

□ 1645

ELECTING A MEMBER TO CERTAIN
STANDING COMMITTEES OF THE
HOUSE OF REPRESENTATIVES

Mr. MOORE of Utah. Mr. Speaker, by direction of the Republican Conference, I send to the desk a privileged resolution and ask for its immediate consideration.

The Clerk read the resolution, as follows:

H. RES. 1322

Resolved, That the following named Member be, and is hereby, elected to the following standing committees of the House of Representatives:

COMMITTEE ON EDUCATION AND THE WORK-FORCE: Mr. RULLI.

COMMITTEE ON THE JUDICIARY: Mr. RULLI.

The resolution was agreed to.

A motion to reconsider was laid on the table.

COMMUNICATION FROM THE
CHAIR OF COMMITTEE ON
TRANSPORTATION AND INFRA-
STRUCTURE

The SPEAKER pro tempore laid before the House the following communication from the chair of the Committee on Transportation and Infrastructure, which was read and referred to the Committee on Appropriations:

COMMITTEE ON TRANSPORTATION AND
INFRASTRUCTURE, HOUSE OF REP-
RESENTATIVES,

Washington, DC, June 26, 2024.

Hon. MIKE JOHNSON,
Speaker of the House, House of Representatives,
Washington, DC.

DEAR MR. SPEAKER: On June 26, 2024, pursuant to section 3307 of Title 40, United

States Code, the Committee on Transportation and Infrastructure met in open session, with a quorum being present, to consider 10 resolutions included in the General Services Administration's Capital Investment and Leasing Programs.

I have enclosed copies of the resolutions adopted by the Committee on Transportation and Infrastructure on June 26, 2024.

Sincerely,

SAM GRAVES,

Chairman,

*Committee on Transportation and
Infrastructure.*

Enclosures.

LEASE—U.S. DEPARTMENT OF VETERANS
AFFAIRS, SUSSEX COUNTY, DE

Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 135,979 net usable square feet of space, and 950 parking spaces, for the United States Department of Veterans Affairs (VA) for a hospital lease in Sussex County, DE, to replace an existing lease at a proposed unserviced annual cost of \$7,129,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

Provided further, if the General Services Administration delegates to any other agency the authority granted by this resolution, the Administrator of General Services shall oversee and monitor such delegation of authority to ensure such delegation is carried out consistent with the law and authority provided.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided further, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

Provided further, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

Provided further, the Administrator of General Services shall require tenant agency(ies) to agree to reporting actual utilization data on at least an annual basis during occupancy and such reports are transmitted to the Committee.

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PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
SUSSEX COUNTY, DE

Prospectus Number: PDE-10-VA24
Congressional District: 01

Executive Summary

The General Services Administration (GSA) proposes a hospital lease of approximately 135,979 net usable square feet (NUSF) for the Department of Veterans Affairs (VA) in the vicinity of Sussex County, DE.

The lease will be delegated to VA, provide continued services for the Sussex County veteran community, and provide the necessary expansion services to meet current and projected service delivery gaps for healthcare in the local market.

Description

Occupant:	VA
Current NUSF	11,155
Estimated Maximum NUSF:	135,979
Expansion/Reduction NUSF:	124,824 (expansion)
Estimated Maximum Rentable Square Feet:	197,170
Expiration Dates of Current Lease(s):	9/8/2027
Proposed Maximum Lease Term:	20 years
Delineated Area:	<u>North:</u> E on Johnson Rd, E on Cabbage Pond Rd, E on Fleatown Rd, E on Pine Haven Rd <u>East:</u> S on Coastal Hwy <u>South:</u> W on John J Williams Hwy, W on Main St <u>West:</u> N on Dupont Blvd
Parking Spaces:	950
Scoring:	Operating Lease
Current Total Annual Cost:	\$346,913 (lease effective 9/8/2017)
Current Total Unserviced Annual Cost:	\$344,913
Estimated Unserviced Rental Rate: ¹	\$52.42 per NUSF
Estimated Total Unserviced Annual Cost: ²	\$7,129,000

¹ This estimate is for fiscal year 2024 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 unserviced (taxes, insurance, management, and maintenance and repair reserves included); however, the lease contract may include operating expenses paid by the lessor.

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

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**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
SUSSEX COUNTY, DE**

Prospectus Number: PDE-10-VA24
Congressional District: 01

Justification

A new 135,979 NUSF lease in Sussex County will allow for the replacement of the existing Sussex County Community-Based Outpatient Clinic (CBOC) and the decompression of the Wilmington VA Medical Center (VAMC) in Wilmington, DE.

The current mental health, primary care, specialty care, inpatient medicine, and ancillary spaces at the Sussex County CBOC and Wilmington VAMC are inadequate and undersized for the current and projected veteran workload demand for services.

This project addresses space gaps and enhances veteran health care services in the Sussex County market. As workload for ambulatory services and procedures and mental health services is projected to increase over the next 20 years, this project is essential to ensure that veterans can access these services in a timely manner. Being housed in a right-sized, Patient-Aligned Care Team-designed,³ more accessible facility would allow for better optimized VA care delivery, improved veteran satisfaction, increased team coordination, improved workflows, and improved recruitment and retention for VA staff. Additionally, VA plans to continue providing clinical services post-decompression at the Wilmington VAMC in less crowded and constrained conditions.

The proposed project aligns with the following VA Departmental Strategic Goals:

1. Build Long-term Relationships and Trust with Customers and Partners
 - VA consistently communicates with its customers and partners to assess and maximize performance, evaluate needs and build long-term relationships and trust.
2. Deliver Timely, Accessible, High-Quality Benefits, Care and Services
 - VA delivers timely, accessible, high-quality benefits, care and services to meet the unique needs of veterans and all eligible beneficiaries.
3. Improve Experiences, Satisfaction, Accountability and Security
 - VA ensures governance, systems, data and management best practices improve experiences, satisfaction, accountability and security.

³ Patient-Aligned Care Team design focuses on open office work environments, separation of patient and staff flows, and modular adaptable design.

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**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
SUSSEX COUNTY, DE**

Prospectus Number: PDE-10-VA24
Congressional District: 01

Summary of Energy Compliance

The Government will incorporate energy efficiency and sustainability requirements into the Request for Lease Proposal 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 the maximum extent practicable requires offerors to comply with the Energy Star requirement and other statutory and regulatory requirements.

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.

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**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
SUSSEX COUNTY, DE**

Prospectus Number: PDE-10-VA24
Congressional District: 01


Certification of Need

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

Submitted at Washington, DC, on 10/5/2023

Recommended: 

Commissioner, Public Buildings Service

Approved: 

Administrator, General Services Administration

LEASE—U.S. DEPARTMENT OF VETERANS
AFFAIRS, GAINESVILLE, FL

Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 188,418 net usable square feet of space, and 1,300 parking spaces, for the United States Department of Veterans Affairs (VA) for an outpatient clinic, residential rehabilitation treatment program (RRTP), and research lease in Gainesville, FL, to replace an existing lease at a proposed unserviced annual cost of \$9,657,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

Provided further, if the General Services Administration delegates to any other agency the authority granted by this resolution, the Administrator of General Services shall oversee and monitor such delegation of authority to ensure such delegation is carried out consistent with the law and authority provided.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided further, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General

Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

Provided further, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

Provided further, the Administrator of General Services shall require tenant agency(ies) to agree to reporting actual utilization data on at least an annual basis during occupancy and such reports are transmitted to the Committee.

