

**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
HAMPDEN COUNTY, MA**

Prospectus Number: PMA-26-VA23  
Congressional Districts: 01

**Executive Summary**

The U.S. General Services Administration (GSA) proposes an outpatient clinic lease of approximately 76,685 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA) in the vicinity of Hampden County, MA.

The lease will be delegated to VA, provide continued services for the Hampden 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	22,301
Estimated Maximum NUSF:	76,685
Expansion/Reduction NUSF:	54,384 (expansion)
Estimated Maximum Rentable Square Feet:	103,525
Expiration Dates of Current Lease(s):	2/11/2023
Proposed Maximum Lease Term:	20 years
Delineated Area:	<u>North:</u> E on US-202 <u>East:</u> S on Pleasant St., S on East St., S on West St., S on Fuller St., S on Rood St., S on Center St., S on Ludlow Ave., W on Main St., S on Parker St., S on Cooley St. <u>South:</u> W on Bicentennial Hwy., W on Allen St., W on Sumner Ave., S on Longhill St., NW on I-91, W on West St., S on Park Ave., W on South Blvd., W on Westfield St., W on Springfield St., W on Union St. <u>West:</u> N on US-202
Parking Spaces:	550
Scoring:	Operating Lease
Current Total Annual Cost:	\$786,399 (lease effective 3/3/2003)
Current Total Unserviced Annual Cost:	\$747,999

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Estimated Unserviced Rental Rate: <sup>1</sup>	\$51.85 per NUSF
Estimated Total Unserviced Annual Cost: <sup>2</sup>	\$3,977,000

### **Justification**

A new 76,685 NUSF lease in Hampden County will replace the existing Springfield CBOC and allow for expanded capacity of the Central Western Massachusetts Healthcare System in Northampton.

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

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

### **Summary of Energy Compliance**

The Government will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. The Government encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

### **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**

<sup>1</sup> This estimate is for fiscal year 2023 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is unserviced (taxes, insurance, management, and maintenance and repair reserves included); however, the lease contract may include operating expenses paid by the lessor.

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

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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 1/27/2023

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration