

U.S. DEPARTMENT OF VETERANS AFFAIRS

FY 2026 BUDGET SUBMISSION



Construction, Long Range
Capital Plan and Appendix

Volume 4 of 5

May 2025

Page Intentionally Left Blank.

Table of Contents – Volume 4
Construction Appropriations

Construction Appropriations	<u>Page No.</u>
Pocket Guide	<i>i-3</i>
Introduction	<i>i-5</i>
Construction Summary	1-1
Construction, Major Projects	2-1
Budgetary Highlights/Summary of Budget Request	2-4
Program Line Item Request	2-23
Construction, Minor Projects	3-1
Major Medical Facility Construction Projects and Lease Notification	4-1
Strategic Capital Investment Planning Process Project List	5-1
 Long Range Capital Plan	
Strategic Capital Investment Planning Report	6- <i>i</i>
Enhanced Use Leasing and the Annual Consideration Report	7.1-1
Communities Helping Invest through Property and Improvements Needed for Veterans Act of 2016	7.2-1
Appendices	8-1

Page Intentionally Left Blank.

Pocket Guide to VA Congressional Budget Volume 4 Construction, Long Range Capital Plan and Appendices

The Pocket Guide below provides key topics that are found in the Department of Veterans Affairs (VA) Volume 4 Construction and Long Range Capital Plan. Along with each topic are associated frequently asked questions and the corresponding location of additional information in the volume.

Topic	Frequently Asked Question	Page
Funding and Project Requests	Where can I find a list of Major Construction projects that are being requested for funding in 2026?	2-7
	Where can I find a list of new Minor Construction projects that are being requested for funding in 2026?	5-2
	Where can I find a list/description of new non-recurring maintenance (NRM) projects proposed for 2026?	5-17
Authorization Requests	Where can I find a list of projects that are being requested for authorization in 2026?	4-3
Lease Notification/ Resolution Requests	Where can I find a list of leases being notified and requesting Congressional resolution in 2026?	4-4
Status of Authorized Leases	Where can I find a list of previously authorized leases and their status?	4-29 thru 4-30
Strategic Capital Investment Planning (SCIP)	What is the SCIP process?	Intro Sec. D
	Where can I find an explanation for why some projects are ranked and others are not?	Intro Sec. F
	Why isn't a specific project on the plan or the priority list?	Intro Sec. F
	Why did a specific project's priority score change from last year?	Intro Sec. F
	What are the Legislative and Executive requirements that are fulfilled by the SCIP process?	Intro sec. E
Outyear Projects	Where can I find a list of future year potential (unfunded) projects?	6.2-25
Five-Year Development Plan (FYDP)	What is the FYDP and where is the list of planned major projects for 2026 and four years following?	6.2-16
Construction (general)	Where can I find a summary of how much funding VA is requesting for all construction programs?	1-1
	Where can I find information on how VA decides which projects to fund?	6.2-8
Major/Minor Construction	Where can I find the definition of a "Major Construction" project?	1-3
	Where can I find the definition of a "Minor Construction" project?	1-4
	Where can I find detailed information on how much VA is requesting for Major Construction?	2-7

Topic	Frequently Asked Question	Page
Major/Minor Construction	Where can I find detailed descriptions (or prospectuses) for Major Construction projects that VA is proposing to be authorized or funded in 2026?	2-11 thru 2-22
	Where can I find a list of previously authorized Major Construction projects?	4-25 thru 4-27
	Where can I find Minor Construction projects that were not proposed for funding this year, but are in VA's long range plan?	6.2-25
	Where can I find Major Construction projects that were not proposed for funding this year, but are in VA's long range plan?	6.2-25
	Where can I find status information on Major Construction projects that are already underway?	8-25 thru 8-30
	Where can I find the estimated total cost of a previously authorized or partially funded project?	6.2-16 and 8-25 thru 8-30
	Where can I find an update on the West Los Angeles project?	2-8
Non-recurring maintenance (NRM)	Where can I find the definition of NRM projects?	1-4
Leases	Where can I find a list of potential lease projects for 2026?	5-9
	Where can I find the leasing funds provided by the PACT Act?	Volume 2, Medical Facilities
Enhanced-Use Lease (EUL)	Where can I find list the history of all awarded EUL projects?	8-21
	Where can I find the EUL funding provided by the PACT Act?	4-32
Other Reporting Requirements	Where can I find a description of the reporting requirements satisfied in Volume 4?	6.1-4

VA Congressional Budget Volume 4 Construction, Long Range Capital Plan and Appendices

A. Introduction

Volume 4: Construction, Long Range Capital Plan and Appendices, provides information on how VA plans to address its capital requirements over a 10-year planning horizon. This includes short-term (budget year request) and long-term (outyear projects) needs to meet existing and potential gaps to ensure Veterans are cared for and receive benefits in safe and modern facilities. The Volume also provides specific information in the following areas:

- (1) Appropriations requested for capital projects and activities (Section B); and
- (2) Authorizations requested for new capital projects (Section D), or continuing those already underway, including changes to projects.

The following sections provide an overview of the information contained in this Volume, including key information and Frequently Asked Questions.

B. Types of VA Capital Projects

VA undertakes four types of capital projects: Major Construction, Minor Construction, NRM, and leases. Projects must meet legislative, budget, and policy specifications for each project type. The table below shows the numbers of new projects in the 2026 VA request, across each of the four project categories.

