> :	\$11,002,000

**Justification**

A new 196,382 NUSF lease in Killeen, TX, will allow for expanded capacity of the Temple 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 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<sup>3</sup>.

**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.

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<sup>1</sup> This estimate is for fiscal year 2029 and may be escalated by 2.2 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.

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

<sup>3</sup> Per the legal authority in 42 U.S.C. § 17091 based on the originating legislation EISA 2007 § 435, with only certain exceptions, federal agencies are not to enter into a contract to lease space in a building that has not earned the ENERGY STAR label in the most recent year.

GSA

PBS

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

Prospectus Number: PTX-19-VA25  
Congressional Districts: 11, 17, 31

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**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 3/28/2025

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



Commissioner, Public Buildings Service

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



Administrator, General Services Administration



AMENDED PROSPECTUS—LEASE—U.S.  
DEPARTMENT OF VETERANS 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 Veterans Affairs (VA) for an outpatient clinic in the vicinity of Plano, TX to provide continued and expansion services for the Plano veteran community at a proposed unserviced annual cost of \$6,706,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution. This resolution amends Prospectus No. PTX-18-VA23 approved July 27, 2023.

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 is authorized to amend the delineated area to the following: on the North Farm to Market 428 to Celina, TX to Market 455 into Anna, TX, on the South PGSA Pkwy turning into Virginia Pkwy, on the East the State Highway 5, and on the West Farm to Market 1385.

*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

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

Prospectus Number: PTX-22-VA25  
Congressional Districts: 3, 4 and 26

**Executive Summary**

The General Services Administration (GSA) proposes to amend prospectus PTX-18-VA23 for 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 12,668 NUSF in the vicinity of Plano, TX. The Senate Committee on Environmental and Public Works and the House Committee on Transportation and Infrastructure approved the original prospectus on July 26, 2023, and July 27, 2023, respectively. This amended prospectus seeks authority to increase the rental rate as, the previously approved rental rate proved to be insufficient for medical space in the current market.

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:	Veterans Affairs
Current NUSF:	12,668
Estimated Maximum NUSF:	94,769
Expansion/Reduction NUSF:	82,101 (expansion)
Estimated Maximum Rentable Square Feet:	127,938
Expiration Dates of Current Lease(s):	7/14/2026
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	North: 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 South: 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 East: Angel Pkwy at East Main St to Angel Pkwy at Dillehay Dr to Dillehay Dr at Parker Rd to Parker Rd at North

GSA

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

Prospectus Number: PTX-22-VA25  
Congressional Districts: 3, 4 and 26

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	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 West: North Josey Ln at SRT to Josey Ln at Valwood Pkwy
Number of Official Parking Spaces:	650
Scoring:	Operating Lease
Current Total Annual Cost <sup>1</sup> :	\$518,586 (lease effective 7/15/2016)
Current Total Unserved Annual Cost:	\$383,207
Estimated Unserved Rental Rate <sup>2</sup> :	\$70.76 per NUSF
Estimated Total Unserved Annual Cost <sup>3</sup> :	\$6,706,000

**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

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<sup>1</sup> Existing lease cost information has been updated to reflect current terms which changed over time.  
<sup>2</sup> This estimate is for fiscal year 2029 and may be escalated by 2.2 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.  
<sup>3</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes.

GSA

PBS

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

Prospectus Number: PTX-22-VA25  
Congressional Districts: 3, 4 and 26

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requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher<sup>4</sup>.

**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.

**Certification of Need**

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

Submitted at Washington, DC, on 3/28/2025

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



Commissioner, Public Buildings Service

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



Administrator, General Services Administration

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<sup>4</sup> Per the legal authority in 42 U.S.C. § 17091 based on the originating legislation EISA 2007 § 435, with only certain exceptions, federal agencies are not to enter into a contract to lease space in a building that has not earned the ENERGY STAR label in the most recent year.

AMENDED PROSPECTUS—LEASE—U.S. DEPARTMENT OF VETERANS 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 Veterans Affairs (VA) for an outpatient clinic in the vicinity of Salt Lake City, UT to provide continued and expansion services for the Salt Lake City veteran community at a proposed unserviced annual cost of \$7,760,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution. This resolution amends Prospectus No. PUT-20-VA23 approved July 27, 2023.