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PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
GAINESVILLE, FL

Prospectus Number: PFL-05-VA24
Congressional District: 03

Executive Summary

The General Services Administration (GSA) proposes an outpatient clinic, residential rehabilitation treatment program (RRTP), and research lease of approximately 188,418 net usable square feet (NUSF) for the Department of Veterans Affairs (VA) in the vicinity of Gainesville, FL.

The lease will be delegated to VA, provide continued services for the Gainesville 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	130,985
Estimated Maximum NUSF:	188,418
Expansion/Reduction NUSF:	57,433 (expansion)
Estimated Maximum Rentable Square Feet:	254,364
Expiration Dates of Current Lease(s):	7/31/2028, 12/31/2024, 9/30/2028, 12/31/2028, 8/31/2024, 12/31/2026, 9/30/2027, 4/30/2027, 8/31/2025, 3/31/2027, 12/25/2025
Proposed Maximum Lease Term:	20 years
Delineated Area:	<u>North</u> : E on NW 39th Ave <u>East</u> : S on NE Waldo Rd, S on SE Williston Rd, S on SW 13th St, S on Highway 441 S <u>South</u> : W on SE Wacahoota Rd, N on SW Williston Rd, W on SW 85th Ave <u>West</u> : N on SW 75th St, W on SW 24th Ave, N on SW 91 St, W on W Newberry Rd, N on NW 98th St
Parking Spaces:	1,300
Scoring:	Operating Lease
Current Total Annual Cost:	\$3,347,463 (leases effective 1/10/2010, 5/1/2017, 2/23/2018, 1/1/2017, 4/1/2017, 1/1/2018, 9/1/2019, 9/1/2017, 10/1/2018, 1/1/2020, 8/1/2018)
Current Total Unserved Annual Cost:	\$2,571,311

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PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
GAINESVILLE, FL

Prospectus Number: PFL-05-VA24
Congressional District: 03

Estimated Unserviced Rental Rate: ¹	\$51.25 per NUSF
Estimated Total Unserviced Annual Cost: ²	\$9,657,000

Justification

A new 188,418 NUSF lease in Gainesville will allow for the replacement and consolidation of 11 existing leases.

The current mental health, specialty care, RRTP, research and ancillary spaces at the 11 existing leases are inadequate and undersized for the current and projected veteran workload demand for services. Specifically, workload for ambulatory services and procedures, mental health services, and residential rehab services is projected to increase over the next 20 years.

Several smaller leases allowed for a rapid expansion of square footage and capacity in the market with proximity to the parent hospital campus. This strategy has been effective in meeting fast-growing patient care demand and delivery of services, but it has also led to a fragmented approach. Consolidation of these leases is consistent with a long-term plan to serve veterans in modernized facilities with multiple specialties available in a single location.

This project will enhance VA outpatient services by closing space and utilization gaps identified in VA's Strategic Capital Investment Planning process, consolidate resources, improve operational support efficiency, and reduce waste. This new lease will allow VA to provide primary care, mental health, specialty care, RRTP, research, and ancillary services to the veteran population in the Gainesville area in a rightsized and state-of-the-art healthcare facility in a timely manner. Being housed in a right-sized, more accessible facility will allow better optimized VA care delivery, improved Veteran satisfaction, increased team coordination, improved workflows, and improved recruitment and retention for VA staff.

¹ This estimate is for fiscal year 2024 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 unserviced (taxes, insurance, management, and maintenance and repair reserves included); however, the lease contract may include operating expenses paid by the lessor.

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

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**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
GAINESVILLE, FL**

Prospectus Number: PFL-05-VA24
Congressional District: 03

The proposed project aligns with the following VA Departmental Strategic Goals:

1. Build Long-term Relationships and Trust with Customers and Partners
 - VA consistently communicates with its customers and partners to assess and maximize performance, evaluate needs and build long-term relationships and trust.
2. Deliver Timely, Accessible, High-Quality Benefits, Care and Services
 - VA delivers timely, accessible, high-quality benefits, care and services to meet the unique needs of veterans and all eligible beneficiaries.
3. Improve Experiences, Satisfaction, Accountability and Security
 - VA ensures governance, systems, data and management best practices improve experiences, satisfaction, accountability and security.

Summary of Energy Compliance

The Government will incorporate energy efficiency and sustainability requirements into the Request for Lease Proposal 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 the maximum extent practicable requires offerors to comply with the Energy Star requirement and other statutory and regulatory requirements.

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.

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**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
GAINESVILLE, FL**

Prospectus Number: PFL-05-VA24
Congressional District: 03


Certification of Need

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

Submitted at Washington, DC, on 10/5/2023

Recommended: 

Commissioner, Public Buildings Service

Approved: 

Administrator, General Services Administration

LEASE—U.S. DEPARTMENT OF VETERANS
AFFAIRS, PORT SAINT LUCIE, FL

Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 119,009 net usable square feet of space, and 850 parking spaces, for the United States Department of Veterans Affairs (VA) for an outpatient clinic lease in Port Saint Lucie, FL, to replace an existing lease at a proposed unserviced annual cost of \$5,775,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

Provided further, if the General Services Administration delegates to any other agen-

cy the authority granted by this resolution, the Administrator of General Services shall oversee and monitor such delegation of authority to ensure such delegation is carried out consistent with the law and authority provided.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided further, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide

such Member a response in writing that provides any information requested regarding the project.

Provided further, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

Provided further, the Administrator of General Services shall require tenant agency(ies) to agree to reporting actual utilization data on at least an annual basis during occupancy and such reports are transmitted to the Committee.

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
PORT SAINT LUCIE, FL**

Prospectus Number: PFL-08-VA24
Congressional District: 21

Executive Summary

The General Services Administration (GSA) proposes an outpatient clinic lease of approximately 119,009 net usable square feet (NUSF) for the Department of Veterans Affairs (VA) in the vicinity of Port Saint Lucie, FL.

The lease will be delegated to VA, provide continued services for the Port Saint Lucie veteran community, and provide the necessary expansion services to meet current and projected service delivery gaps for healthcare in the local market.

Description

Occupant:	VA
Current NUSF	10,728 (Port St. Lucie Outpatient Clinic)
Estimated Maximum NUSF:	119,009
Expansion/Reduction NUSF:	108,281 (expansion)
Estimated Maximum Rentable Square Feet:	160,662
Expiration Dates of Current Lease(s) and Contract Clinic(s):	5/11/2027 9/27/2032 9/27/2032
Proposed Maximum Lease Term:	20 years
Delineated Area:	<u>North:</u> E on Crosstown Pkwy, N on I-95, E on St. Lucie West Blvd, N on NW Peacock Blvd, E on NW University Dr, S on NW California Blvd, S on NW Country Club Dr, E on St. Lucie West Blvd <u>East:</u> S on Florida's Tpke <u>South:</u> W on SW Becker Rd <u>West:</u> N on SW Village Pkwy, W on SW Discovery Way, N on SW Community Blvd, E on SW Westcliffe Ln, N on SW Village Pkwy
Parking Spaces:	850
Scoring:	Operating Lease
Current Total Annual Cost:	\$485,657 (lease effective 5/12/2017)
Current Total Unserviced Annual Cost:	\$337,932

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**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
PORT SAINT LUCIE, FL**

Prospectus Number: PFL-08-VA24
Congressional District: 21

Estimated Unserviced Rental Rate: ¹	\$48.52 per NUSF
Estimated Total Unserviced Annual Cost: ²	\$5,775,000

Justification

A new 119,009 NUSF lease in Port Saint Lucie, FL, will allow for the replacement and expansion of the existing Port Saint Lucie Community-Based Outpatient Clinic (CBOC), as well as the Fort Pierce and Stuart contracted VA clinics.