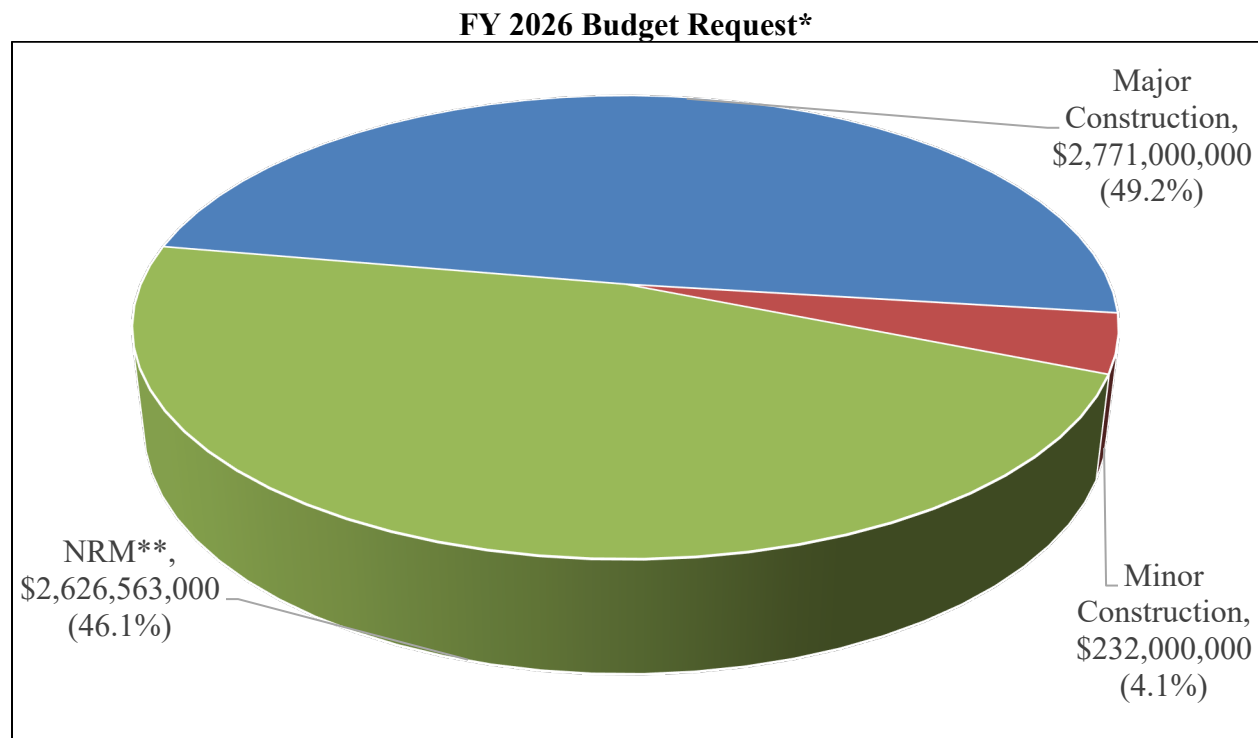
Types of Capital Projects Proposed for Funding in 2026

Project Type	New Projects Proposed for Funding in 2026*
Major Construction	1
Minor Construction	23
Leases**	127
NRM**	184
Total	335
*New projects for 2026 – does not include prior year projects **Number of Leases and NRM projects are subject to funding availability that is determined at the Administration and Staff Office level.	

C. Congressional Requests

Funding Requests

VA's 2026 Budget request funds capital projects to facilitate effective and efficient infrastructure that enables services and benefits to be delivered with high quality and consistency to Veterans and their families. Projects can include new construction or changes to existing facilities. Funding is also anticipated from the Recurring Expenses Transformational Fund (RETF) to support Minor Construction. As shown in the chart below, there are three main funding accounts used for capital projects:



*Does not include leases that are funded out of Medical Facilities appropriation.

**NRM amount planned for 2026 obligations.

- **Construction, major projects**
This account includes the funding request for construction projects that are expected to cost more than \$30 million. For each of these projects, VA is required to submit detailed information (called a “prospectus”) supporting the funding request.
- **Construction, minor projects**
This account includes the funding request for construction projects that are expected to cost equal to or less than \$30 million.
- **Non-recurring maintenance**
The Medical Facilities account includes VA's request to fund upkeep construction projects and maintain building systems.

Requests for Authorization/Notification

VA must request authorization from Congress to spend funds on major medical facility construction projects exceeding \$30 million. Leases above the threshold established in the PACT Act must notify Congress and receive approval through a Congressional resolution. VA has previously submitted proposed legislation to detach Congressional resolution requests from the annual budget submission. The PACT Act amended VA's Major Lease threshold for Congressional approval to the amount in 40 U.S.C. § 3307. Circular A-11, signed on August 11, 2023, amended the lease threshold in 40 U.S.C. § 3307 from \$3,613,000 in fiscal year 2024 to \$3,926,211 in annual rent for fiscal years 2025 and 2026. VA must provide prospectuses for Major Construction and lease projects to support the authorization and/or resolution requests. Design and planning funds do not require authorization. Notification is required for design and planning funds greater than \$500,000.

D. Overview of Process for Creating VA's Strategic Capital Investment Plan

Purpose

The SCIP process is conducted annually to collect and assess information on Department-wide, long-range capital needs systematically, analytically, and holistically. This section provides high-level information describing SCIP and what it is, and is not, intended to do. More detailed information on the process is contained in section 6.2 of this Volume.