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

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

Prospectus Number: PUT-24-VA25  
Congressional Districts: 1, 2, 3, and 4

**Executive Summary**

The General Services Administration (GSA) proposes to amend prospectus PUT-20-VA23 for 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 Senate Committee on Environmental and Public Works and the House Committee on Transportation and Infrastructure approved the original prospectus on July 26, 2023, and July 27, 2023, respectively. This amended prospectus seeks authority to increase the rental rate as, the previously approved rental rate proved to be insufficient for medical space in the current market.

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:	Veterans Affairs
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 Leasing Authority:	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 Unserved Annual Cost:	N/A

GSA

PBS

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

Prospectus Number: PUT-24-VA25  
Congressional Districts: 1, 2, 3, and 4

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Estimated Unserviced Rental Rate <sup>1</sup> :	\$91.24 per NUSF
Estimated Total Unserviced Annual Cost <sup>2</sup> :	\$7,760,000

**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<sup>4</sup>.

**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.

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<sup>1</sup> This estimate is for fiscal year 2028 and may be escalated by 2.2 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.

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

<sup>4</sup> Per the legal authority in 42 U.S.C. § 17091 based on the originating legislation EISA 2007 § 435, with only certain exceptions, federal agencies are not to enter into a contract to lease space in a building that has not earned the ENERGY STAR label in the most recent year.

GSA

PBS

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

Prospectus Number: PUT-24-VA25  
Congressional Districts: 1, 2, 3, and 4

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**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 3/28/2025

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



Commissioner, Public Buildings Service

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



Administrator, General Services Administration



AMENDED PROSPECTUS—LEASE—U.S. DEPARTMENT OF VETERANS 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 Veterans Affairs (VA) for an outpatient clinic in the vicinity of Hampton Roads, VA to provide continued and expansion services for the Hampton veteran community at a proposed unserviced annual cost of \$10,497,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution. This resolution amends Prospectus No. PVA-15-VA23 approved July 27, 2023.

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

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

Prospectus Number: PVA-17-VA25  
Congressional Districts: 2, 3

**Executive Summary**

The General Services Administration (GSA) proposes to amend prospectus PVA-15-VA23 for 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 Senate Committee on Environmental and Public Works and the House Committee on Transportation and Infrastructure approved the original prospectus on July 26, 2023, and July 27, 2023, respectively. This amended prospectus seeks authority to increase the rental rate as, the previously approved rental rate proved to be insufficient for medical space in the current market.

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:	Veterans Affairs
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 Leasing Authority:	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 Unserved Annual Cost:	N/A

GSA

PBS

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

Prospectus Number: PVA-17-VA25

Congressional Districts: 2, 3

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Estimated Unserviced Rental Rate <sup>1</sup> :	\$57.60 per NUSF
Estimated Total Unserviced Annual Cost <sup>2</sup> :	\$10,497,000

**Justification**

A new 182,230 NUSF lease in Hampton Roads will allow for decompression of the existing outpatient clinics and 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<sup>3</sup>.

**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.

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<sup>1</sup> This estimate is for fiscal year 2028 and may be escalated by 2.2 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.

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

<sup>3</sup> Per the legal authority in 42 U.S.C. § 17091 based on the originating legislation EISA 2007 § 435, with only certain exceptions, federal agencies are not to enter into a contract to lease space in a building that has not earned the ENERGY STAR label in the most recent year.

GSA

PBS

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

Prospectus Number: PVA-17-VA25

Congressional Districts: 2, 3

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**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 3/28/2025

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



Commissioner, Public Buildings Service

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



Administrator, General Services Administration

AMENDED PROSPECTUS—LEASE—U.S. DEPARTMENT OF VETERANS 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 Veterans Affairs (VA) for an outpatient clinic in the vicinity of Tri-Cities, WA to provide continued and expansion services for the Tri-Cities veteran community at a proposed unserviced annual cost of \$7,129,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution. This resolution amends Prospectus No. PWA-29-VA23 approved July 27, 2023.