The current mental health, primary care, specialty care, and ancillary spaces at the Port Saint Lucie Outpatient Clinic, Fort Pierce Contract Clinic, and Stuart Contract Clinic are inadequate and undersized for the current and projected veteran workload demand for services. Specifically, workload for ambulatory services and procedures and mental health services is projected to increase over the next 20 years.

The new facility will enhance VA outpatient services by closing space gaps identified in VA's **Strategic Capital Investment** Planning process. This new lease will allow VA to provide comprehensive primary care, mental health, specialty care, and ancillary services to the veteran population in the Port Saint Lucie area in a rightsized and state-of-the-art healthcare facility in a timely manner. Being housed in a right-sized, Patient-Aligned Care Team-designed,³ and more accessible facility will allow better optimized VA care delivery, improved veteran satisfaction, increased team coordination, improved workflows, and improved recruitment and retention for VA staff.

The proposed project aligns with the following VA Departmental Strategic Goals:

1. Build Long-term Relationships and Trust with Customers and Partners
 - VA consistently communicates with its customers and partners to assess and maximize performance, evaluate needs and build long-term relationships and trust.
2. Deliver Timely, Accessible, High-Quality Benefits, Care and Services

¹ This estimate is for fiscal year 2024 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 unserviced (taxes, insurance, management, and maintenance and repair reserves included); however, the lease contract may include operating expenses paid by the lessor.

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

³ Patient-Aligned Care Team design focuses on open office work environments, separation of patient and staff flows, and modular adaptable design.

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**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
PORT SAINT LUCIE, FL**

Prospectus Number: PFL-08-VA24
Congressional District: 21

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- VA delivers timely, accessible, high-quality benefits, care and services to meet the unique needs of veterans and all eligible beneficiaries.
 - 3. Improve Experiences, Satisfaction, Accountability and Security
 - VA ensures governance, systems, data and management best practices improve experiences, satisfaction, accountability and security.

Summary of Energy Compliance

The Government will incorporate energy efficiency and sustainability requirements into the Request for Lease Proposal 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 the maximum extent practicable requires offerors to comply with the Energy Star requirement and other statutory and regulatory requirements.

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.

GSA

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**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
PORT SAINT LUCIE, FL**

Prospectus Number: PFL-08-VA24
Congressional District: 21

Certification of Need

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

Submitted at Washington, DC, on 10/5/2023

Recommended: 

Commissioner, Public Buildings Service

Approved: 

Administrator, General Services Administration

LEASE—U.S. DEPARTMENT OF VETERANS
AFFAIRS, SOUTHERN NEW JERSEY, NJ

Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease of up to 157,671 net usable square feet of space, and 1,100 parking spaces, for the United States Department of Veterans Affairs (VA) for a hospital lease in Southern New Jersey, NJ, to replace an existing lease at a proposed unserviced annual cost of \$8,198,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

Provided further, if the General Services Administration delegates to any other agen-

cy the authority granted by this resolution, the Administrator of General Services shall oversee and monitor such delegation of authority to ensure such delegation is carried out consistent with the law and authority provided.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided further, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide

such Member a response in writing that provides any information requested regarding the project.

Provided further, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

Provided further, the Administrator of General Services shall require tenant agency(ies) to agree to reporting actual utilization data on at least an annual basis during occupancy and such reports are transmitted to the Committee.

GSA

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PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
SOUTHERN NEW JERSEY, NJ

Prospectus Number: PNJ-09-VA24
Congressional Districts: 01, 02

Executive Summary

The General Services Administration (GSA) proposes a hospital lease of approximately 157,671 net usable square feet (NUSF) for the Department of Veterans Affairs (VA) in the vicinity of Southern New Jersey.

The lease will be delegated to VA, provide continued services for the Southern New Jersey veteran community, and provide the necessary expansion services to meet current and projected service delivery gaps for healthcare in the local market.

Description

Occupant:	VA
Current NUSF	21,999
Estimated Maximum NUSF:	157,671
Expansion/Reduction NUSF:	135,672 (expansion)
Estimated Maximum Rentable Square Feet:	228,623
Expiration Dates of Current Lease(s):	8/31/2024 11/20/2026
Proposed Maximum Lease Term:	20 years
Delineated Area:	<u>North:</u> E on I-295, E on Crown Point Rd, E on New Broadway, E on Crescent Blvd, E on W Kings Hwy, E on I-295 <u>East:</u> S on Haddonfield-Berlin Rd, S on Lakeview Dr, S on Berlin Rd, S on Walker Ave, S on Route 73 <u>South:</u> W on Taunton Rd, Williamstown Rd, W on Sicklerville Rd, W on Clayton Rd, W on Clayton Williamston Rd, W on E Academy St, W on Whig Ln <u>West:</u> N on NJ-55, W on Mullica Hill Rd, N on Cedar Rd, N on Harmony Rd
Parking Spaces:	1,100
Scoring:	Operating Lease
Current Total Annual Cost:	\$446,755 (leases effective 10/1/2015, 11/21/2016)
Current Total Unserved Annual Cost:	\$446,755

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**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
SOUTHERN NEW JERSEY, NJ**

Prospectus Number: PNJ-09-VA24
Congressional Districts: 01, 02

Estimated Unserved Rental Rate: ¹	\$51.99 per NUSF
Estimated Total Unserved Annual Cost: ²	\$8,198,000

Justification

A new 157,671 NUSF lease in Southern New Jersey will allow for the replacement of the existing Gloucester and Cumberland County Community-Based Outpatient Clinics (CBOCs) and the decompression of the Wilmington VA Medical Center (VAMC) in Wilmington, DE.

The current mental health, primary care, specialty care, inpatient medicine, and ancillary spaces at the Gloucester CBOC, Cumberland County CBOC, and Wilmington VAMC are inadequate and undersized for the current and projected veteran workload demand for services.

This project addresses space gaps and enhances veteran health care services in the Southern New Jersey market. As workload for ambulatory services and procedures and mental health services are projected to increase over the next 20 years, this project is essential to ensuring that Veterans can access necessary services in a timely manner. Being housed in a right-sized, Patient-Aligned Care Team-designed,³ and more accessible facility would allow for better optimized VA care delivery, improved veteran satisfaction, increased team coordination, improved workflows, and improved recruitment and retention for VA staff. Additionally, VA plans to continue providing clinical services post-decompression at the Wilmington VAMC in less crowded and constrained conditions.

The proposed project aligns with the following VA Departmental Strategic Goals:

1. Build Long-term Relationships and Trust with Customers and Partners
 - VA consistently communicates with its customers and partners to assess and maximize performance, evaluate needs and build long-term relationships and trust.
2. Deliver Timely, Accessible, High-Quality Benefits, Care and Services

¹ This estimate is for fiscal year 2024 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.

