

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

Prospectus Number: PTX-02-VA24  
Congressional District: 02, 08

**Executive Summary**

The General Services Administration (GSA) proposes a Community Living Center (CLC) lease of approximately 110,114 net usable square feet (NUSF) for the Department of Veterans Affairs (VA) in the vicinity of Conroe, TX.

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

**Description**

Occupant:	VA
Current NUSF	N/A
Estimated Maximum NUSF:	110,114
Expansion/Reduction NUSF:	N/A
Estimated Maximum Rentable Square Feet:	148,654
Expiration Dates of Current Lease(s):	N/A
Proposed Maximum Lease Term:	20 years
Delineated Area:	<u>North:</u> E on Highway 105 W, E on Carter Moore Dr, N on I-45, E on Seven Cove Rd <u>East:</u> S on FM 2432 Rd, S on Waukegan Rd, S on FM 1485 Rd <u>South:</u> W on Highway 242, W on Greenbridge Dr, W on Research Forest Dr <u>West:</u> N on Honea Egypt Rd, N on Sendera Ranch Dr, N on Fish Creek Thoroughfare, N on McCaleb Rd
Parking Spaces:	180
Scoring:	Operating Lease
Current Total Annual Cost:	N/A
Current Total Unserviced Annual Cost:	N/A
Estimated Unserviced Rental Rate: <sup>1</sup>	\$44.46 per NUSF
Estimated Total Unserviced Annual Cost: <sup>2</sup>	\$4,896,000

<sup>1</sup> This estimate is for fiscal year 2024 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.

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**Justification**

A new 110,114 NUSF lease in Conroe will allow VA to close gaps identified by the Strategic Capital Investment Planning process in a timely and efficient manner to provide high-quality, reliable, accessible care to veterans and will decompress the Michael E. DeBakey VA Medical Center (VAMC). Specifically, workload for CLC services is projected to increase over the next 20 years.

The new facility will provide care in a modern, efficient facility, enabling increased operational efficiencies and allowing for optimized care delivery, increased team coordination, and improved workflows for both veterans and VA staff. The new lease will allow VA to provide CLC and ancillary services to the veteran population in the Houston area in a rightsized and state-of-the-art healthcare facility. VA plans to continue providing both CLC and clinical services post-decompression at the Michael E. DeBakey VAMC in less crowded and constrained conditions.

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.

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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 10/5/2023

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration

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

Prospectus Number: PTX-03-VA24  
Congressional Districts: 02, 08

**Executive Summary**

The General Services Administration (GSA) proposes an outpatient clinic lease of approximately 191,305 net usable square feet (NUSF) for the Department of Veterans Affairs (VA) in the vicinity of Conroe, TX.

The lease will be delegated to VA, provide continued services for the Houston 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	34,024
Estimated Maximum NUSF:	191,305
Expansion/Reduction NUSF:	157,281 (expansion)
Estimated Maximum Rentable Square Feet:	258,262
Expiration Dates of Current Lease(s):	10/29/2024
Proposed Maximum Lease Term:	20 years
Delineated Area:	<u>North:</u> E on Highway 105 W, E on Carter Moore Dr, N on I-45, E on Seven Cove Rd <u>East:</u> S on FM 2432 Rd, S on Waukegan Rd, S on FM 1485 Rd <u>South:</u> W on Highway 242, W on Greenbridge Dr, W on Research Forest Dr <u>West:</u> N on Honea Egypt Rd, N on Sendera Ranch Dr, N on Fish Creek Thoroughfare, N on McCaleb Rd
Parking Spaces:	1,300
Scoring:	Operating Lease
Current Total Annual Cost:	\$1,274,704 (lease effective 10/29/2014)
Current Total Unserviced Annual Cost:	\$1,274,704
Estimated Unserviced Rental Rate: <sup>1</sup>	\$45.39 per NUSF
Estimated Total Unserviced Annual Cost: <sup>2</sup>	\$8,684,000

<sup>1</sup> This estimate is for fiscal year 2024 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.