

**PROSPECTUS – LEASE  
VETERANS HEALTH ADMINISTRATION  
TAMPA, FL**

Prospectus Number: PFL-01-TA20  
Congressional District: 14, 15

**Executive Summary**

The General Services Administration (GSA) proposes a mental health facility lease of approximately 158,000 rentable square feet (RSF) for the Department of Veterans Affairs (VA), Veterans Health Administration (VHA), currently located in three separate locations in Tampa, FL: 10770 North 46<sup>th</sup> Street; 14517 Bruce B. Downs Blvd.; and 4700 N. Habana Street.

The consolidated lease will replace the three existing leases and allow VA to enhance and expand mental health services as well as provide a 60-bed domiciliary. VA will also gain operational efficiencies from consolidating these services in a single facility.

**Description**

Occupant:	Veterans Health Administration
Current RSF:	49,766 (Current RSF/Usable SF = 1.15)
Estimated/Proposed Maximum RSF:	158,000 (Proposed RSF/USF = 1.15)
Expansion/Reduction RSF:	108,234 Expansion
Expiration Dates of Current Lease(s):	6/2/2023; 1/6/2019; 1/27/2021
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	North: W. County Line Rd./Willow Bend Pkwy./Collier Pkwy./E. County Line Rd.; County Line Road; South: E. Martin Luther King, Jr. Blvd./W. Martin Luther King, Jr. Blvd.; East: I-75; West: SR-597 and N. Dale Mabry Highway/SR-597
Number of Official Parking Spaces:	800
Scoring:	Operating
Current Total Annual Cost:	\$1,349,949 (leases effective 6/3/13, 1/7/07, and 1/28/08)
Estimated Rental Rate <sup>1</sup> :	\$43.00/RSF
Estimated Total Annual Cost <sup>2</sup> :	\$6,794,000

<sup>1</sup> This estimate is for fiscal year 2023 and may be escalated by 2 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

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

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**Background**

VHA's mission is to honor America's veterans by providing exceptional healthcare that improves their health and well-being. To make access to healthcare easier, VHA utilizes a network of medical centers, clinics, and domiciliaries to provide more efficient mental healthcare and easier access to veterans. Domiciliaries provide a variety of care to veterans who suffer from a wide range of medical, psychiatric, vocational, educational, or social problems and illnesses in a safe, secure, homelike environment.

The existing facilities in the north Tampa area consist of three facilities and a total size of approximately 50,000 RSF. The facilities are inadequately sized for the existing patient load and cannot accommodate the anticipated growth of the veteran population and service needs. The proposed lease will allow VHA to significantly expand its mental healthcare access in the area, providing much needed medical services to the veteran population.

**Justification**

The proposed lease would provide modern, efficient space for mental health services and address identified space and utilization gaps. The new lease will allow VHA to adapt to a growing veteran population and increased workload as well as address the lack of adequate space at the existing facilities that continues to limit the scope of services that can be provided to the veteran community in and around Tampa.

This project is essential to ensure that veterans are able to access mental health services in a timely manner. The expansion of such services—including mental health screenings—by hiring additional mental health staff to provide behavioral therapy, family counseling, and substance abuse therapy on site, would support VA's goal of eliminating veteran homelessness.

**Summary of Energy Compliance**

GSA 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. GSA 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

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constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

**Interim Leasing**

The Government will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency 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 October 7, 2019.

Recommended: \_\_\_\_\_

  
Commissioner, Public Buildings Service

Approved: \_\_\_\_\_

  
Administrator, General Services Administration