

January 8, 2013

## Department of Veterans Affairs Anticipated Major Lease Procurements

The following is a listing of VA's pending major lease acquisitions. You can get more information about these procurements by contacting the project manager listed below or emailing [RPS@va.gov](mailto:RPS@va.gov).

### Directory

<a href="#">Bakersfield, CA</a>	<a href="#">Johnson County, KS</a>	<a href="#">San Diego, CA</a>	<a href="#">Tyler, TX</a>
<a href="#">Binghamton, NY</a>	<a href="#">Knoxville, IA</a>	<a href="#">San Jose, CA</a>	<a href="#">Glossary</a>
<a href="#">Birmingham, AL</a>	<a href="#">Mobile, AL</a>	<a href="#">San Juan, PR</a>	
<a href="#">Charlotte Hall, MD</a>	<a href="#">Monterey, CA</a>	<a href="#">South Bend, IN</a>	
<a href="#">Charlotte, NC</a>	<a href="#">Rochester, NY</a>	<a href="#">Springfield, MO</a>	
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### **Bakersfield, CA**

- Project Title: Outpatient Clinic (OPC)
- Net Usable Square Footage: 30,100
- Estimated Lease Term: 20 Years Firm
- Solicitation for Offers: FY13 Q3
- Lease Award: FY14 Q2
- Occupancy: FY16 Q2
- Project Manager's E-mail: [Timothy.Ethier@va.gov](mailto:Timothy.Ethier@va.gov)

Project Description: This project is following a two-step acquisition process. This OPC will replace the current OPC located in Bakersfield, CA. The new clinic will include expanded primary care and mental health services, and will add a comprehensive array of specialty care clinics to serve the Veterans in the Kern County area. A market survey was conducted June 27-28, 2012, and Solicitation development is underway.

### **Binghamton, NY**

- Project Title: Outpatient Clinic (OPC)
- Net Usable Square Footage: 24,888
- Estimated Lease Term: 20 years firm
- Solicitation for Offers: TBD
- Lease Award: TBD
- Occupancy: TBD
- Project Manager's E-mail: [Kelli.Witt@va.gov](mailto:Kelli.Witt@va.gov)

Project Description: This new facility will replace the current clinic and will provide expanded primary care.

## **Birmingham, AL**

- Project Title: Annex Clinic and Parking Garage
- Net Usable Square Footage: 50,500
- Estimated Lease Term: 20 Years Firm
- Solicitation for Offers: November 19, 2012
- Lease Award: FY13 Q4
- Occupancy: FY14 Q4
- Project Manager's E-mail: [Caitlin.Cunningham@va.gov](mailto:Caitlin.Cunningham@va.gov)

Project Description: This space procurement is using a one-step process. The clinic will provide primary care, specialty care, mental health, ancillary/diagnostic outpatient services and a parking structure of 2,300 spaces for patient, visitor and staff parking. This project will assume current workload and services provided in space leased from the Children's Hospital in Birmingham. A market survey was conducted on December 13, 2011. The Solicitation for Offers was issued on November 19, 2012.

## **Charlotte Hall, MD**

- Project Title: Community Based Outpatient Clinic (CBOC)
- Net Usable Square Footage: 17,741
- Estimated Lease Term: 20 Years Firm
- Solicitation for Offers: FY13 Q4
- Lease Award: FY14 Q3
- Occupancy: FY15 Q3
- Project Manager's E-mail: [Samuel.Perminter@va.gov](mailto:Samuel.Perminter@va.gov)

Project Description: This CBOC will expand the capacity of Primary Care, Mental Health, Audiology, Eye Clinic, Clinical Pharmacy, Women's health, and other specialty services to more than 3,000 Veterans. The CBOC will function as a one-stop operation, providing Veterans in Southern Maryland not only access to a range of clinical services, but also case management, social work, a robust homeless program and access to information related to benefits. This project will follow a two-step acquisition process.

## **Charlotte, NC**

- Project Title: Health Care Center (HCC)
- Net Usable Square Footage: 295,000
- Estimated Lease Term: 20 Years Firm
- Solicitation for Offers: January 4, 2013
- Lease Award: FY13 Q4
- Occupancy: FY15 Q4
- Project Manager's E-mail: [Samuel.Perminter@va.gov](mailto:Samuel.Perminter@va.gov)

Project Description: This project is following a two-step acquisition process. This HCC will expand outpatient specialty services and better serve the needs of Veterans and their families. Outpatient services provided at the Charlotte HCC will include specialty

medical and surgical services and various outpatient mental health programs. The existing Charlotte CBOC will continue to provide a wide array of outpatient services. The Solicitation for Offers was issued on January 4, 2013.