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

³ Patient-Aligned Care Team design focuses on open office work environments, separation of patient and staff flows, and modular adaptable design.

GSA

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**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
SOUTHERN NEW JERSEY, NJ**

Prospectus Number: PNJ-09-VA24
Congressional Districts: 01, 02

-
- VA delivers timely, accessible, high-quality benefits, care and services to meet the unique needs of veterans and all eligible beneficiaries.
 - 3. Improve Experiences, Satisfaction, Accountability and Security
 - VA ensures governance, systems, data and management best practices improve experiences, satisfaction, accountability and security.

Summary of Energy Compliance

The Government will incorporate energy efficiency and sustainability requirements into the Request for Lease Proposal 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 the maximum extent practicable requires offerors to comply with the Energy Star requirement and other statutory and regulatory requirements.

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.

GSA

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**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
SOUTHERN NEW JERSEY, NJ**

Prospectus Number: PNJ-09-VA24
Congressional Districts: 01, 02


Certification of Need

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

Submitted at Washington, DC, on 10/5/2023

Recommended: 

Commissioner, Public Buildings Service

Approved: 

Administrator, General Services Administration

LEASE—U.S. DEPARTMENT OF VETERANS
AFFAIRS, CUMBERLAND COUNTY, PA

Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 218,708 net usable square feet of space, and 1,500 parking spaces, for the United States Department of Veterans Affairs (VA) for a hospital lease in Cumberland County, PA, to replace an existing lease at a proposed unserviced annual cost of \$7,124,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

Provided further, if the General Services Administration delegates to any other agen-

cy the authority granted by this resolution, the Administrator of General Services shall oversee and monitor such delegation of authority to ensure such delegation is carried out consistent with the law and authority provided.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided further, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide

such Member a response in writing that provides any information requested regarding the project.

Provided further, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

Provided further, the Administrator of General Services shall require tenant agency(ies) to agree to reporting actual utilization data on at least an annual basis during occupancy and such reports are transmitted to the Committee.

PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
CUMBERLAND COUNTY, PA

Prospectus Number: PPA-04-VA24
Congressional District: 10

Executive Summary

The General Services Administration (GSA) proposes a hospital lease of approximately 218,708 net usable square feet (NUSF) for the Department of Veterans Affairs (VA) in the vicinity of Cumberland County, PA.

The lease will be delegated to VA, provide continued services for the Cumberland County 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	28,000
Estimated Maximum NUSF:	218,708
Expansion/Reduction NUSF:	190,708 (expansion)
Estimated Maximum Rentable Square Feet:	317,127
Expiration Dates of Current Lease(s):	6/21/2028
Proposed Maximum Lease Term:	20 years
Delineated Area:	<u>North:</u> E on Harrisburg Pike, E on I-81 <u>East:</u> S on N Enola Rd, S on N Front St, W on Market St, S on S 3rd St, S, on Bridge St, S on Old York Rd <u>South:</u> W on Fishing Creek Rd, W on Ironstone Rd, W on Lewisberry Rd, W on Cedar Rd, W on Main St, W on E Lisburn Rd, W on W Lisburn Rd, W on Boiling Springs Rd, W on W 1st St, W on E Old York Rd <u>West:</u> N on Holly Pike, N on S Hanover St, N on N Hanover St
Parking Spaces:	1,500
Scoring:	Operating Lease
Current Total Annual Cost:	\$509,600 (lease effective 10/29/2014)
Current Total Unserviced Annual Cost:	\$322,000
Estimated Unserviced Rental Rate: ¹	\$32.57 per NUSF
Estimated Total Unserviced Annual Cost: ²	\$7,124,000

¹ This estimate is for fiscal year 2024 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 unserviced (taxes, insurance, management, and maintenance and repair reserves included); however, the lease contract may include operating expenses paid by the lessor.

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

GSA

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**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
CUMBERLAND COUNTY, PA**

Prospectus Number: PPA-04-VA24
Congressional District: 10

Justification

A new 218,708 NUSF lease in Cumberland County, PA, will allow for the replacement of the existing Cumberland County Community-Based Outpatient Clinic (CBOC) and the decompression of the Lebanon VA Medical Center (VAMC) in Lebanon, PA.

The current primary care, mental health, specialty care, inpatient medicine, ambulatory surgery, and ancillary spaces at the Cumberland County CBOC and Lebanon VAMC are inadequate and undersized for the current and projected veteran workload demand for services.

This project addresses these space gaps and would enhance veteran health care services in the Cumberland County market. As workload for ambulatory services and procedures and mental health services is projected to increase over the next 20 years, this project is essential to ensure that veterans can access these services in a timely manner. Being housed in a right-sized, Patient-Aligned Care Team-designed,³ and more accessible facility would allow for better optimized VA care delivery, improved veteran satisfaction, increased team coordination, improved workflows, and improved recruitment and retention for VA staff. Additionally, VA plans to continue providing clinical services post-decompression at the Lebanon VAMC in less crowded and constrained conditions.

The proposed project aligns with the following VA Departmental Strategic Goals:

1. Build Long-term Relationships and Trust with Customers and Partners
 - VA consistently communicates with its customers and partners to assess and maximize performance, evaluate needs and build long-term relationships and trust.
2. Deliver Timely, Accessible, High-Quality Benefits, Care and Services
 - VA delivers timely, accessible, high-quality benefits, care and services to meet the unique needs of veterans and all eligible beneficiaries.
3. Improve Experiences, Satisfaction, Accountability and Security
 - VA ensures governance, systems, data and management best practices improve experiences, satisfaction, accountability and security.

³ Patient-Aligned Care Team design focuses on open office work environments, separation of patient and staff flows, and modular adaptable design.

GSA

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**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
CUMBERLAND COUNTY, PA**

Prospectus Number: PPA-04-VA24
Congressional District: 10

Summary of Energy Compliance

The Government will incorporate energy efficiency and sustainability requirements into the Request for Lease Proposal 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 the maximum extent practicable requires offerors to comply with the Energy Star requirement and other statutory and regulatory requirements.

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.

GSA

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**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
CUMBERLAND COUNTY, PA**

Prospectus Number: PPA-04-VA24
Congressional District: 10

Certification of Need

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

Submitted at Washington, DC, on 10/5/2023

Recommended:  _____
Commissioner, Public Buildings Service

Approved:  _____
Administrator, General Services Administration

LEASE—U.S. DEPARTMENT OF VETERANS
AFFAIRS, CHARLESTON, SC

Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease of up to 139,953 net usable square feet of space, and 600 parking spaces, for the United States Department of Veterans Affairs (VA) for a research lease in Charleston, SC, to replace an existing lease at a proposed unserviced annual cost of \$9,730,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

Provided further, if the General Services Administration delegates to any other agen-

cy the authority granted by this resolution, the Administrator of General Services shall oversee and monitor such delegation of authority to ensure such delegation is carried out consistent with the law and authority provided.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided further, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide

such Member a response in writing that provides any information requested regarding the project.

Provided further, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

Provided further, the Administrator of General Services shall require tenant agency(ies) to agree to reporting actual utilization data on at least an annual basis during occupancy and such reports are transmitted to the Committee.

