

**PROSPECTUS – LEASE
VETERANS HEALTH ADMINISTRATION
SOUTH HAMPTON ROADS, VA**

Prospectus Number: PVA-01-HA20
Congressional District: 2, 3, 4

Executive Summary

The General Services Administration (GSA) proposes an outpatient clinic lease of approximately 215,000 rentable square feet (RSF) for the Department of Veterans Affairs, Veterans Health Administration (VHA). The lease will house a new Health Care Center and will serve as a complement to the existing Community Based Health Care Center (CBOC) currently located at 244 Clearfield Avenue in Virginia Beach, VA.

This project would allow VHA to expand its current primary care, mental health, and eye clinic services, as well as provide much needed new specialty care and advanced imaging services to veterans in a right-sized, state-of-the-art, and energy-efficient healthcare facility.

Description

Occupant:	Veterans Health Administration
Current RSF:	0
Estimated/Proposed Maximum RSF:	215,000 (Proposed RSF/Usable SF = 1.15)
Expansion/Reduction RSF:	215,000 (Expansion)
Expiration Dates of Current Lease(s):	N/A
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	North: start at the intersection of Tidewater Drive (Route 168) and E Virginia Beach Blvd. (Route 58) to Virginia Beach Blvd.; East: S. Independence Blvd. (Route 225) to Holland Road, south onto Dam Neck Road, continue onto Elbow Road, continue on Indian River Road; South: at the intersection of Indian River Road and Elbow Road, head south on Elbow Road, west on Butts Station Road, west on Clearfield Ave., west on Kempsville Road (Route 190); West: north on Battlefield Blvd. N (Business 168), onto Oak Grove Connector (Chesapeake Expressway - Route 168), onto Hampton Roads Beltway (Route 64), onto Battlefield Blvd. N (Business 168), onto Campostella Road, onto E Brambleton Ave., onto Tidewater

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	Drive (Route 168).
Number of Official Parking Spaces:	1,050
Scoring:	Operating
Current Total Annual Cost:	N/A
Estimated Rental Rate ¹ :	\$42.00/RSF
Estimated Total Annual Cost ² :	\$9,030,000

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, including health and wellness visits. VHA continues to expand the network of CBOCs to include more rural locations, bringing access to care closer to veterans' homes.

The CBOC in the South Hampton Roads area is an approximately 13,000 RSF facility located in Virginia Beach and is inadequately sized for the anticipated growth of the veteran population and service needs. The proposed lease will allow VHA to significantly expand its healthcare access in the area, providing much needed medical services to the fast growing veteran population.

Justification

The proposed lease would provide modern, efficient space for comprehensive outpatient services and address space and utilization gaps. The new lease will allow VHA to adapt to a growing veteran population and increased workload in the South Hampton Roads area.

This project is essential to ensure that veterans are able to access a full suite of services in a timely manner. The expansion of mental health services—including mental health screenings—by hiring additional mental health staff to provide behavioral therapy, family counseling, and substance abuse therapy on site would support the Department of Veterans Affairs' goal of eliminating veteran homelessness. The lease would provide

¹ This estimate is for fiscal year 2020 and 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.

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

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increased access to care for veterans living in the South Hampton Roads area who are currently seen in the undersized Virginia Beach CBOC or who commute in excess of 1 hour to another facility in Hampton, VA.

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.

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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 July 31, 2019

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration