

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
PHOENIX, AZ**

Prospectus Number: PAZ-01-VA17
Congressional District: 7, 9

Executive Summary

The U.S. General Services Administration (GSA) proposes an outpatient clinic lease of approximately 203,000 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA), located in Phoenix, Arizona.

Veterans are currently serviced at the Carl T. Hayden VA Medical Center (VAMC). The lease will provide continued services for the Phoenix veterans community as well as provide a critical expansion of services to meet current and projected health care service needs for the veteran community.

Description

Occupant:	Veterans Affairs
Current NUSF	0
Estimated Maximum NUSF:	203,000
Estimated Maximum RSF:	274,050
Proposed Maximum Leasing Authority:	Up to 20 years
Delineated Area:	<u>North:</u> Glendale Ave/ E Lincoln Drive (starting at N 35 th Ave and extending east to N 32 nd St) <u>East:</u> 32 nd St (starting at E Lincoln Drive and extending south to the Phoenix Sky Harbor International Airport) <u>South:</u> Phoenix Sky Harbor International Airport extending west along Buckeye Rd to S 35 th Ave <u>West:</u> 35 th Ave (starting at W Buckeye Rd and extending north to W Glendale Ave)
Number of Official Parking Spaces:	1,370
Scoring:	Operating Lease
Current Total Unserviced Annual Cost:	\$0
Estimated Unserviced Rental Rate ¹ :	\$31.30 per NUSF
Estimated Total Unserviced Annual Cost ² :	\$6,353,900

¹ This estimate is for fiscal year 2018 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is unserviced and excludes all operating expenses, whether paid by the lessor or directly by the Government.

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
PHOENIX, AZ**

Prospectus Number: PAZ-01-VA17
Congressional District: 7, 9

Justification

The 203,000 net usable square feet (NUSF) clinic will enhance VA outpatient services by closing wait times, workload, and space gaps as identified in the Strategic Capital Investment Planning process and providing primary care exam room configuration in accordance with the Patient Aligned Care Team model to meet projected demand for services.

Clinical services provided at this location include but are not limited to Primary Care, Mental Health, Medical and Surgical Specialties, and associated ancillary services. Veterans are currently treated at the VAMC. The VAMC lacks sufficient space to accommodate the functions critical to meeting the current and projected clinical workload demand. The new location will provide state-of-the-art clinical space and a more functional and effective health care environment for veterans, veterans' families and medical staff.

Furthermore, close proximity to the VAMC and the university affiliate may allow for efficiencies in education, recruitment, and research.

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.

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


**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
PHOENIX, AZ**

Prospectus Number: PAZ-01-VA17
Congressional District: 7, 9

Certification of Need

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

Submitted at Washington, DC, on December 21, 2016

Recommended: 

Commissioner, Public Buildings Service

Approved: 

Administrator, General Services Administration