### **Columbus, GA**

- Project Title: Community Based Outpatient Clinic (CBOC)
- Net Usable Square Footage: 55,000
- Estimated Lease Term: 20 years firm
- Solicitation for Offers: FY14 Q1
- Lease Award: FY14 Q3
- Occupancy: FY16 Q3
- Project Manager's E-mail: [Radonya.Pinkney@va.gov](mailto:Radonya.Pinkney@va.gov)

Project Description: This facility will replace the existing CBOC and will provide primary care, mental health and specialty care services.

### **Johnson County, KS**

- Project Title: Community Based Outpatient Clinic (CBOC)
- Net Usable Square Footage: 44,400
- Estimated Lease Term: 20 Years Firm
- Solicitation for Offers: TBD
- Lease Award: TBD
- Occupancy: TBD
- Project Manager's E-mail: [Edward.Swift@va.gov](mailto:Edward.Swift@va.gov)

Project Description: This CBOC will provide comprehensive outpatient services including dental, medical sub-specialty, primary care, women's health, outpatient surgery and mental health. The CBOC will reduce travel time for Johnson City Veterans that currently have to travel to the Kansas City VAMC for services.

### **Knoxville, IA**

- Project Title: Community Based Outpatient Clinic (CBOC)
- Net Usable Square Footage: 12,835
- Estimated Lease Term: 10 Years Firm
- Solicitation for Offers: FY13 Q3
- Lease Award: FY14 Q1
- Occupancy: FY16 Q2
- Project Manger's E-mail: [Steve.Zerhusen@va.gov](mailto:Steve.Zerhusen@va.gov)

Project Description: This lease will serve to relocate outpatient services currently offered at the Knoxville OPC, which is closing in accordance with CARES recommendations. The clinic will provide the following services: Mental Health, Primary

Care, Audiology, Optometry, Lab, Pharmacy and Telemedicine. The lease will include 140 parking spaces. Solicitation development is underway.

### **Loma Linda, CA**

- Project Title: Health Care Center (HCC)
- Net Usable Square Footage: 271,000
- Estimated Lease Term: 20 Years Firm
- Solicitation for Offers: December 7, 2012
- Lease Award: FY13 Q4
- Occupancy: FY15 Q4

Project Manager's E-mail: [Christine.Rai@va.gov](mailto:Christine.Rai@va.gov)

Project Description: This project is following a two-step acquisition process. The proposed HCC will house dialysis, nephrology, oncology, prosthetics, as well as elements of primary care, dental, mental health, women's health and various other services. The most recent site survey was conducted in July 2012. The Solicitation for Offers was issued on December 7, 2012.

### **Mobile, AL**

- Project Title: Outpatient Clinic (OPC)
- Net Usable Square Footage: 65,125
- Estimated Lease Term: 20 Years Firm
- Solicitation for Offers: FY13 Q3
- Lease Award: FY14 Q2
- Occupancy: FY16 Q2
- Project Manager's E-mail: [Samuel.Perminter@va.gov](mailto:Samuel.Perminter@va.gov)

Project Description: This project is following a two-step acquisition process. The replacement OPC will provide medical specialty clinics, mental health, eye clinic, pharmacy care, radiology, women's health, and surgical specialty clinics. Solicitation development is underway.

### **Monterey, CA**

- Project Title: Health Care Center (HCC)
- Net Usable Square Footage: 99,000
- Estimated Lease Term: 20 Years Firm
- Solicitation for Offers: October 24, 2012
- Lease Award: FY13 Q4
- Occupancy: FY15 Q4
- Project Manager's E-mail: [Samuel.Perminter@va.gov](mailto:Samuel.Perminter@va.gov)

Project Description: This project is following a two-step acquisition process. The HCC will enhance existing outpatient services in the Monterey County region by expanding

primary care, specialty care and mental health services. Laboratory, radiology and pharmacy services will also be available within the proposed HCC. The Solicitation for Offers was issued on October 24, 2012.

### **Rochester, NY**

- Project Title: Outpatient Clinic (OPC)
- Net Usable Square Footage: 84,000
- Estimated Lease Term: 20 Years Firm
- Solicitation for Offers: TBD
- Lease Award: TBD
- Occupancy: TBD
- Project Manager's E-mail: [Edward.Swift@va.gov](mailto:Edward.Swift@va.gov)

Project Description: This replacement OPC will expand outpatient services to provide primary care, women's health, Operation Enduring Freedom/Operation Iraqi Freedom (OEF/OIF), mental health, homeless outreach, home-based primary care (HBPC), specialty services, ancillary services, and compensation and pension (C&P) services.