GSA

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PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
CHARLESTON, SC

Prospectus Number: PSC-01-VA24
Congressional District: 01, 06

Executive Summary

The General Services Administration (GSA) proposes a research lease of approximately 139,953 net usable square feet (NUSF) for the Department of Veterans Affairs (VA) in the vicinity of Charleston, SC.

The lease will be delegated to VA, provide continued research services for the Charleston VA Medical Center (VAMC), and provide the necessary expansion services to meet current and projected research needs in the local market.

Description

Occupant:	VA
Current NUSF	46,867
Estimated Maximum NUSF:	139,953
Expansion/Reduction NUSF:	93,086 (expansion)
Estimated Maximum Rentable Square Feet:	188,937
Expiration Dates of Current Lease(s):	1/14/2024
Proposed Maximum Lease Term:	20 years
Delineated Area:	<u>North:</u> E on I-526 <u>East:</u> S on I-526 <u>South:</u> W on Dawley Blvd, W on Coleman Blvd, W on US-17, S on Wonders Way, S on E Bay St, W on Murray Blvd, E on Tradd St, N on Chisolm St, W on Broad St, N on Lockwood Dr, W on Scarborough Brg, W on James Island Expy, N on Folly Rd, N on Wesley Dr, W on US-17 <u>West:</u> N on I-526
Parking Spaces:	600
Scoring:	Operating Lease
Current Total Annual Cost:	\$1,648,154 (lease effective 1/15/1997)
Current Total Unserviced Annual Cost:	\$1,572,154
Estimated Unserviced Rental Rate: ¹	\$69.52 per NUSF

¹ This estimate is for fiscal year 2024 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 unserviced (taxes, insurance, management, and maintenance and repair reserves included); however, the lease contract may include operating expenses paid by the lessor.

GSA

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PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
CHARLESTON, SC

Prospectus Number: PSC-01-VA24
Congressional District: 01, 06

Estimated Total Unserved Annual Cost:² \$9,730,000

Justification

A new 139,953 NUSF lease in Charleston will allow for the replacement of the existing Strom Thurmond Research Building lease and the decompression of the Charleston VAMC in Charleston, SC.

The current space in these facilities is insufficient to meet the research needs of VA. The research program at the existing Strom Thurmond Building lease is integral to the collaborative relationship between the Charleston VAMC and its affiliate, the Medical University of South Carolina (MUSC). The continued collaboration with the MUSC in highly integrated research programs would help maintain the position of the Charleston VAMC research program at the cutting-edge of innovation, continue to attract the world's most prominent clinician investigators, and provide a dynamic environment in which to obtain future research grants

This replacement lease will provide specialized space for full wet labs, animal research, and associated administrative space in support of Bio-Medical, Clinical Sciences, Health Services (including a nationally recognized program in Post-Traumatic Stress Disorder research), Rehabilitation Research and Development programs, and a 3-D printing laboratory. Additionally, VA plans to continue conducting research post-decompression at the Charleston VAMC in less crowded and constrained conditions.

The proposed project aligns with the following VA Departmental Strategic Goals:

1. Build Long-term Relationships and Trust with Customers and Partners
 - VA consistently communicates with its customers and partners to assess and maximize performance, evaluate needs and build long-term relationships and trust.
2. Deliver Timely, Accessible, High-Quality Benefits, Care and Services
 - VA delivers timely, accessible, high-quality benefits, care and services to meet the unique needs of veterans and all eligible beneficiaries.
3. Improve Experiences, Satisfaction, Accountability and Security
 - VA ensures governance, systems, data and management best practices improve experiences, satisfaction, accountability and security

Summary of Energy Compliance

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

GSA

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PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
CHARLESTON, SC

Prospectus Number: PSC-01-VA24
Congressional District: 01, 06

The Government will incorporate energy efficiency and sustainability requirements into the Request for Lease Proposal 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 the maximum extent practicable requires offerors to comply with the Energy Star requirement and other statutory and regulatory requirements.

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 10/5/2023

Recommended: _____

Commissioner, Public Buildings Service

Approved: _____

Administrator, General Services Administration

LEASE—U.S. DEPARTMENT OF VETERANS
AFFAIRS, CONROE, TX

Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 110,114 net usable square feet of space, and 180 parking spaces, for the United States Department of Veterans Affairs (VA) for a Community Living Center (CLC) in Conroe, TX, for a new lease at a proposed unserviced annual cost of \$4,896,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

Provided further, if the General Services Administration delegates to any other agen-

cy the authority granted by this resolution, the Administrator of General Services shall oversee and monitor such delegation of authority to ensure such delegation is carried out consistent with the law and authority provided.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided further, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide

such Member a response in writing that provides any information requested regarding the project.

Provided further, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

Provided further, the Administrator of General Services shall require tenant agency(ies) to agree to reporting actual utilization data on at least an annual basis during occupancy and such reports are transmitted to the Committee.

GSA

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PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
CONROE, TX

Prospectus Number: PTX-02-VA24
Congressional District: 02, 08

Executive Summary

The General Services Administration (GSA) proposes a Community Living Center (CLC) lease of approximately 110,114 net usable square feet (NUSF) for the Department of Veterans Affairs (VA) in the vicinity of Conroe, TX.

The lease will be delegated to VA, provide continued services for the Houston veteran community, and provide the necessary expansion services to meet current and projected service delivery gaps for healthcare in the local market.

Description

Occupant:	VA
Current NUSF	N/A
Estimated Maximum NUSF:	110,114
Expansion/Reduction NUSF:	N/A
Estimated Maximum Rentable Square Feet:	148,654
Expiration Dates of Current Lease(s):	N/A
Proposed Maximum Lease Term:	20 years
Delineated Area:	<u>North:</u> E on Highway 105 W, E on Carter Moore Dr, N on I-45, E on Seven Cove Rd <u>East:</u> S on FM 2432 Rd, S on Waukegan Rd, S on FM 1485 Rd <u>South:</u> W on Highway 242, W on Greenbridge Dr, W on Research Forest Dr <u>West:</u> N on Honea Egypt Rd, N on Sendera Ranch Dr, N on Fish Creek Thoroughfare, N on McCaleb Rd
Parking Spaces:	180
Scoring:	Operating Lease
Current Total Annual Cost:	N/A
Current Total Unserviced Annual Cost:	N/A
Estimated Unserviced Rental Rate: ¹	\$44.46 per NUSF
Estimated Total Unserviced Annual Cost: ²	\$4,896,000

¹ This estimate is for fiscal year 2024 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 unserviced (taxes, insurance, management, and maintenance and repair reserves included); however, the lease contract may include operating expenses paid by the lessor.

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

GSA

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

Prospectus Number: PTX-02-VA24
Congressional District: 02, 08

Justification

A new 110,114 NUSF lease in Conroe will allow VA to close gaps identified by the Strategic Capital Investment Planning process in a timely and efficient manner to provide high-quality, reliable, accessible care to veterans and will decompress the Michael E. DeBakey VA Medical Center (VAMC). Specifically, workload for CLC services is projected to increase over the next 20 years.

The new facility will provide care in a modern, efficient facility, enabling increased operational efficiencies and allowing for optimized care delivery, increased team coordination, and improved workflows for both veterans and VA staff. The new lease will allow VA to provide CLC and ancillary services to the veteran population in the Houston area in a rightsized and state-of-the-art healthcare facility. VA plans to continue providing both CLC and clinical services post-decompression at the Michael E. DeBakey VAMC in less crowded and constrained conditions.