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

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

Prospectus Number: PWA-28-VA25  
Congressional Districts: 4

**Executive Summary**

The General Services Administration (GSA) proposes to amend prospectus PWA-29-VA23 for 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 Senate Committee on Environmental and Public Works and the House Committee on Transportation and Infrastructure approved the original prospectus on July 26, 2023, and July 27, 2023, respectively. This amended prospectus seeks authority to increase the rental rate as, the previously approved rental rate proved to be insufficient for medical space in the current market.

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:	Veterans Affairs
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 Leasing Authority:	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 <sup>1</sup> :	\$387,850 (lease effective 5/1/2008)
Current Total Unserved Annual Cost:	\$312,850
Estimated Unserved Rental Rate <sup>2</sup> :	\$72.27 per NUSF
Estimated Total Unserved Annual Cost <sup>3</sup> :	\$7,129,000

<sup>1</sup> Existing lease cost information has been updated to reflect current terms which changed over time.  
<sup>2</sup> This estimate is for fiscal year 2028 and may be escalated by 2.2 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.  
<sup>3</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes.

GSA

PBS

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

Prospectus Number: PWA-28-VA25

Congressional Districts: 4

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**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.

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<sup>4</sup>.

**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.

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<sup>4</sup> Per the legal authority in 42 U.S.C. § 17091 based on the originating legislation EISA 2007 § 435, with only certain exceptions, federal agencies are not to enter into a contract to lease space in a building that has not earned the ENERGY STAR label in the most recent year.

GSA

PBS

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


Prospectus Number: PWA-28-VA25  
Congressional Districts: 4


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**Certification of Need**

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

Submitted at Washington, DC, on 3/28/2025

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration



## COMMITTEE RESOLUTION

LEASE—NATIONAL TRANSPORTATION SAFETY  
BOARD, WASHINGTON, DC

*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 145,000 rentable square feet of space for the National Transportation Safety Board, currently located at 429, 470, and 490 L'Enfant Plaza SW in Washington, DC, and a third location at 45065 Bles Park Drive, Ashburn, VA, a delegated lease, at a proposed total annual cost of \$7,250,000 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*, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 317 usable square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided that*, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 317 usable square feet or higher per person.

*Provided that*, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

*Provided further*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*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  
NATIONAL TRANSPORTATION SAFETY BOARD  
WASHINGTON, DC**

Prospectus Number: PDC-02-WA23

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 145,000 rentable square feet (RSF) for the National Transportation Safety Board (NTSB), currently located at 429, 470, and 490 L'Enfant Plaza SW, Washington, DC, and a third location at 45065 Bles Park Drive, Ashburn, VA, a delegated lease. NTSB has occupied space in the buildings at L'Enfant Plaza since 2010 under leases that expire on November 30, 2025, and in the delegated lease since 2003 under a lease that expires on July 31, 2023.

The prospectus lease will provide consolidated continued housing for NTSB and will improve the overall space utilization rates from 630 to 317 usable square feet (USF) per person.

**Description**

Occupant:	NTSB
Current RSF:	251,515 (Current RSF/USF = 1.12)
Estimated/Proposed Maximum RSF: <sup>1</sup>	145,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	106,515 RSF Reduction
Current USF/Person:	630
Estimated/Proposed USF/Person:	317
Expiration Dates of Current Lease(s):	11/30/2025 GSA Leases 07/31/2023 Delegated Lease
Proposed Maximum Lease Term:	20 years
Delineated Area:	Washington, DC, Central Employment Area
Number of Official Parking Spaces:	0
Scoring:	Operating
Current Total Annual Cost:	\$11,596,235 (GSA Leases effective 12/01/2010)
Estimated Rental Rate: <sup>2</sup>	\$50.00 / RSF
Estimated Total Annual Cost: <sup>3</sup>	\$7,250,000

<sup>1</sup>The RSF/USF at the current location is approximately 1.12; however, to maximize competition a RSF/USF ratio of 1.2 is used for the estimated proposed maximum RSF as indicated in the housing plan.