The annual SCIP process focuses the Department on understanding how capital assets help meet VA's mission and aligning the resources necessary to meet critical infrastructure needs. The resulting priorities are based on clearly defined standards consistent with projected health care workload and current and future health care practices, taking into account VA mission considerations. The process is designed to inform and support the annual capital budget and estimate future funding requirements.

What is SCIP

The SCIP process determines the critical unmet infrastructure needs relative to each other, across the Department, and is based on clearly defined standards, ongoing assessments, and stakeholder input. It is intended to identify capital projects over a 10-year planning horizon required to address performance gaps in a variety of areas: safety, security, utilization, access, seismic, facility condition, space, parking, and energy. The SCIP process includes a formal executive review process and is approved by the Secretary to ensure the Plan is closely aligned with the Department's strategic goals and mission. It encompasses non-capital and alternative strategies, such as telemedicine or extended hours for provision of services.

The SCIP process produces three project lists of potential planned budget year (2026) projects, as well as a listing of potential future year projects to correct the identified performance gaps. There are three prioritized lists for 2026 including: (1) all new Major Construction and Minor Construction projects; (2) leases; and (3) Veterans Health Administration (VHA) NRM projects.

SCIP is undertaken by the VA Medical Centers and associated offices (VHA, Veterans Benefits Administration (VBA), National Cemetery Administration (NCA), and Staff Offices) to identify capital and non-capital means of addressing system-wide needs. The process is comprised of three parts:

- (1) Gap Analysis:** VA conducts an annual assessment of Veterans' unmet needs and identifies service gaps, such as utilization/workload, space, and facility condition over a 10-year time period.
- (2) Long-Range Action Plans:** VA creates capital project plans to address the identified gaps.
- (3) Action Plan and Business Case:** Projects identified in the first year (budget year) of these plans are developed in more detail by completing a business case. NRM projects are scored based on their action plan submission. Each business case is reviewed and scored by a panel of subject matter experts, and assigned a score based on Secretarial and Departmental priorities. These prioritized projects become the SCIP List.

The remaining projects – those that are not prioritized – are not part of the SCIP List but are included in the outyears (after the budget year) of the Long-Range Capital Plan.

What SCIP is Not

Because the SCIP process encompasses a wide range of analyses, there is sometimes a misunderstanding of the process's purpose. The SCIP process does not provide funding for construction programs; instead, it identifies overall needs. The SCIP process determines the relative criticality of projects for the budget year and long-range potential projects, after a rigorous evaluation process using specific criteria. Capital projects involve many different steps before and throughout the construction process, and steps may need to be taken before a project receives, or continues to receive, funding, if at all. For example, new Major Construction projects require Congressional authorization, in addition to funding, before land can be purchased or construction can begin. Major projects not on the FYDP and not included in annual funding requests must be resubmitted for consideration each year.

E. Capital Investment Budget and Reporting Requirements

This budget volume also fulfills several statutory requirements for notifications and authorization requests including:

- **Prospectuses:** VA is required to provide a prospectus to Congress for each major facility construction and each major medical facility major lease project for which VA is requesting appropriations and/or authorization/Committee resolution.
- **Notifications:** VA is required to notify Congress prior to making an obligation in excess of \$500,000 from the Advance Planning and Design Fund toward design or development of a major medical facility project.

- **Status Reporting:** VA is required to provide a status report for authorized major medical facility construction projects and leases.
- **Disposal and Reuse Report:** Appendix D fulfills requirements of the Federal Property Management Reform Act of 2016 (Public Law 114-318) and guidance from the Federal Real Property Counsel with the Disposal and Reuse Report and the Summary of Potential Disposals and Enhanced-Use Leases 2025 – 2029.
- **EUL Reporting:** Chapter 7.1 fulfills VA’s requirement under 38 U.S.C. § 8168 to report to Congress on EULs, including the EUL Consideration Report in Appendix E.
- **Real Property Capital Planning:** The SCIP process fulfills VA’s requirement set forth in OMB Memorandum M-20-03, Implementation of Agency-wide Real Property Capital Planning. Compliance with this memorandum ensures there is a clear process for prioritizing capital needs and integrating those needs into a cohesive plan that supports budget formulation in accordance with the Federal Property Management Reform Act of 2016, 40 U.S.C. § 621.

