

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

Prospectus Number: PTX-04-VA25  
Congressional District: 20, 21, 23

**Executive Summary**

The U.S. General Services Administration (GSA) proposes a community living center lease of approximately 158,043 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA) in the vicinity of San Antonio, TX.

The lease will be delegated to VA, provide continued services for the San Antonio 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:	158,043
Expansion/Reduction NUSF:	158,043
Estimated Maximum Rentable Square Feet:	213,358
Expiration Dates of Current Lease(s):	N/A
Proposed Maximum Lease Term:	20 years
Delineated Area:	<u>North:</u> E on W Loop 1604 N <u>East:</u> S on US-281, S on San Pedro Ave <u>South:</u> W on I-410 <u>West:</u> N on Bandera Rd
Parking Spaces:	200
Scoring:	Operating Lease
Current Total Annual Cost:	N/A
Current Total Unserviced Annual Cost:	N/A
Estimated Unserviced Rental Rate: <sup>1</sup>	\$50.95 per NUSF
Estimated Total Unserviced Annual Cost: <sup>2</sup>	\$8,053,000

**Justification**

A new 158,043 NUSF lease in San Antonio, TX, will allow VA to expand community living center services in a timely and efficient manner to provide high-quality, reliable, accessible care to veterans.

<sup>1</sup> 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.

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

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The current community living center and ancillary spaces at the Audie L. Murphy VA Medical Center are inadequate and undersized for properly delivering modern care. Workload for community living center services is projected to increase over the next 20 years.

The new facility would provide care in a modern, efficient facility, with increased operational efficiencies and sufficient space for community living center services to address the current and projected space gaps identified in VA's Strategic Capital Investment Planning process. This new lease will allow VA to provide comprehensive community living center and ancillary services to the veteran population in the San Antonio area in a rightsized and state-of-the-art healthcare facility in a timely manner. Being housed in a rightsized and more accessible facility will allow better optimized care delivery, increased team coordination, and improved workflows for both veterans and 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 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

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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: Adm. Carnahan  
Administrator, General Services Administration