

**AMENDED PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
BALTIMORE, MD**

Prospectus Number: PMD-12-VA25
Congressional Districts: 7

Executive Summary

The General Services Administration (GSA) proposes to amend prospectus PMD-13-VA23 for an outpatient clinic lease of approximately 112,624 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA), replacing a separate outpatient facility totaling 68,121 NUSF and five parking-only leases in the vicinity of Baltimore, MD. The House Committee on Transportation and Infrastructure approved the original prospectus July 27, 2023. This amended prospectus seeks authority to increase the rental rate as, the previously approved rental rate proved to be insufficient for medical space in the current market. Additionally, the Delineated Area has been expanded.

The lease will be delegated to VA, provide continued services for the Baltimore 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:	68,121
Estimated Maximum NUSF:	112,624
Expansion/Reduction NUSF:	44,503 (expansion)
Estimated Maximum Rentable Square Feet:	152,042
Expiration Dates of Current Lease(s):	6/23/2027 3/31/2028
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	<u>North:</u> Intersection Interstate 695 & Route 40, Route 40, Hilton Pkwy, Bypass 40, Belair Rd <u>South:</u> Interstate 895, W Patapsco Ave, S Caton Ave, Interstate 95 <u>East:</u> Bypass 40, Interstate 895 <u>West:</u> Interstate 695
Number of Official Parking Spaces:	800
Scoring:	Operating Lease
Current Total Annual Cost ¹ :	\$1,889,189 (leases effective 6/9/2011, 4/1/2018)
Current Total Unserved Annual Cost:	\$1,770,351

¹ Existing lease cost information has been updated to reflect current terms which changed over time.

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Estimated Unserved Rental Rate ² :	\$71.75 per NUSF
Estimated Total Unserved Annual Cost ³ :	\$8,081,000

Justification

A new 112,624 NUSF lease in Baltimore, MD will allow for the replacement and expansion of the existing Baltimore Annex Clinic lease and consolidate five parking leases and allow for decompression of the Baltimore VA Medical Center.

The current space in these facilities is insufficient to meet the projected needs of the veteran community. Space limitations and an increase in workload limit veterans' access to services in a timely manner.

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

Summary of Energy Compliance

The Government 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. The Government encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher⁴.

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.

² This estimate is for fiscal year 2029 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 unserved (taxes, insurance, management, and maintenance and repair reserves included); however, the lease contract may include operating expenses paid by the lessor.

³ New leases may contain an escalation clause to provide for annual changes in real estate taxes.

⁴ Per the legal authority in 42 U.S.C. § 17091 based on the originating legislation EISA 2007 § 435, with only certain exceptions, federal agencies are not to enter into a contract to lease space in a building that has not earned the ENERGY STAR label in the most recent year.

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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 3/28/2025

Recommended: 

Commissioner, Public Buildings Service

Approved: 

Administrator, General Services Administration