<sup>2</sup>This estimate is for fiscal year 2026 and may be escalated by 2 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

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

GSA

PBS

**PROSPECTUS – LEASE  
NATIONAL TRANSPORTATION SAFETY BOARD  
WASHINGTON, DC**

Prospectus Number: PDC-02-WA23

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**Background**

NTSB is an independent Federal accident investigation agency. Since its creation in 1967, NTSB has been and is making transportation safer by conducting independent accident investigations, advocating safety improvements, and deciding pilots' and mariners' certification appeals.

**Justification**

NTSB is currently housed at 429, 470, and 490 L'Enfant Plaza SW, Washington, DC, and a third (delegated) lease, located at 45065 Bles Park Drive, Ashburn, VA 20147. The GSA leases expire November 30, 2025, and the delegated lease expires July 31, 2023.

The proposed lease will consolidate NTSB's footprint from three locations into one and reduce the total square footage by over 106,000 RSF. NTSB requires continued housing to carry out its mission.

GSA will consider whether NTSB's continued housing needs should be satisfied in the existing location based on an analysis of other potential locations within the delineated area. If other potential locations are identified, a cost-benefit analysis will be conducted to determine whether the Government can expect to recover the relocation and duplication costs of real and personal property needed for NTSB to accomplish its mission.

**Summary of Energy Compliance**

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

**Resolutions of Approval**

Resolutions adopted by the House Committee on Transportation and Infrastructure, and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

GSA

PBS

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**PROSPECTUS – LEASE  
NATIONAL TRANSPORTATION SAFETY BOARD  
WASHINGTON, DC**

Prospectus Number: PDC-02-WA23

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**Interim Leasing**

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

**OMB Memorandum M-21-25 Implementations and Long-Term Space Requirements**

The requirements within this prospectus reflect the known space needs prior to its submission to Congress. Agencies continue to develop their return to physical workplaces strategies consistent with OMB Memorandum M-21-25, incorporate lessons learned while working both in person and under maximum telework during the COVID-19 pandemic, and determine each agency's long-term space posture. Accordingly, the requirements outlined in this prospectus may change prior to award of a lease. In the event that a change results in a revised requirement that makes a material change and does not fit within the acceptable parameters of the congressional resolutions, GSA will submit an amended prospectus for consideration by the House Committee on Transportation and Infrastructure and Senate Committee on Environment and Public Works.

GSA

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**PROSPECTUS – LEASE  
NATIONAL TRANSPORTATION SAFETY BOARD  
WASHINGTON, DC**


Prospectus Number: PDC-02-WA23

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**Certification of Need**

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

Submitted at Washington, DC, on 10/13/2022

Recommended: 

Commissioner, Public Buildings Service

Approved: 

Administrator, General Services Administration

## COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF DEFENSE, ARLINGTON,  
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 313,595 rentable square feet of space for the Department of Defense's Washington Headquarters Services, currently located at 875 N. Randolph Street in Arlington, VA, at a proposed total annual cost of \$12,230,205 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided that*, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 202 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided that*, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 202 square feet or higher per person.

*Provided that*, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

*Provided further*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*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 shall be transmitted to the Committee.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF DEFENSE  
ARLINGTON, VA**

Prospectus Number: PVA-01-WA23  
Congressional District: 8

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 313,595 rentable square feet (RSF) for the Department of Defense’s (DoD) Washington Headquarters Services (WHS) tenants currently located at 875 N. Randolph Street, Arlington, VA. DoD has occupied space in the building since 2012 under a lease that expires on September 30, 2027.

The new lease will provide continued housing for six DoD tenant agencies and maintain the office and overall space utilization rates of 137 and 202 usable square feet (USF) per person, respectively.