The proposed project aligns with the following VA Departmental Strategic Goals:

1. Build Long-term Relationships and Trust with Customers and Partners
 - VA consistently communicates with its customers and partners to assess and maximize performance, evaluate needs, and build long-term relationships and trust.
2. Deliver Timely, Accessible, High-Quality Benefits, Care and Services
 - VA delivers timely, accessible, high-quality benefits, care and services to meet the unique needs of veterans and all eligible beneficiaries.
3. Improve Experiences, Satisfaction, Accountability and Security
 - VA ensures governance, systems, data and management best practices improve experiences, satisfaction, accountability and security.

Summary of Energy Compliance

The Government will incorporate energy efficiency and sustainability requirements into the Request for Lease Proposal 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 the maximum extent practicable requires offerors to comply with the Energy Star requirement and other statutory and regulatory requirements.

GSA

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

Prospectus Number: PTX-02-VA24
Congressional District: 02, 08

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 10/5/2023

Recommended:  _____
Commissioner, Public Buildings Service

Approved:  _____
Administrator, General Services Administration

LEASE—U.S. DEPARTMENT OF VETERANS
AFFAIRS, CONROE, TX

Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, that pursuant to 40 U.S.C. 3307, appropriations are authorized for a lease of up to 191,305 net usable square feet of space, and 1,300 parking spaces, for the United States Department of Veterans Affairs (VA) for an outpatient clinic lease in Conroe, TX, to replace an existing lease at a proposed unserviced annual cost of \$8,684,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

Provided further, if the General Services Administration delegates to any other agen-

cy the authority granted by this resolution, the Administrator of General Services shall oversee and monitor such delegation of authority to ensure such delegation is carried out consistent with the law and authority provided.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided further, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide

such Member a response in writing that provides any information requested regarding the project.

Provided further, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

Provided further, the Administrator of General Services shall require tenant agency(ies) to agree to reporting actual utilization data on at least an annual basis during occupancy and such reports are transmitted to the Committee.

GSA

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PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
CONROE, TX

Prospectus Number: PTX-03-VA24
Congressional Districts: 02, 08

Executive Summary

The General Services Administration (GSA) proposes an outpatient clinic lease of approximately 191,305 net usable square feet (NUSF) for the Department of Veterans Affairs (VA) in the vicinity of Conroe, TX.

The lease will be delegated to VA, provide continued services for the Houston 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	34,024
Estimated Maximum NUSF:	191,305
Expansion/Reduction NUSF:	157,281 (expansion)
Estimated Maximum Rentable Square Feet:	258,262
Expiration Dates of Current Lease(s):	10/29/2024
Proposed Maximum Lease Term:	20 years
Delineated Area:	<u>North:</u> E on Highway 105 W, E on Carter Moore Dr, N on I-45, E on Seven Cove Rd <u>East:</u> S on FM 2432 Rd, S on Waukegan Rd, S on FM 1485 Rd <u>South:</u> W on Highway 242, W on Greenbridge Dr, W on Research Forest Dr <u>West:</u> N on Honea Egypt Rd, N on Sendera Ranch Dr, N on Fish Creek Thoroughfare, N on McCaleb Rd
Parking Spaces:	1,300
Scoring:	Operating Lease
Current Total Annual Cost:	\$1,274,704 (lease effective 10/29/2014)
Current Total Unserviced Annual Cost:	\$1,274,704
Estimated Unserviced Rental Rate: ¹	\$45.39 per NUSF
Estimated Total Unserviced Annual Cost: ²	\$8,684,000

¹ This estimate is for fiscal year 2024 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 unserviced (taxes, insurance, management, and maintenance and repair reserves included); however, the lease contract may include operating expenses paid by the lessor.

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

GSA

PBS

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

Prospectus Number: PTX-03-VA24
Congressional Districts: 02, 08

Justification

A new 191,305 NUSF lease in Conroe will allow for the replacement and expansion of the existing Conroe Community-Based Outpatient Clinic (CBOC).

The current mental health, primary care, specialty care, and ancillary spaces at the Conroe CBOC are inadequate and undersized for the current and projected veteran workload demand for services. Specifically, workload for ambulatory services and procedures and mental health services is projected to increase over the next 20 years.

The new facility will enhance VA outpatient services by closing space gaps identified in VA's Strategic Capital Investment Planning process. This new lease will allow VA to provide primary care, mental health, ambulatory surgery, specialty care, and ancillary services to the veteran population in the Houston area in a rightsized and state-of-the-art healthcare facility in a timely manner. Being housed in a right-sized, Patient-Aligned Care Team-designed,³ and more accessible facility will allow better optimized VA care delivery, improved veteran satisfaction, increased team coordination, improved workflows, and improved recruitment and retention for VA staff.

The proposed project aligns with the following VA Departmental Strategic Goals:

1. Build Long-term Relationships and Trust with Customers and Partners
 - VA consistently communicates with its customers and partners to assess and maximize performance, evaluate needs and build long-term relationships and trust.
2. Deliver Timely, Accessible, High-Quality Benefits, Care and Services
 - VA delivers timely, accessible, high-quality benefits, care and services to meet the unique needs of veterans and all eligible beneficiaries.
3. Improve Experiences, Satisfaction, Accountability and Security
 - VA ensures governance, systems, data and management best practices improve experiences, satisfaction, accountability and security.

Summary of Energy Compliance

³ Patient-Aligned Care Team design focuses on open office work environments, separation of patient and staff flows, and modular adaptable design.

GSA

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

Prospectus Number: PTX-03-VA24
Congressional Districts: 02, 08

The Government will incorporate energy efficiency and sustainability requirements into the Request for Lease Proposal 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 the maximum extent practicable requires offerors to comply with the Energy Star requirement and other statutory and regulatory requirements.

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.

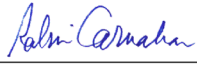
Certification of Need

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

Submitted at Washington, DC, on 10/5/2023

Recommended: 

Commissioner, Public Buildings Service

Approved: 

Administrator, General Services Administration

LEASE—U.S. DEPARTMENT OF VETERANS
AFFAIRS, KATY, TX

Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease of up to 110,114 net usable square feet of space, and 180 parking spaces, for the United States Department of Veterans Affairs (VA) for a Community Living Center (CLC) in Katy, TX, for a new lease at a proposed unserviced annual cost of \$5,097,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

Provided further, if the General Services Administration delegates to any other agen-

cy the authority granted by this resolution, the Administrator of General Services shall oversee and monitor such delegation of authority to ensure such delegation is carried out consistent with the law and authority provided.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided further, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide

such Member a response in writing that provides any information requested regarding the project.

Provided further, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

Provided further, the Administrator of General Services shall require tenant agency(ies) to agree to reporting actual utilization data on at least an annual basis during occupancy and such reports are transmitted to the Committee.

GSA

PBS

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

Prospectus Number: PTX-06-VA24
Congressional District: 07, 08, 10, 22, 38

Executive Summary

The General Services Administration (GSA) proposes a Community Living Center (CLC) lease of approximately 110,114 net usable square feet (NUSF) for the Department of Veterans Affairs (VA) in the vicinity of Katy, TX.

