

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

Prospectus Number: PFL-05-VA24
Congressional District: 03

Executive Summary

The General Services Administration (GSA) proposes an outpatient clinic, residential rehabilitation treatment program (RRTP), and research lease of approximately 188,418 net usable square feet (NUSF) for the Department of Veterans Affairs (VA) in the vicinity of Gainesville, FL.

The lease will be delegated to VA, provide continued services for the Gainesville 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	130,985
Estimated Maximum NUSF:	188,418
Expansion/Reduction NUSF:	57,433 (expansion)
Estimated Maximum Rentable Square Feet:	254,364
Expiration Dates of Current Lease(s):	7/31/2028, 12/31/2024, 9/30/2028, 12/31/2028, 8/31/2024, 12/31/2026, 9/30/2027, 4/30/2027, 8/31/2025, 3/31/2027, 12/25/2025
Proposed Maximum Lease Term:	20 years
Delineated Area:	<u>North:</u> E on NW 39th Ave <u>East:</u> S on NE Waldo Rd, S on SE Williston Rd, S on SW 13th St, S on Highway 441 S <u>South:</u> W on SE Wacahoota Rd, N on SW Williston Rd, W on SW 85th Ave <u>West:</u> N on SW 75th St, W on SW 24th Ave, N on SW 91 St, W on W Newberry Rd, N on NW 98th St
Parking Spaces:	1,300
Scoring:	Operating Lease
Current Total Annual Cost:	\$3,347,463 (leases effective 1/10/2010, 5/1/2017, 2/23/2018, 1/1/2017, 4/1/2017, 1/1/2018, 9/1/2019, 9/1/2017, 10/1/2018, 1/1/2020, 8/1/2018)
Current Total Unserviced Annual Cost:	\$2,571,311

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Estimated Unserviced Rental Rate: ¹	\$51.25 per NUSF
Estimated Total Unserviced Annual Cost: ²	\$9,657,000

Justification

A new 188,418 NUSF lease in Gainesville will allow for the replacement and consolidation of 11 existing leases.

The current mental health, specialty care, RRTP, research and ancillary spaces at the 11 existing leases are inadequate and undersized for the current and projected veteran workload demand for services. Specifically, workload for ambulatory services and procedures, mental health services, and residential rehab services is projected to increase over the next 20 years.

Several smaller leases allowed for a rapid expansion of square footage and capacity in the market with proximity to the parent hospital campus. This strategy has been effective in meeting fast-growing patient care demand and delivery of services, but it has also led to a fragmented approach. Consolidation of these leases is consistent with a long-term plan to serve veterans in modernized facilities with multiple specialties available in a single location.

This project will enhance VA outpatient services by closing space and utilization gaps identified in VA's Strategic Capital Investment Planning process, consolidate resources, improve operational support efficiency, and reduce waste. This new lease will allow VA to provide primary care, mental health, specialty care, RRTP, research, and ancillary services to the veteran population in the Gainesville area in a rightsized and state-of-the-art healthcare facility in a timely manner. Being housed in a right-sized, 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.

¹ 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.

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

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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 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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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