**Description**

Occupant:	DoD
Current RSF:	313,595 (Current RSF/USF 1.15)
Estimated/Proposed Maximum RSF:	313,595 (Proposed RSF/USF 1.15)
Expansion/Reduction RSF:	None
Current USF/Person:	202
Estimated/Proposed USF/Person:	202
Expiration Dates of Current Lease(s):	9/30/2027
Proposed Maximum Lease Term:	20 years
Delineated Area:	Suburban VA
Number of Official Parking Spaces <sup>1</sup> :	0
Scoring:	Operating
Current Total Annual Cost:	\$13,346,685
Estimated Rental Rate: <sup>2</sup>	\$39.00 / RSF
Estimated Total Annual Cost: <sup>3</sup>	\$12,230,205

<sup>1</sup> Security requirements may necessitate control of parking at the leased location in addition to the official parking spaces identified in the prospectus. This may be accomplished as a lessor-furnished service, under an operating agreement with the lessor or part of the Government’s leasehold interest in the building(s). If the additional parking resulting from security requirements is included in the leasehold interest in the building, the proposed total annual cost and maximum proposed rental rate may exceed the amounts indicated above.

<sup>2</sup> This estimate is for fiscal year 2027 and may be escalated by 2 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

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

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF DEFENSE  
ARLINGTON, VA**

Prospectus Number: PVA-01-WA23  
Congressional District: 8

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**Acquisition Strategy**

To maximize the flexibility and competition in acquiring space for the WHS, GSA may issue a single, multiple-award solicitation that will allow offerors to provide blocks of space able to meet requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus.

**Background**

The WHS's mission is to provide support to multiple DoD components and military departments in the National Capitol region and beyond.

Currently, there are six DoD tenants housed in this facility to include the Pentagon Force Protection Agency (PFPA), Defense Office of Hearings and Appeals (DOHA), Department of the Navy (DON), Headquarters Department of the Army (HQDA), WHS/Cross Functional Teams (CFT), and the Air Force.

**Justification**

DoD is currently housed at 875 N. Randolph Street, Arlington, VA, in a lease that expires September 30, 2027. DoD requires continued housing to carry out its mission.

GSA will consider whether the Department of Defense's continued housing needs should be satisfied in the existing location based on an analysis of other potential locations within the delineated area. If other potential locations are identified, GSA will conduct a cost-benefit analysis to ensure that award to any other lessor would result in substantial relocation costs or duplication costs of real and personal property needed for the Department of Defense to accomplish its mission that the Government would not recover through competition.

**Summary of Energy Compliance**

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.



GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF DEFENSE  
ARLINGTON, VA**

Prospectus Number: PVA-01-WA23  
Congressional District: 8

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**Resolutions of Approval**

Resolutions adopted by the House Committee on Transportation and Infrastructure, and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

**Interim Leasing**

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

**OMB Memorandum M-21-25 Implementations and Long-Term Space Requirements**

The requirements within this prospectus reflect the known space needs prior to its submission to Congress. Agencies continue to develop their return to physical workplaces strategies consistent with OMB Memorandum M-21-25, incorporate lessons learned while working both in person and under maximum telework during the COVID-19 pandemic, and determine each agency's long-term space posture. Accordingly, the requirements outlined in this prospectus may change prior to award of a lease. In the event that a change results in a revised requirement that makes a material change and does not fit within the acceptable parameters of the congressional resolutions, GSA will submit an amended prospectus for consideration by the House Committee on Transportation and Infrastructure and Senate Committee on Environment and Public Works.

GSA

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**PROSPECTUS – LEASE  
DEPARTMENT OF DEFENSE  
ARLINGTON, VA**


Prospectus Number: PVA-01-WA23  
Congressional District: 8


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**Certification of Need**

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

Submitted at Washington, DC, on 10/13/2022

Recommended:  \_\_\_\_\_  
Commissioner, Public Buildings Service

Approved:  \_\_\_\_\_  
Administrator, General Services Administration

## RECESS

The SPEAKER pro tempore. Pursuant to clause 12(a) of rule I, the Chair declares the House in recess subject to the call of the Chair.

Accordingly (at 12 o'clock and 17 minutes p.m.), the House stood in recess.

□ 1330

## AFTER RECESS

The recess having expired, the House was called to order by the Speaker pro tempore (Mr. BABIN) at 1 o'clock and 30 minutes p.m.