F. Frequently Asked Questions

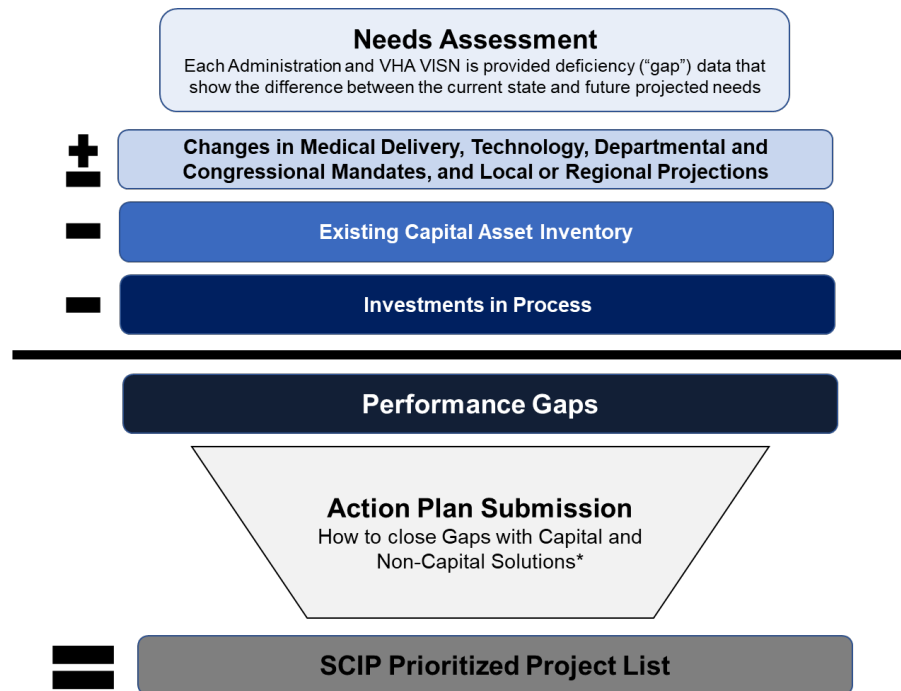
(1) How does a project get placed on the SCIP list?

As shown in the figure on the next page, each year, each Administration (VHA, NCA, VBA) and Staff Offices are provided deficiency (“gap”) data that show the difference between the current state and future projected needs, i.e., unmet needs based on certain established performance goals or targets. The SCIP process is revisited each year to make updates based on changes in medical delivery, technology, Departmental and Congressional mandates, and local or regional projections. The SCIP process takes into account the existing portfolio of capital assets, as well as those that are in the process of being built and compares them with future needs.

From the 10-year action plan, projects in the first year (or budget year) that are above established thresholds are more fully developed into business cases. The business case is structured to align with the SCIP decision criteria (and model), which have priority weights developed by the SCIP Board and approved by VA leadership. The only exception is the NRM program; the action plan is used to score those projects.

Business cases are submitted for review and those that meet certain requirements are scored by the SCIP Panel. Project scores (or ratings) are based on how well a project addresses the decision criteria in the SCIP decision model. SCIP Panel ratings are combined with the decision criteria priority weights to calculate a project’s total score, which determines its priority rank on the SCIP list.

How a Project is Placed on SCIP List



*Non-Capital solutions enable the field to close gaps without the need for capital projects (ex: extended facility hours, tele-health can help address increasing utilization, but don't typically require capital dollars)

(2) Why is a project on the future outyear project list instead of on a budget year SCIP list?

The project was identified by the submitting Administration or Staff Office as needed to close a SCIP gap or gaps but was not requested in the budget year. The project would need to be re-submitted in a future year for funding consideration. Projects may be submitted in out years due to various reasons, including an inability to execute it in the budget year or a dependency on another project to be completed first.

(3) Why was a project included on the prioritized list last year, but is not included on the list this year?

There are several reasons why a project can be included on the prioritized list in one year, but not included in the next year's list. A project would not be included in the next year's list if it was funded in the previous year; not submitted through the Department-wide SCIP process; or determined not to be a candidate based on VA's assessment of when it would be ready to request funding for the next phase of the project, which is based on project schedules (ability to obligate) and Departmental funding levels. Individual project scores may change each year based on changes to the business case application and modifications to the SCIP decision model and weights.

(4) How are prioritized projects funded? Why is VA requesting funding for projects that are lower on the priority list than others that are not proposed for funding?

The projects selected to be included in the funding requests are approved through the VA budget processes. Occasionally projects are funded out of priority order due to policy decisions about certain types of projects, ongoing studies, or scheduling conflicts with other projects at the facility. Funding for a Major Construction project from the FYDP is based on its priority rank and ability to award a contract in the current fiscal year.

(5) What projects require Congressional Authorization?

Authorization is required for major medical facility construction projects. Proposed changes to previously authorized projects, e.g., project scope, square footage, cost of programs, etc., must also receive authorization by Congress before moving forward, even if funding is already available for the project.

G. Summary of 2026 Budget Request

(\$000)	VHA	NCA	VBA	SO	RETF	Total
NRM*	\$2,626,563	\$0	\$0	\$0	\$0	\$2,626,563
Major Const.	\$1,648,400	\$212,600	\$0	\$10,000	\$900,000	\$2,771,000
Minor Const.	\$95,600	\$86,000	\$17,000	\$33,400	\$0	\$232,000
Totals by Admin	\$4,370,563	\$298,600	\$17,000	\$43,400	900,000	\$5,629,563

* NRM amount planned 2026 obligations.

The 2026 VA capital budget request of \$5.6 billion includes investments in a number of asset categories across several organizations and accounts. This includes the \$900 million anticipated from the RETF to support requirements for Major Construction.

Page Intentionally Left Blank.



Construction Summary

Budget Highlights

The Department of Veterans Affairs (VA) requests \$3,003,000,000 in total resources for the construction programs in 2026. This request consists of \$2,103,000,000 in discretionary appropriations, of which \$1,871,000,000 is for Construction, Major projects and \$232,000,000 is for Construction Minor projects; and \$900,000,000 from the Recurring Expenses Transformational Fund (RETF).

Recurring Expenses Transformational Fund (RETF)

The 2026 Budget anticipates a transfer of \$900,000,000 in unobligated balances into the RETF at the end of 2025, all of which is planned for a Major Construction project.

