

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
MACON, GA**

Prospectus Number: PGA-01-VA25
Congressional District: 02, 08

Executive Summary

The U.S. General Services Administration (GSA) proposes an outpatient clinic lease of approximately 140,277 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA) in the vicinity of Macon, GA.

The lease will be delegated to VA, provide continued services for the Macon 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	18,732 (Macon Outpatient Clinic, Robins Air Force Base Annex)
Estimated Maximum NUSF:	140,277
Expansion/Reduction NUSF:	121,545 (expansion)
Estimated Maximum Rentable Square Feet:	189,374
Expiration Dates of Current Lease(s):	01/31/2028 08/30/2029
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	<u>North:</u> E on Zebulon Rd., N on Bass Rd., E on I-75, E on I-16 <u>East:</u> S on Martin Luther King Jr. Blvd./Boardway, W on Eisenhower Pkwy., S on I-75 <u>South:</u> W on Hartley Bridge Rd., W on Pt. Pleasant Church Rd., W on Bethel Church Rd., W on Eisenhower Pkwy. <u>West:</u> N on Lizella Rd., NW on Lower Thomaston Rd., N on Lamar Rd.
Parking Spaces:	950
Scoring:	Operating Lease
Current Total Annual Cost:	\$568,374 (lease effective 02/01/2018; 10/23/2019)
Current Total Unserviced Annual Cost:	\$387,574

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Estimated Unserviced Rental Rate: ¹	\$46.13 per NUSF
Estimated Total Unserviced Annual Cost: ²	\$6,471,000

Justification

A new 140,277 NUSF lease in Macon, GA, will allow for the replacement and expansion of the existing Macon Outpatient Clinic and the Robins Air Force Base Annex.

The current primary care, mental health, certain specialty care, ancillary, and ambulatory surgery spaces at the existing Macon Outpatient Clinic, Robins Air Force Base Annex, and the Carl Vinson 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 stops and services is projected to increase over the next 20 years.

The new facility will enhance VA outpatient services by closing space gaps identified in VA's Strategic Capital Investment Planning process. This new lease will allow VA to provide comprehensive primary care, mental health, specialty care, ambulatory surgery, and ancillary services to the veteran population in the Macon area in a rightsized and state-of-the-art healthcare facility in a timely manner. Being housed in a rightsized, 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. 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.
2. 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

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.

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

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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 9/16/2024

Recommended: Elliot Doomes
Commissioner, Public Buildings Service

Approved: Rahn Carman
Administrator, General Services Administration