## RESCISSIONS ACT OF 2025

Mrs. MCCLAIN. Mr. Speaker, pursuant to House Resolution 499, I call up the bill (H.R. 4) to rescind certain budget authority proposed to be rescinded in special messages transmitted to the Congress by the President on June 3, 2025, in accordance with section 1012(a) of the Congressional Budget and Impoundment Control Act of 1974, and ask for its immediate consideration.

The Clerk read the title of the bill.

The SPEAKER pro tempore. Pursuant to House Resolution 499, the bill is considered read.

The text of the bill is as follows:

## H.R. 4

*Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,*

## SECTION 1. SHORT TITLE.

This Act may be cited as the "Rescissions Act of 2025".

## SEC. 2. RESCISSIONS OF BUDGET AUTHORITY.

(a) IN GENERAL.—Pursuant to the special message transmitted by the President on June 3, 2025, to the House of Representatives and the Senate proposing the rescission of budget authority under section 1012 of part B of title X of the Congressional Budget and Impoundment Control Act of 1974 (2 U.S.C. 682 et seq.), the rescissions described under subsection (b) shall take effect immediately upon the date of enactment of this Act.

(b) RESCISSIONS.—The rescissions described in this subsection are as follows:

(1) Of the unobligated balances under the heading "International Organizations—Contributions to International Organizations" made available by the Department of State, Foreign Operations, and Related Programs Appropriations Act, 2024 (division F of Public Law 118-47), \$33,008,764 are permanently rescinded.

(2) Of the unobligated balances under the heading "International Organizations—Contributions to International Organizations" made available by the Full-Year Continuing Appropriations Act, 2025 (division A of Public Law 119-4), \$168,837,230 are permanently rescinded.

(3) Of the unobligated balances under the heading "International Organizations—Contributions for International Peacekeeping Activities" made available by the Department of State, Foreign Operations, and Related Programs Appropriations Act, 2024 (division F of Public Law 118-47), \$203,328,007 are permanently rescinded.

(4) Of the unobligated balances under the heading "International Organizations—Contributions for International Peacekeeping

Activities" made available by the Full-Year Continuing Appropriations Act, 2025 (division A of Public Law 119-4), \$157,906,000 are permanently rescinded.

(5) Of the unobligated balances in the first paragraph under the heading "Bilateral Economic Assistance—Funds Appropriated to the President—Global Health Programs" made available by the Full-Year Continuing Appropriations Act, 2025 (division A of Public Law 119-4), \$500,000,000 are permanently rescinded.

(6) Of the unobligated balances in the second paragraph under the heading "Bilateral Economic Assistance—Funds Appropriated to the President—Global Health Programs" made available by the Full-Year Continuing Appropriations Act, 2025 (division A of Public Law 119-4), \$400,000,000 are permanently rescinded.

(7) Of the unobligated balances under the heading "Department of State—Migration and Refugee Assistance" made available by the Full-Year Continuing Appropriations Act, 2025 (division A of Public Law 119-4), \$800,000,000 are permanently rescinded.

(8) Of the unobligated balances under the heading "Bilateral Economic Assistance—Funds Appropriated to the President—Complex Crises Fund" made available by the Full-Year Continuing Appropriations Act, 2025 (division A of Public Law 119-4), \$43,000,000 are permanently rescinded.

(9) Of the unobligated balances under the heading "Bilateral Economic Assistance—Funds Appropriated to the President—Democracy Fund" made available by the Full-Year Continuing Appropriations Act, 2025 (division A of Public Law 119-4), \$83,000,000 are permanently rescinded.

(10) Of the unobligated balances under the heading "Bilateral Economic Assistance—Funds Appropriated to the President—Economic Support Fund" made available by the Full-Year Continuing Appropriations Act, 2025 (division A of Public Law 119-4), \$1,650,000,000 are permanently rescinded.

(11) Of the unobligated balances under the heading "Multilateral Assistance—International Financial Institutions—Contribution to the Clean Technology Fund" made available by the Full-Year Continuing Appropriations Act, 2025 (division A of Public Law 119-4), \$125,000,000 are permanently rescinded.