Construction Summary of 2026 Budget			
(Dollars in thousands)			
	Construction Major	Construction Minor	Summary Request
Veterans Health Administration	\$1,648,400	\$95,600	\$1,744,000
National Cemetery Administration	\$212,600	\$86,000	\$298,600
Veterans Benefits Administration	\$0	\$17,000	\$17,000
General Administration - Staff Offices	\$10,000	\$33,400	\$43,400
Total Construction, Discretionary Appropriation	\$1,871,000	\$232,000	\$2,103,000
Recurring Expenses Transformation Fund	\$900,000	\$0	\$900,000
Total Construction	\$2,771,000	\$232,000	\$3,003,000

2026 Request by Administration

Construction Summary of 2026 Budget			
(Dollars in thousands)			
	2026 Budget	RETF	Total
Major Construction			
Veterans Health Administration	\$1,648,400	\$900,000	\$2,548,400
National Cemetery Administration	\$212,600	\$0	\$212,600
Veterans Benefits Administration	\$0	\$0	\$0
General Administration - Staff Offices	\$10,000	\$0	\$10,000
Total, Major Construction	\$1,871,000	\$0	\$2,771,000
Minor Construction			
Veterans Health Administration	\$95,600	\$0	\$95,600
National Cemetery Administration	\$86,000	\$0	\$86,000
Veterans Benefits Administration	\$17,000	\$0	\$17,000
General Administration - Staff Offices	\$33,400	\$0	\$33,400
Total, Minor Construction	\$232,200	\$0	\$232,200
Total, Major & Minor Construction	\$2,103,000	\$900,000	\$3,003,000

Capital Mission

The overall mission of the VA's capital programs focuses on enabling the delivery of benefits and services to Veterans. The primary goal is to have an effective and efficient infrastructure in place that enables these services and benefits to be delivered with high quality and consistency. VA leverages its Strategic Capital Investment Planning (SCIP) process to drive this enabling function by allowing VA to adapt to changes in demographics, medical and information technology, and healthcare delivery. The SCIP process continually monitors and assesses performance gaps at our facilities and implements the latest policies affecting capital investments, health care, and benefits delivery services. VA's capital programs will continue to strive to fulfill this enabling mission, through leasing, construction, and grants.

Vision/Strategy

To fulfill the mission of VA's infrastructure being the most effective and efficient enabler of service and benefit delivery, capital programs must be constantly monitored, evaluated, and adjusted to meet evolving needs. Determining the construction programs budget requires finding the right balance between the need to fund new projects and the remaining needs of prior year projects. This balance helps to ensure new projects are being developed for future budget cycles, while not overburdening the system and causing previously designed projects to become outdated or stale. This strategy creates a rolling plan, adjusted each year based on budget availability and new priorities that may emerge. This also creates agility in the capital programs, allowing them to adapt to changing technologies, standards, and policies that can impact their desired contribution to delivering the mission.

The tool VA uses to help implement this strategy is its SCIP process. Within SCIP, VA has the ability to emphasize critical priority projects at both the national and local level. Departmental priorities are considered in the setting of the criteria used to score and rank projects that are requesting budget resources. Unique local and market level priorities and factors are also direct inputs into these criteria.

The outputs of the SCIP process can then be used to balance the need for new projects and priorities versus completing prior year projects. SCIP also provides necessary agility and flexibility across capital programs by identifying the next set of priority projects in the event budget resources shift or become available.

2026 Budget Overview

Funding for the various capital programs is appropriated with multiple periods of availability to include one-year, two-year, five-year, and no-year. Major construction and minor construction are typically available for five-years, unless specifically identified as otherwise in the appropriation language. Funding for non-recurring maintenance (NRM) and leasing are included in the Medical Facilities appropriation and typically have one-year and two-year funding availability unless other availability is specifically identified in the appropriation language. A summary description of each capital program is detailed below:

(1) Major Construction (All Administrations and Staff Offices)

This category includes capital projects to construct, alter, extend, or improve a facility or service where the cost is expected to exceed \$30 million (or where funds were previously provided by Congress under the major construction appropriation). Projects may address gaps, enhance outpatient and inpatient care and update special program space, such as spinal cord injury, blind rehabilitation, seriously mentally ill, and long-term care. These projects also include seismic retrofit projects to correct seismic deficiencies. Projects for medical facilities must receive authorization through legislation and must be reviewed and approved through the Congressional budget process. Design and planning funds for medical projects do not require authorization, nor do projects and programs administered by the Veterans Benefits Administration (VBA), National Cemetery Administration (NCA) or Staff Offices, including the Office of Information and Technology (OIT). As required by law, VA provides a five-year development plan located in *Volume 4, Chapter 6.2* to outline planned major projects for the budget year and four years after. In 2026, the major construction budget includes funding for one prior year project at St. Louis, Missouri, supports expanding affordable housing for homeless or at-risk Veterans in West Los

Angeles, California, one cemetery project in Riverside, California, and line items. The anticipated RETF funding will provide for improvement to VHA facilities infrastructure (\$900 million).

(2) Minor Construction (All Administrations and Staff Offices)

This category includes capital projects that construct, alter, extend or improve any facility with costs equal to or less than \$30 million. Minor construction funds can also be used for planning and assessments of needs which may lead to spending on capital investments and other costs. In 2026, the total minor construction budget is \$232 million. The discretionary resources will provide for 23 new projects (\$58 million), completion of prior year projects (\$148.2 million) and unplanned urgent need projects, below threshold projects, land acquisition, Department of State Capital Sharing Cost Sharing, and contingencies (\$25.8 million).

