

**AMENDED PROSPECTUS – LEASE  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
PLANO, TX**

Prospectus Number: PTX-22-VA25  
Congressional Districts: 3, 4 and 26

**Executive Summary**

The General Services Administration (GSA) proposes to amend prospectus PTX-18-VA23 for an outpatient clinic lease of approximately 94,769 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA), currently located in a separate outpatient facility totaling 12,668 NUSF in the vicinity of Plano, TX. The Senate Committee on Environmental and Public Works and the House Committee on Transportation and Infrastructure approved the original prospectus on July 26, 2023, and July 27, 2023, respectively. 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.

The lease will be delegated to VA, provide continued services for the Plano 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:	12,668
Estimated Maximum NUSF:	94,769
Expansion/Reduction NUSF:	82,101 (expansion)
Estimated Maximum Rentable Square Feet:	127,938
Expiration Dates of Current Lease(s):	7/14/2026
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	North: SRT at North Josey Ln to SRT at Preston Rd to Preston Rd at McDermott Rd to East McDermott Rd at East Main St to East Main St at Angel Pkwy South: Valwood Pkwy at Josey Ln to Valwood Pkwy at Brookhaven Club Dr to Brookhaven Club Dr at Vitruvian Wy to Vitruvian Wy at Spring Valley Rd to Spring Valley Rd at Centennial Blvd to Centennial Blvd at Buckingham Rd to East Buckingham Rd at Pleasant Valley Rd East: Angel Pkwy at East Main St to Angel Pkwy at Dillehay Dr to Dillehay Dr at Parker Rd to Parker Rd at North

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	Murphy Rd to Murphy Rd at Bunker Hill Rd to Bunker Hill Rd at Miles Rd to Miles Rd at Pleasant Valley Rd to Pleasant Valley Rd at East Buckingham Rd West: North Josey Ln at SRT to Josey Ln at Valwood Pkwy
Number of Official Parking Spaces:	650
Scoring:	Operating Lease
Current Total Annual Cost <sup>1</sup> :	\$518,586 (lease effective 7/15/2016)
Current Total Unserved Annual Cost:	\$383,207
Estimated Unserved Rental Rate <sup>2</sup> :	\$70.76 per NUSF
Estimated Total Unserved Annual Cost <sup>3</sup> :	\$6,706,000

### **Justification**

A new 94,769 NUSF lease in the vicinity of Plano will replace the existing Plano Outpatient Clinic.

The current space in this facility 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 and utilization gaps identified in VA's Strategic Capital Investment Planning process and will provide a single location in the Plano area to serve the outpatient care needs of veterans and their families. The new lease will allow VA to provide comprehensive primary care, mental health, and specialty care services to the veteran population in the Plano 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

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

<sup>2</sup> 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.

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

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requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher<sup>4</sup>.

**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.

**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

<sup>4</sup> 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.