(12) Of the unobligated balances under the heading "Multilateral Assistance—Funds Appropriated to the President—International Organizations and Programs" made available by the Full-Year Continuing Appropriations Act, 2025 (division A of Public Law 119-4), \$436,920,000 are permanently rescinded.

(13) Of the unobligated balances under the heading "Bilateral Economic Assistance—Funds Appropriated to the President—Development Assistance" made available by the Full-Year Continuing Appropriations Act, 2025 (division A of Public Law 119-4), \$2,500,000,000 are permanently rescinded.

(14) Of the unobligated balances under the heading "Bilateral Economic Assistance—Funds Appropriated to the President—Assistance for Europe, Eurasia and Central Asia" made available by the Full-Year Continuing Appropriations Act, 2025 (division A of Public Law 119-4), \$460,000,000 are permanently rescinded.

(15) Of the unobligated balances under the heading "Bilateral Economic Assistance—Funds Appropriated to the President—International Disaster Assistance" made available by the Full-Year Continuing Appropriations Act, 2025 (division A of Public Law 119-4), \$496,000,000 are permanently rescinded.

(16) Of the unobligated balances under the heading "United States Agency for International Development—Funds Appropriated

to the President—Operating Expenses" made available by the Full-Year Continuing Appropriations Act, 2025 (division A of Public Law 119-4), \$125,000,000 are permanently rescinded.

(17) Of the unobligated balances under the heading "Bilateral Economic Assistance—Funds Appropriated to the President—Transition Initiatives" made available by the Full-Year Continuing Appropriations Act, 2025 (division A of Public Law 119-4), \$57,000,000 are permanently rescinded.

(18) Of the unobligated balances under the heading "Bilateral Economic Assistance—Independent Agencies—Inter-American Foundation" made available by the Full-Year Continuing Appropriations Act, 2025 (division A of Public Law 119-4), \$27,000,000 are permanently rescinded.

(19) Of the unobligated balances under the heading "Bilateral Economic Assistance—Independent Agencies—United States African Development Foundation" made available by the Full-Year Continuing Appropriations Act, 2025 (division A of Public Law 119-4), \$22,000,000 are permanently rescinded.

(20) Of the unobligated balances under the heading "Related Programs—United States Institute of Peace" made available by the Full-Year Continuing Appropriations Act, 2025 (division A of Public Law 119-4), \$15,000,000 are permanently rescinded.

(21)(A) Amounts made available for "Corporation for Public Broadcasting" for fiscal year 2026 by Public Law 118-47 are hereby permanently rescinded.

(B) Amounts made available for "Corporation for Public Broadcasting" for fiscal year 2027 by Public Law 119-4 are hereby permanently rescinded.

The SPEAKER pro tempore. The bill shall be debatable for 1 hour, equally divided and controlled by the majority leader and the minority leader, or their respective designees.

The gentlewoman from Michigan (Mrs. MCCLAIN) and the gentlewoman from Connecticut (Ms. DELAURO) each will control 30 minutes.

The Chair recognizes the gentlewoman from Michigan (Mrs. MCCLAIN).

## GENERAL LEAVE

Mrs. MCCLAIN. Mr. Speaker, I request that all Members have 5 legislative days to revise and extend their remarks and include extraneous material on the measure under consideration.

The SPEAKER pro tempore. Is there objection to the request of the gentlewoman from Michigan?

There was no objection.

Mrs. MCCLAIN. Mr. Speaker, I yield myself such time as I may consume.

Mr. Speaker, I rise to voice my strong support for H.R. 4, the Rescissions Act of 2025.

Last November, the American people sent a clear message to Washington: Stop wasting our tax dollars and get our fiscal house in order.

The President and House Republicans heard the American people. We heard them loud and clear. We are keeping our promises to end the waste, the fraud, and the abuse.

This rescissions package sends \$9.4 billion back to the U.S. Treasury. That is \$9.4 billion of savings that taxpayers won't see wasted.

It is their money, Mr. Speaker. It is, along with our One Big Beautiful Bill Act, the first of many important steps