(3) NRM (Exclusive to VHA and funded out of Medical Facilities Appropriation)

NRM projects are intended to improve existing space without constructing new space. There are three types of NRM projects.:

- (a) **NRM Sustainment** – These projects involve converting functional space to a different program function within existing buildings or spaces, without adding any new space, at a cost equal to or less than \$30 million.
- (b) **NRM Infrastructure Modernization** – These projects involve making improvements to and providing for new building systems without changing the function of the existing space. There are no dollar limits on project costs, but any work done beyond the underlying building system must be ancillary to the overall project cost (not exceed 25% of the total project cost).
- (c) **Clinical Specific Initiatives** – These projects are emergent needs that cannot be planned in advance due to dynamic health care environments. Examples of projects include women’s health, mental health, high-tech/high-cost medical equipment site preparation and installation, donated building site preparation (e.g., Fisher House) and footprint reductions (demolition or conversion of underutilized space to clinical functions).

(4) Leases (All Administrations and Staff Offices)

In addition to construction, VA leases property from the private sector when a lease is better aligned with the agency’s overall capital strategy. VA must receive funding through the annual appropriations process and approval from the General Services Administration through a delegation of its leasing authority in advance of entering into an agreement. Leases are funded through VA’s Medical Facilities appropriation for VHA and general operating accounts for other Administrations and Staff Offices. VA routinely evaluates and revises its leasing process to ensure it is grounded in private sector real estate best practices for healthcare delivery, responsive to the emerging demands of the Veteran population, and fully aligned with Federal budget processes. As amended in the Sergeant First Class Heath Robinson Honoring our Promise to Address Comprehensive Toxics Act of 2022, leases for medical facilities with an average annual rent equal to or greater than the threshold listed in 40 United States Code § 3307(a) require a resolution by the Committee on Veterans’ Affairs of the Senate and the Committee on Veterans’ Affairs of the

House of Representatives prior to appropriation of funds; other leases do not require authorization. In 2026, VA is planning to obligate \$2.5 billion to support ongoing leases and delivery of additional leased facilities during the year.

SCIP Process

VA leverages the SCIP process to create an integrated prioritized list of projects from all capital investment accounts (major construction, minor construction, major lease and minor lease). NRM projects are prioritized independently using a streamlined SCIP process and criteria based on Veterans Integrated Service Network priority, facility condition, and VA planning priorities.

SCIP is a Department-wide planning process that is designed to improve the delivery of services and benefits to Veterans, their families and survivors by addressing VA's most critical needs and/or performance gaps, investing wisely in VA's future and significantly improving the efficiency of VA's far-reaching and wide range of activities.

Additionally, SCIP provides a long-range strategic plan that allows the Department to adapt to changes in demographics, medical and information technology, and health care and benefits delivery, while at the same time incorporating current building technologies and infrastructure enhancements. The SCIP process ensures that all project requests are scrutinized and centrally considered at the corporate level with equitable and consistent distribution across markets and competing capital needs. Each project request is reviewed against performance gaps and evaluated based on its contribution towards addressing those gaps. This process ensures resources are efficiently allocated to address the most critical needs.

Based upon the current cost estimates to remediate all gaps as projected, the full implementation of SCIP would require total resources of approximately \$187-\$207 billion for capital infrastructure and activation costs. It is important to note that this estimate is a snapshot in time and is based on current market conditions, baseline capital portfolio, demographic data and projected needs. The costs provided will likely change as projects move through the investment process and cost estimating and project requirements become more refined. For example, estimates are fine-tuned from action plan to business case to project prospectus (for major construction) to final design and construction documents. The need for capital projects may change based on new technology, use of alternative workspace, and increased emphasis on the use of non-capital solutions.

The total magnitude estimate also includes an estimate of activation costs. Activation costs are the logistical and operational requirements to bring a new facility into full planned operation. Estimates of the total cost by administration of all projects included in the SCIP Plan are included on the following page in Table 1-1.

Table 1-1: VA Estimated Cost of Full SCIP Implementation by Investment Type, by Administration

Estimated Cost of Full SCIP Implementation (\$ in millions)							
	Major	Leases	Minor	NRM	Other	Activation	Total ¹
VHA	33,173	9,917	49,566	86,595	78	15,227	194,556
VBA	0	69	146	0	0	434	650
NCA	1,673	0	308	0	0	10	1,991
OIT	0	5	67	0	0	3	76
Staff Offices	0	0	50	0	0	15	66
Total Range	\$33,103 - \$36,588	\$9,492 - \$10,492	\$47,632 - \$52,645	\$82,265 - \$90,924	\$74 - \$82	\$14,906 - \$16,475	\$187,472 - \$207,205

¹Includes activation costs; without these costs the range is \$173B to \$191B.

Conclusion

VA capital programs are geared towards managing priorities for the Department and providing funding for projects that modernize, repair and upgrade VA facilities and address projected safety, security, seismic, access and capacity needs across the Department. The 2026 Budget requests resources for the most essential capital investments needed to continue to support the mission. The Budget will provide much needed new facilities and make high priority improvements at existing facilities and further enable VA to provide Veterans with the high-quality health care and timely access to benefits and services that they have earned, while pursuing improved efficiency and fiscal responsibility.



