

**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
NEW PORT RICHEY, FL**

Prospectus Number: PFL-01-VA17  
Congressional District: 12

**Executive Summary**

The U.S. General Services Administration (GSA) proposes a consolidated outpatient clinic lease of approximately 114,000 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA). This action will consolidate five separate outpatient facilities in New Port Richey, Florida.

The lease will provide continued services for the New Port Richey veteran community and provide the necessary expansion services to meet current and projected health care service delivery gaps in the market.

**Description**

Occupant:	Veterans Affairs
Current NUSF	53,565
Estimated Maximum NUSF:	114,000
Expansion/Reduction NUSF:	60,435 (expansion)
Estimated Maximum RSF:	153,900
Expiration Dates of Current Lease(s):	9/30/2018, 12/31/2018, 11/18/2018, 4/7/2019, 6/30/2019.
Proposed Maximum Leasing Authority:	Up to 20 years
Delineated Area:	<u>North:</u> State Route 52 (starting at Highway 19 and extending east to Suncoast Parkway (Route 589)) <u>South:</u> Pasco County Line (starting at Suncoast Parkway (Route 589) and extending west to Highway 19) <u>East:</u> Suncoast Parkway (Route 589) (starting at State Route 52 and extending south to the Pasco County Line) <u>West:</u> Highway 19 (starting at the Pasco County Line and extending north to State Road 52)
Number of Official Parking Spaces:	770
Scoring:	Operating Lease
Current Total Annual Cost:	\$1,453,820 (leases effective 10/1/1998, 1/1/2009, 11/19/2008, 4/8/2009, 7/1/2016)

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Current Total Unserviced Annual Cost:	\$922,484
Estimated Unserviced Rental Rate <sup>1</sup> :	\$34.00 per NUSF
Estimated Total Unserviced Annual Cost <sup>2</sup> :	\$3,876,000

**Justification**

A new lease 114,000 NUSF lease in New Port Richey will replace and consolidate the five existing leases in the New Port Richey market including the 38,219 NUSF Port Richey Specialty Outpatient Clinic; the 792 NUSF Port Richey Eye Clinic; the 5,276 NUSF Port Richey Mental Health Clinic; the 6,078 NUSF Port Richey Home-Based Primary Care facility; and the 3,200 NUSF Port Richey Dental 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. Additionally, the existing locations have safety and security deficiencies.

The new facility will enhance VA outpatient services by closing space and utilization gaps identified in the Strategic Capital Investment Planning process and will provide a single location in the New Port Richey area to serve the outpatient care needs of veterans and their families. The new lease will allow VA to expand its current Primary Care, Mental Health, Specialty Care, Eye Clinic, Home Based Primary Care, and Dental services to veterans in a right-sized, state-of-the-art, energy efficient health care facility.

The expansion of those services, particularly Mental Health services, would support VA's targeted goal of eliminating veteran homelessness. Compared to the current configuration of five existing clinics, the consolidation into a single facility would generate operational efficiencies and economies of scale and improve veteran satisfaction by offering needed clinical services at one centralized location. The consolidated lease will also provide economies of scale and overall operating efficiencies resulting in significant cost savings in utilities, transportation, general supply procurement and a reduction of outsourced staffing.

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<sup>1</sup> This estimate is for fiscal year 2018 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is unserviced and excludes all operating expenses, whether paid by the lessor or directly by the Government.

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

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**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 December 21, 2016

Recommended:   
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Commissioner, Public Buildings Service

Approved:   
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Administrator, General Services Administration