The lease will be delegated to VA, provide continued services for the Houston veteran community, and provide the necessary expansion services to meet current and projected service delivery gaps for healthcare in the local market.

Description

Occupant:	VA
Current NUSF	N/A
Estimated Maximum NUSF:	110,114
Expansion/Reduction NUSF:	N/A
Estimated Maximum Rentable Square Feet:	148,654
Expiration Dates of Current Lease(s):	N/A
Proposed Maximum Lease Term:	20 years
Delineated Area:	<u>North:</u> E on Freeman Rd, E on FM 529 Rd <u>East:</u> S on TX-6, <u>South:</u> W on Westpark Tlwy, FM 1093 Rd <u>West:</u> N on FM 1463 Rd, W on Corbitt Rd, N on FM 1463 Rd, N on Cane Island Pkwy, W on Katy Fwy, N on Pederson Rd, W on Highway Blvd, N on FM 2855 Rd
Parking Spaces:	180
Scoring:	Operating Lease
Current Total Annual Cost:	N/A
Current Total Unserved Annual Cost:	N/A
Estimated Unserved Rental Rate: ¹	\$46.28 per NUSF
Estimated Total Unserved Annual Cost: ²	\$5,097,000

¹ This estimate is for fiscal year 2024 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.

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

GSA

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

Prospectus Number: PTX-06-VA24
Congressional District: 07, 08, 10, 22, 38

Justification

A new 110,114 NUSF lease in Katy will allow VA to close gaps identified by the Strategic Capital Investment Planning process in a timely and efficient manner to provide high-quality, reliable, accessible care to veterans and will decompress the Michael E. DeBakey VA Medical Center (VAMC). Specifically, workload for CLC services is projected to increase over the next 20 years.

The new facility will provide care in a modern, efficient facility, enabling increased operational efficiencies and allowing for optimized care delivery, increased team coordination, and improved workflows for both veterans and VA staff. The new lease will allow VA to provide CLC and ancillary services to the veteran population in the Houston area in a rightsized and state-of-the-art healthcare facility. VA plans to continue providing both CLC and clinical services post-decompression at the Michael E. DeBakey VAMC in less crowded and constrained conditions.

The proposed project aligns with the following VA Departmental Strategic Goals:

1. Build Long-term Relationships and Trust with Customers and Partners
 - VA consistently communicates with its customers and partners to assess and maximize performance, evaluate needs and build long-term relationships and trust.
2. Deliver Timely, Accessible, High-Quality Benefits, Care and Services
 - VA delivers timely, accessible, high-quality benefits, care and services to meet the unique needs of veterans and all eligible beneficiaries.
3. Improve Experiences, Satisfaction, Accountability and Security
 - VA ensures governance, systems, data and management best practices improve experiences, satisfaction, accountability and security.

Summary of Energy Compliance

The Government will incorporate energy efficiency and sustainability requirements into the Request for Lease Proposal 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 the maximum extent practicable requires offerors to comply with the Energy Star requirement and other statutory and regulatory requirements.

GSA

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

Prospectus Number: PTX-06-VA24
Congressional District: 07, 08, 10, 22, 38

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 10/5/2023

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration

LEASE—U.S. DEPARTMENT OF VETERANS
AFFAIRS, KATY, TX

Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease of up to 146,088 net usable square feet of space, and 1,000 parking spaces, for the United States Department of Veterans Affairs (VA) for an outpatient clinic lease in Katy, TX, to replace an existing lease at a proposed unserviced annual cost of \$6,761,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

Provided further, if the General Services Administration delegates to any other agen-

cy the authority granted by this resolution, the Administrator of General Services shall oversee and monitor such delegation of authority to ensure such delegation is carried out consistent with the law and authority provided.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided further, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide

such Member a response in writing that provides any information requested regarding the project.

Provided further, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

Provided further, the Administrator of General Services shall require tenant agency(ies) to agree to reporting actual utilization data on at least an annual basis during occupancy and such reports are transmitted to the Committee.

GSA

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

Prospectus Number: PTX-07-VA24
Congressional District: 07, 08, 10, 22, 38

Executive Summary

The General Services Administration (GSA) proposes an outpatient clinic lease of approximately 146,088 net usable square feet (NUSF) for the Department of Veterans Affairs (VA) in the vicinity of Katy, TX.

The lease will be delegated to VA, provide continued services for the Houston 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	29,785
Estimated Maximum NUSF:	146,088
Expansion/Reduction NUSF:	116,303 (expansion)
Estimated Maximum Rentable Square Feet:	197,219
Expiration Dates of Current Lease(s):	2/11/2033
Proposed Maximum Lease Term:	20 years
Delineated Area:	<u>North:</u> E on Freeman Rd, E on FM 529 Rd <u>East:</u> S on TX-6 <u>South:</u> W on Westpark Tlwy, FM 1093 Rd <u>West:</u> N on FM 1463 Rd, W on Corbitt Rd, N on FM 1463 Rd, N on Cane Island Pkwy, W on Katy Fwy, N on Pederson Rd, W on Highway Blvd, N on FM 2855 Rd
Parking Spaces:	1,000
Scoring:	Operating Lease
Current Total Annual Cost:	\$1,235,420 (lease effective 2/12/2013)
Current Total Unserviced Annual Cost:	\$1,235,420
Estimated Unserviced Rental Rate: ¹	\$46.28 per NUSF
Estimated Total Unserviced Annual Cost: ²	\$6,761,000

¹ This estimate is for fiscal year 2024 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 unserviced (taxes, insurance, management, and maintenance and repair reserves included); however, the lease contract may include operating expenses paid by the lessor.

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

GSA

PBS

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

Prospectus Number: PTX-07-VA24
Congressional District: 07, 08, 10, 22, 38

Justification

A new 146,088 NUSF lease in Katy, TX, will allow for the replacement and expansion of the existing Katy Community-Based Outpatient Clinic (CBOC).

The current mental health, primary care, specialty care, and ancillary spaces at the Katy CBOC are inadequate and undersized for the current and projected veteran workload demand for services. Specifically, workload for ambulatory services and procedures and mental health services is projected to increase over the next 20 years.

The new facility will enhance VA outpatient services by closing space gaps identified in VA's **Strategic Capital Investment Planning process**. This new lease will allow VA to provide primary care, mental health, specialty care, and ancillary services to the veteran population in the Houston area in a rightsized and state-of-the-art healthcare facility in a timely manner. Being housed in a right-sized, Patient-Aligned Care Team-designed,³ and more accessible facility will allow better optimized VA care delivery, improved veteran satisfaction, increased team coordination, improved workflows, and improved recruitment and retention for VA staff.

The proposed project aligns with the following VA Departmental Strategic Goals:

1. Build Long-term Relationships and Trust with Customers and Partners
 - VA consistently communicates with its customers and partners to assess and maximize performance, evaluate needs and build long-term relationships and trust.
2. Deliver Timely, Accessible, High-Quality Benefits, Care and Services
 - VA delivers timely, accessible, high-quality benefits, care and services to meet the unique needs of veterans and all eligible beneficiaries.
3. Improve Experiences, Satisfaction, Accountability and Security
 - VA ensures governance, systems, data and management best practices improve experiences, satisfaction, accountability and security.