Construction – Major Projects

Budget Request.....\$1,871,000,000

Appropriation Language

For constructing, altering, extending and improving any of the facilities, including parking projects, under the jurisdiction or for the use of the Department of Veterans Affairs, or for any of the purposes set forth in sections 316, 2404, 2406 and chapter 81 of title 38, United States Code, not otherwise provided for, including planning, architectural and engineering services, construction management services, maintenance or guarantee period services costs associated with equipment guarantees provided under the project, services of claims analysts, offsite utility and storm drainage system construction costs and site acquisition, where the estimated cost of a project is more than the amount set forth in section 8104(a)(3)(A) of title 38, United States Code, or where funds for a project were made available in a previous major project appropriation, [\$961,218,560] \$1,871,000,000, of which [\$453,314,560] \$834,321,000 shall remain available until September 30, [2029] 2030, and of which [\$507,904,000] \$1,036,679,000 shall remain available until expended, of which \$0 [\$110,000,000] shall be available for seismic improvement projects and seismic program management activities, including for projects that would otherwise be funded by the Construction, Minor Projects, Medical Facilities, or National Cemetery Administration accounts: *Provided*, That except for advance planning activities, including needs assessments which may or may not lead to capital investments, and other capital asset management related activities, including portfolio development and management activities, and planning, cost estimating and design for major medical facility projects and major medical facility leases and investment strategy studies funded through the advance planning fund and the planning and design activities funded through the design fund, staffing expenses, and funds provided for the purchase, security, and maintenance of land for the National Cemetery Administration and the Veterans Health Administration through the land acquisition line items, none of the funds made available under this heading shall be used for any project that has not been notified to Congress through the budgetary process or that has not been approved by the Congress through statute, joint resolution, or in the explanatory statement accompanying such Act and presented to the President at the time of enrollment: *Provided further*, That such sums as may be necessary shall be available to reimburse the “General Administration” account for payment of salaries and expenses of all Office of Construction and Facilities Management employees to support the full range of capital infrastructure services provided, including minor construction and leasing services: *Provided further*, That funds made available under this heading for fiscal year [2025] 2026, for each approved project shall be obligated: (1) by the awarding of a construction documents contract by September 30, [2025] 2026; and (2) by the awarding of a construction contract by September 30, [2026] 2027: *Provided further*, That the Secretary of Veterans Affairs shall promptly submit to the

Committees on Appropriations of both Houses of Congress a written report on any approved major construction project for which obligations are not incurred within the time limitations established above.

Construction, Major Projects

Program Description

The Construction, Major Projects appropriation provides for the construction, alteration, service-extension, and improvement of any Department of Veterans Affairs (VA) facility, including planning, architectural and engineering services, assessments and site acquisition, where the estimated cost of a project is over \$30 million, or where funds for a project were made available in a previous appropriation under this heading.

An amount of \$1.871 billion is requested in discretionary appropriation. The detail of request on page 2-8 provides the breakout of 2026 request. The projects selected for inclusion in the 2026 budget request represent the top Departmental priority projects developed through a comprehensive analysis to ensure National cemeteries remain open and to address critical medical center requirements for the Veterans Health Administration (VHA). The major construction request includes funding for one medical facility projects at St. Louis, MO; one national cemetery expansion programs in the area of Riverside, CA and funding to support expanding affordable housing for homeless or at-risk Veterans in West Los Angeles, California. The request also includes funding for various requirements that support the major construction program, such as asbestos mitigation, claims analysis, and hazardous waste abatement.

In 2010, VA developed the Strategic Capital Investment Planning (SCIP) process to identify and prioritize the capital infrastructure projects most necessary to meet existing gaps in safety, security, access, utilization, space, facility condition and other areas. Since the 2012 budget request, the SCIP process has served as the basis for prioritizing projects and informing VA capital investment funding decisions. Prior year partially funded major projects were integrated and reprioritized into the 2015 SCIP process using current gaps to ensure these projects were appropriately scoped to meet existing and current projected needs (space, utilization, access, etc.).

VA continues to undergo a transformation in the delivery of health care moving from a hospital-driven health care system to an integrated delivery system that emphasizes a full continuum of care. New technology and treatment modalities have changed “how and where” health care is provided, with a significant shift from inpatient to outpatient services, as well as care in the community through Federal, State or community partners/providers. Most of VHA’s infrastructure was designed and built decades ago, under a different concept of health care delivery (i.e., hospital-centered inpatient care and long admissions for diagnosis and treatment). As a result, VHA’s capital assets often do not fully align with current health care delivery practices for optimal efficiency, access, patient safety and security. VA continues to invest its capital dollars to address the changing healthcare needs of Veterans areas and provide for additional burial services and benefits delivery.

The goal of the VA major construction program is to ensure VA facilities are safe and modern, to enhance outpatient and inpatient care, and to update special program space such as spinal cord injury, blind rehabilitation, seriously mentally ill and long-term care, through the appropriate sizing, upgrading and location of VA facilities. The 2026 VA budget includes a major construction request of \$1.871 billion.

