

**PROSPECTUS – LEASE  
VETERANS HEALTH ADMINISTRATION  
LAKELAND, FL**

Prospectus Number: PFL-01-LA20  
Congressional District: 15

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 127,900 rentable square feet (RSF) for the Department of Veterans Affairs, Veterans Health Administration (VHA), currently located at 4237 and 4235 South Pipkin Road in Lakeland, FL.

The new facility would replace and consolidate the existing Lakeland Community Based Outpatient Clinic (CBOC) and Lakeland Mental Health Clinic leases. VHA has occupied space in the James A. Haley Veterans' Hospital since 2008 and 2009 under two leases that expire on August 31, 2018, and December 31, 2018.

**Description**

Occupant:	Veterans Health Administration
Current RSF:	23,000 (Current RSF/Usable SF = 1.15)
Estimated/Proposed Maximum RSF:	127,900 (Proposed RSF/USF = 1.15)
Expansion/Reduction RSF:	104,900 Expansion
Expiration Dates of Current Lease(s):	8/31/2018 and 12/31/2018
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	North: I-4; South: SR-570 and Drane Field Rd; East: SR-570; West: County Line Road
Number of Official Parking Spaces:	650
Scoring:	Operating
Current Total Annual Cost:	\$1,008,367 (leases effective 8/1/2008 and 1/1/2009)
Estimated Rental Rate <sup>1</sup> :	\$37.00/RSF
Estimated Total Annual Cost <sup>2</sup> :	\$4,732,300

**Background**

VHA's mission is to honor America's veterans by providing exceptional healthcare that improves their health and well-being. To make access to healthcare easier, VHA utilizes CBOCs across the country. These clinics provide the most common outpatient services,

<sup>1</sup> This estimate is for fiscal year 2019 may be escalated by 2 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

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

**PROSPECTUS – LEASE  
VETERANS HEALTH ADMINISTRATION  
LAKELAND, FL**

Prospectus Number: PFL-01-LA20  
Congressional District: 15

---

including health and wellness visits. VHA continues to expand the network of CBOCs to include more rural locations, putting access to care closer to home.

The existing facilities in the Lakeland area consist of two facilities of approximately 23,000 RSF in size. They are inadequately sized for the existing patient load and cannot accommodate the anticipated growth of the veteran population and service needs. The proposed lease will allow VHA to significantly expand healthcare access in the area, providing much needed medical services to the veteran population.

**Justification**

The proposed lease would ensure that there is sufficient space to meet the current and projected demand in the market. Additionally, consolidation of services and care into one facility would generate operational efficiencies and improve veteran satisfaction by offering services under one roof, providing a veteran-centered healthcare solution for the Lakeland area.

The current leases at 4237 and 4235 South Pipkin Road expire August 31, 2018, and December 31, 2018, respectively. VHA requires continued housing to carry out its mission.

**Summary of Energy Compliance**

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

**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 rentable area.

**Interim Leasing**

The Government will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency 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.

**PROSPECTUS – LEASE  
VETERANS HEALTH ADMINISTRATION  
LAKELAND, FL**

Prospectus Number: PFL-01-LA20  
Congressional District: 15

---

**Certification of Need**

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on October 23, 2019.

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration