

**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 Unserviced Annual Cost:	N/A
Estimated Unserviced Rental Rate: ¹	\$95.13 per NUSF
Estimated Total Unserviced Annual Cost: ²	\$16,334,000

¹ 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.

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

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

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

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,³ 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

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

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

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

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: Paula Carnahan
Administrator, General Services Administration