

**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
OAHU, HI**

Prospectus Number: PHI-01-VA17  
Congressional District: 1, 2

**Executive Summary**

The U.S. General Services Administration (GSA) proposes an outpatient clinic lease of approximately 66,000 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA), in Oahu, HI. The lease will enable the VA Pacific Island Health Care System to more efficiently provide services to veterans located on the island.

**Description**

Occupant:	Veterans Affairs
Current NUSF	0
Estimated Maximum NUSF:	66,000
Estimated Maximum RSF:	89,100
Proposed Maximum Leasing Authority:	Up to 20 years
Delineated Area:	<u>North:</u> Queen Liliuokalani Fwy (starting at Kalaeloa Blvd, extending northeast to Fort Weaver Rd) <u>East:</u> Fort Weaver Rd (starting at Queen Liliuokalani Fwy and extending south to Geiger Rd) <u>South:</u> Geiger Rd (starting at Fort Weaver Rd and extending to Roosevelt Ave); Roosevelt Ave (starting at Geiger Rd and extending west to Boxer Rd); Malakole St (starting near Saratoga St and extending west to Kalaeloa Blvd) <u>West:</u> Kalaeloa Blvd (starting at Malakole St extending northeast to Queen Liliuokalani Fwy)
Number of Official Parking Spaces:	528
Scoring:	Operating Lease
Current Total Annual Rent:	N/A
Current Total Unserved Annual Rent:	N/A
Estimated Unserved Rental Rate <sup>1</sup> :	\$51.40 per NUSF
Estimated Total Unserved Annual Cost <sup>2</sup> :	\$3,392,400

<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 unserved and excludes all operating expenses, whether paid by the lessor or directly by the Government.

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**Justification**

Veterans currently access services at the VA operated Spark M. Matsunaga Medical Center (located at the Tripler Army Medical Center), which is an oversubscribed multi-specialty clinic treating over 25,000 Veterans annually. It is inconveniently located with regard to the Ewa Plain/Leeward, central, and north shore areas of Oahu and space constraints prevent the expansion of services. Further, services at the existing facility are compressed and utilization gaps continue to increase without additional clinical space.

The proposed lease will address utilization and space gaps at the current facility and will support major VA initiatives identified by the VA Secretary including: improve veterans' mental health, veterans' experience and veterans' access to health care; enable 21st century benefits; and establish strong VA management infrastructure and integrated operating model and health informatics. It will address the need to provide ongoing primary care, mental health and specialty care services to veterans residing on the island.

Consolidation of functions enables the VA Pacific Island Health Care System to more efficiently provide services to veterans and improves access to care for veterans by reducing wait and drive times and enables VA to meet all current and projected demand for services. Additionally, the proposed lease will facilitate the education and empowerment of minority and woman veterans through outreach, education, and monitoring of the provision of VA benefits and services. The Ewa Plain/Leeward, central, and north shore areas of Oahu contain many minority and woman veterans that will be served through specified and tailored programs.

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

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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 December 21, 2016

Recommended:   
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Commissioner, Public Buildings Service

Approved:   
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Administrator, General Services Administration