### **San Diego, CA**

- Project Title: Community Based Outpatient Clinic (CBOC)
- Net Usable Square Footage: 164,000
- Estimated Lease Term: 20 years firm
- Solicitation for Offers: TBD
- Lease Award: TBD
- Occupancy: TBD
- Project Manager's E-mail: [Caitlin.Cunningham@gva.gov](mailto:Caitlin.Cunningham@gva.gov)

Project Description: Once begun, this new facility will replace a clinic in the same locale and will provide expanded primary care, blind services, ambulatory surgery services, and a Women's Health Clinic.

### **San Jose, CA**

- Project Title: Outpatient Clinic (OPC)
- Net Usable Square Footage: 72,000
- Estimated Lease Term: 20 Years Firm
- Solicitation for Offers: FY13 Q3
- Lease Award: FY14 Q1
- Occupancy: FY16 Q1
- Project Manager's E-mail: [Samuel.Perminter@va.gov](mailto:Samuel.Perminter@va.gov)

Project Description: This replacement facility will provide expanded primary care, ancillary and diagnostic services, mental and specialty care, to include audiology, podiatry and optometry.

### **San Juan, PR**

- Project Title: Mental Health Residential and Psychosocial Rehabilitation Treatment Program (MHR RTP)
- Net Usable Square Footage: 52,000
- Estimated Lease Term: 20 years firm
- Solicitation for Offers: FY13 Q4
- Lease Award: FY14 Q2
- Occupancy: FY16 Q2
- Project Manager's E-mail: [Gary.Rothfeld@va.gov](mailto:Gary.Rothfeld@va.gov)

Project Description: The MHR RTP will provide the first opportunity for ambulatory recovery and rehabilitation services in the local area.

### **South Bend, IN**

- Project Title: Outpatient Clinic (OPC)
- Net Usable Square Footage: 65,000
- Estimated Lease Term: 20 Years Firm
- Solicitation for Offers: FY13 Q2
- Lease Award: FY13 Q4
- Occupancy: FY15 Q4
- Project Manager's E-mail: [Nikki.Zook@va.gov](mailto:Nikki.Zook@va.gov)

Project Description: This project is following a one-step procurement process. This replacement OPC will provide primary care and mental health services to better serve the needs of Veterans and their families. A market survey was held on March 20, 2012. Solicitation development is underway.

### **Springfield, MO**

- Project Title: Community Based Outpatient Clinic (CBOC)
- Net Usable Square Footage: 68,000
- Estimated Lease Term: 20 Years Firm
- Solicitation for Offers: FY14 Q1
- Lease Award: FY14 Q3
- Occupancy: FY16 Q3
- Project Manager's E-mail: [Samuel.Perminter@va.gov](mailto:Samuel.Perminter@va.gov)

Project Description: Once begun, this replacement facility will provide primary and specialty care, mental health and ancillary services. In addition, the clinic will also provide sleep studies, radiology, Magnetic Resonance Imaging (MRI), laboratory, and dental services.

## Tampa (Brandon), FL

- Project Title: Outpatient Clinic (OPC)
- Net Usable Square Footage: 50,000
- Estimated Lease Term: 20 years
- Solicitation for Offers: FY13 Q3
- Lease Award: FY14 Q2
- Occupancy: FY16 Q2
- Project Manager's E-mail: [Steve.Zerhusen@va.gov](mailto:Steve.Zerhusen@va.gov)

Project Description: This new facility will house specialty care programs that overflow from the Tampa VAMC. This build-to-suit lease procurement is following a two-step acquisition process. An advertisement seeking land was placed in FedBizOpps in December 2010. A site survey was held in February 2011. Due diligence on site and solicitation development are underway.

## Tyler, TX

- Project Title: Outpatient Clinic (OPC)
- Net Usable Square Footage: 40,475
- Estimated Lease Term: 20 years
- Solicitation for Offers: TBD
- Lease Award: TBD
- Occupancy: TBD
- Project Manager's E-mail: TBD

Project Description: This new facility will accommodate ambulatory care, primary care, mental health, radiology, audiology, lab and pharmacy.

## Glossary

**One-Step Process:** A process in which VA seeks developers to offer a site and building development project combined (including space in an existing building).

**Two-Step Process:** A process in which VA pre-determines a site through a competitive source selection process and seeks a developer separately to bid on the development portion of the project.

**Net Usable or Usable Square Feet (NUSF):** Also called Departmental Gross square feet, it is that portion of rentable space that is available for the tenant's personnel, furnishings, and equipment, and includes circulation within the departmental space. Net usable space is the area for which VA will pay a square foot rate. If space is on a single tenancy floor, it is determined by computing the inside gross area by measuring between the inside finish of the permanent exterior building walls or from the face of the convectors (pipes or other wall-hung fixtures) if the convector occupies at least 50 percent of the length of exterior walls.

**FedBizOpps (Federal Business Opportunities):** Federal Contracting Opportunity Website - <https://www.fbo.gov/index?cck=1&au=&ck> - Real Property is under category X.