Summary of Energy Compliance

³ Patient-Aligned Care Team design focuses on open office work environments, separation of patient and staff flows, and modular adaptable design.

GSA

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PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
KATY, TX

Prospectus Number: PTX-07-VA24
Congressional District: 07, 08, 10, 22, 38

The Government will incorporate energy efficiency and sustainability requirements into the Request for Lease Proposal 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 the maximum extent practicable requires offerors to comply with the Energy Star requirement and other statutory and regulatory requirements.

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 10/5/2023

Recommended: _____

Commissioner, Public Buildings Service

Approved: _____

Administrator, General Services Administration

MOMENT OF SILENCE IN REMEMBRANCE OF DEPUTY BRADLEY RECKLING

(Mr. JAMES asked and was given permission to address the House for 1 minute.)

Mr. JAMES. Mr. Speaker, southeast Michigan has been devastated by a recent string of egregious violence. On June 15, nine people were senselessly shot at the Rochester Hills Splash Pad in Brooklands Plaza. We continue to pray for the victims and their families and stand by ready to bring some small solace and resolution to those affected.

Within 2 minutes of shots being fired, police officers arrived on the scene. They saved countless numbers of lives on June 15 by running toward the danger, not away from it. The selfless sacrifice of our law enforcement officers stands as our greatest barrier between chaos and order, good and evil.

In the same way, just a week later, on June 22, Deputy Bradley Reckling, a sheriff's deputy in Oakland County, responded to a call and willingly went into harm's way. Upon responding to the scene, Bradley Reckling was ambushed, shot and killed in the line of duty, going toward danger, not away from it.

His remarkable soul is now in Heaven, at peace, but his life was lost to his family and his friends. Bradley was more than a law enforcement officer. He was a husband, a father, a son, a brother, and a friend. He leaves behind a loving family, his three beautiful little girls, and his wife, Jacqueline, who is now a pregnant, young widow.

Everyone in Michigan is both disheartened and horrified by this news of shameful crime. True evil has taken Bradley away from us, this light away from us, far too soon, and we are all committed to doing what it takes to end this senseless violence.

Mr. Speaker, our thoughts and our prayers for Bradley's family are with them. I ask the Members in the Chamber to join us, the southeast Michigan delegation, to please rise and join us in a moment of silence.

Bradley, God rest your soul.

DEPARTMENT OF STATE, FOREIGN OPERATIONS, AND RELATED PROGRAMS APPROPRIATIONS ACT, 2025

GENERAL LEAVE

Mr. DIAZ-BALART. Mr. Speaker, I ask unanimous consent that all Members may have 5 legislative days to revise and extend their remarks and to include extraneous material on H.R. 8771, and that I may include tabular material on the same.

The SPEAKER pro tempore (Mr. MOLINARO). Is there objection to the request of the gentleman from Florida?

There was no objection.

The SPEAKER pro tempore. Pursuant to House Resolution 1316 and rule XVIII, the Chair declares the House in the Committee of the Whole House on

the state of the Union for the consideration of the bill, H.R. 8771.

The Chair appoints the gentleman from Texas (Mr. WEBER) to preside over the Committee of the Whole.

□ 1650

IN THE COMMITTEE OF THE WHOLE

Accordingly, the House resolved itself into the Committee of the Whole House on the state of the Union for the consideration of the bill (H.R. 8771) making appropriations for the Department of State, foreign operations, and related programs for the fiscal year ending September 30, 2025, and for other purposes, with Mr. WEBER of Texas in the chair.

The Clerk read the title of the bill.

The Acting CHAIR. Pursuant to the rule, the bill is considered read the first time.

General debate shall be confined to the bill and shall not exceed 1 hour equally divided and controlled by the chair and ranking minority member of the Committee on Appropriations, or their respective designees.

The gentleman from Florida (Mr. DIAZ-BALART) and the gentlewoman from California (Ms. LEE) each will control 30 minutes.

The Chair recognizes the gentleman from Florida (Mr. DIAZ-BALART).

Mr. DIAZ-BALART. Mr. Chair, I yield myself such time as I may consume.

Mr. Chair, I also want to apologize, because I am getting over this pretty bad cold, and so I hope my voice will stand up for the hours that we have here on the floor.

Mr. Speaker, I am very proud to speak on the fiscal year 2025 Department of State, Foreign Operations, and Related Programs appropriations bill for floor consideration here today.

The bill totals \$51.7 billion, which is a cut, a reduction, of \$7.6 billion from the fiscal year 2024 enacted level. That is 11 percent less than enacted and nearly 20 percent below the President's budget request.

This allocation and the policies within the bill will allow us to build on important changes that House Republicans fought hard to secure in the fiscal year 2024 bill signed into law only a few months ago.

You are probably going to hear it now. There are some who will say that cuts of this magnitude jeopardize the United States' leadership in the world, that we are abandoning our leadership, and that the world will be less safe.

Let me be very clear. I completely disagree. In fact, it is just the opposite.

The priorities in this bill are crystal clear. If you are a friend or an ally of the United States, this bill supports you. If you are an adversary or are cozying up to our adversaries, then frankly, no, you are not going to like this bill.

The bill eliminates controversial or ineffective programs that, frankly, American taxpayers do not support and that, frankly, again, even our allies and partners don't support either.

This is key: Even with the deep cuts to the top-line spending, this bill fully funds our ally Israel and increases funding over the President's request to counter Communist China and to combat the flow of fentanyl into our country, again while spending less money overall.

Let me tell you what this bill does not do, what this bill does not fund, Mr. Chairman. Despite the Biden administration's request, this bill will not fund organizations that employ terrorists, like UNRWA. It does not fund organizations that provide a platform on the global stage for the worst human rights abusers, like the Human Rights Council, or that take bogus legal action against Israel, as it fights for its very existence, like the International Criminal Court and the International Court of Justice.

No, this bill does not fund organizations that cower to Communist China and deny Taiwan even observer status, like the World Health Organization. This bill also does not pay for other countries' climate reparations, like the Loss and Damages Fund.

This bill certainly does not permit funds to promote and mobilize illegal migration to the United States' southern border through organizations exploiting this administration's dangerous open-border policies.

Yes, this bill stops funding to all of those organizations and programs for the reasons that I mentioned, not just because they are a waste of money, which would be reason enough, but because those organizations are actually working against our interests and those of our allies while utilizing American taxpayer money to do so.

I will take a moment to address how this bill treats, for example, the United Nations. This bill acknowledges the mockery that is the U.N., unfortunately, and zeros out the U.N. regular budget. The U.N. does not deserve one more dime of taxpayer money. It just doesn't.

The hypocrisy and the moral decay at the U.N. has only gotten worse and is rearing its ugly head time and time again with repeated, brazen, anti-Semitic attacks against Israel.

That is why this bill builds on, frankly, key wins from fiscal year 2024 and adds new conditions on anti-Semitism and anti-Israel bias throughout the United Nations and other international organizations. This should be no surprise. Actions have consequences. At least they should. The U.N. will feel the consequences of their actions in this bill.

This legislation makes confronting the national security threat posed by the Communist Chinese Party a top priority. It provides \$2.1 billion to counter the malign influence of the People's Republic of China and the Communist Party of China. Note this: That is above the President's request despite spending less money overall.

It also provides \$500 million for foreign military financing for Taiwan's