

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
KANSAS CITY, MO**

Prospectus Number: PMO-27-VA23
Congressional Districts: 05, 06

Executive Summary

The U.S. -General Services Administration (GSA) proposes an outpatient clinic lease of approximately 102,736 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA) in the vicinity of Kansas City, MO.

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

Description

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| Occupant: | VA |
| Current NUSF | N/A |
| Estimated Maximum NUSF: | 102,736 |
| Expansion/Reduction NUSF: | 102,736 (expansion) |
| Estimated Maximum Rentable Square Feet: | 138,694 |
| Expiration Dates of Current Lease(s): | N/A |
| Proposed Maximum Lease Term: | 20 years |
| Delineated Area: | <u>North:</u> E on I-435 <u>East:</u> S on I-435, E on MO-152, S on I-35 <u>South:</u> W on I-35, W on I-29 <u>West:</u> Clay County/Platte County Border |
| Parking Spaces: | 700 |
| Scoring: | Operating Lease |
| Estimated Unserviced Rental Rate: ¹ | \$42.16per NUSF |
| Estimated Total Unserviced Annual Cost: ² | \$4,332,000 |

Justification

A new 102,732 NUSF lease in Kansas City will allow for expanded capacity of the Kansas City VA Medical Center.

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

¹ 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.

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

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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, specialty care, and outpatient surgical services to the veteran population in the Kansas City 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

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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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