Major Appropriation Highlights - Summary					
	<i>(Dollars in thousands)</i>				
	2024 Actual	2025 Budget Estimate	2025 Current Estimate	2026 Request	2025-2026 Increase/ Decrease
Appropriation Recoveries of Prior Year Obligations	\$881,000	\$2,069,000	\$961,218	\$1,871,000	\$909,782
Cancelled Funds	(\$46)	\$0	\$0	\$0	\$0
Other Appropriations Realized	\$0	\$0	\$0	\$0	\$0
Total Un-obligated Balance brought Forward	\$3,375,820	\$3,206,740	\$3,842,612	\$3,991,830	\$149,218
<i>Un-obligated Balance brought Forward Un-expired Accounts</i>	\$3,318,628	\$0	\$3,805,446	\$3,956,830	\$151,385
<i>Un-obligated Balance brought Forward Expired Accounts</i>	\$57,192	\$0	\$37,167	\$35,000	<i>(\$2,167)</i>
Total Budget Resources	\$4,449,725	\$5,275,740	\$4,803,830	\$5,862,830	\$1,059,000
Total Direct Obligations	\$607,113	\$2,955,000	\$812,000	\$2,563,362	\$1,751,362
<i>Obligations in Un-expired Accounts</i>	<i>\$581,708</i>	<i>\$2,955,000</i>	<i>\$792,000</i>	<i>\$2,544,362</i>	<i>\$1,752,362</i>
<i>Obligations in Expired Accounts</i>	<i>\$25,405</i>	<i>\$0</i>	<i>\$20,000</i>	<i>\$19,000</i>	<i>(\$1,000)</i>
Total Un-obligated Balance end of year	\$3,842,612	\$2,320,740	\$3,991,830	\$3,299,468	<i>(\$692,362)</i>
<i>Un-obligated Balance end of Year Un-expired Accounts</i>	<i>\$3,808,200</i>	<i>\$0</i>	<i>\$3,966,830</i>	<i>\$3,283,468</i>	<i>(\$683,362)</i>
<i>Un-obligated Balance end of Year Expired Accounts</i>	<i>\$34,412</i>	<i>\$0</i>	<i>\$25,000</i>	<i>\$16,000</i>	<i>(\$9,000)</i>

* Includes funds from expired budgetary resources

**Five Year Requested vs Enacted
(dollars in thousands)**

	2021	2022	2023	2024	2025
Requested	\$1,373,000	\$1,611,000	\$1,447,890	\$881,000	\$2,069,000
Enacted/Estimate	\$1,316,000	\$1,669,307	\$1,371,890	\$961,219	\$961,219

**Summary of Budget Request
(dollars in thousands)**

\$1.871 billion is requested for the 2026 Construction, Major appropriation. A summary of the program funding level by activity follows:

	2026 Budget (\$000)
Veterans Health Administration	\$1,648,400
National Cemetery Administration	\$212,600
Veterans Benefits Administration	\$0
General Administration - Staff Offices	\$10,000
Total, Construction Major Program	\$1,871,000

Changes from Original 2025 Budget Estimate to Current Estimate (Dollars in thousands)			
	2025 Budget Estimate	2025 Current Estimate	Increase (+) Decrease (-)
Appropriation	\$2,069,000	\$961,218	(\$1,107,782)
Other Appropriations Realized	\$0	\$0	\$0
Recission	\$0	\$0	\$0
Budgetary Resources	\$5,275,740	\$4,803,830	(\$471,910)
Un-obligated Balance brought Forward*	\$3,206,740	\$3,842,612	\$635,872
Un-obligated Balance end of year*	\$2,320,740	\$3,991,830	\$1,671,090
Obligations*	\$2,955,000	\$812,000	(\$2,143,000)

* Includes funds from expired budgetary resources

Major Appropriation Highlights by Administration					
(Dollars in thousands)					
	2024 Actual	2025 Budget Estimate	2025 Current Estimate	2026 Request	2025-2026 Increase/ Decrease
Veterans Health Administration					
Appropriation	\$839,219	\$1,986,500	\$809,218	\$1,648,400	\$839,182
Recession	(\$80,219)	\$0	\$0	\$0	\$0
Recoveries of Prior Year Obligations	\$188,019	\$0	\$0	\$0	\$0
Cancelled Funds	(\$8)	\$0	\$0	\$0	\$0
Total Budgetary Resources	\$947,011	\$1,986,500	\$809,218	\$1,648,400	\$839,182
Un-obligated Balance brought Forward*	\$2,964,058	\$2,800,328	\$3,473,587	\$3,649,805	\$176,218
Un-obligated Balance end of year*	\$3,473,587	\$2,086,828	\$3,649,805	\$3,146,057	(\$503,747)
Obligations*	\$437,482	\$2,700,000	\$633,000	\$2,152,147	\$1,519,147
National Cemetery Administration (NCA)					
Appropriation	\$112,000	\$75,000	\$147,000	\$212,600	\$65,600
Recoveries of Prior Year Obligations	\$3,342	\$0	\$0	\$0	\$0
Cancelled Funds	(\$35)	\$0	\$0	\$0	\$0
Total Budgetary Resources	\$115,307	\$75,000	\$147,000	\$212,600	\$65,600
Un-obligated Balance brought Forward*	\$336,609	\$333,339	\$296,257	\$282,257	(\$14,000)
Un-obligated Balance end of year*	\$296,257	\$178,339	\$282,257	\$110,642	(\$171,615)
Obligations*	\$155,659	\$230,000	\$161,000	\$384,215	\$223,215
General Administration - Staff Offices					
Appropriation	\$10,000	\$7,500	\$5,000	\$10,000	\$5,000
Recoveries of Prior Year Obligations	\$1,591	\$0	\$0	\$0	\$0
Cancelled Funds	(\$3)	\$0	\$0	\$0	\$0
Total Budgetary Resources	\$11,588	\$7,500	\$5,000	\$10,000	\$5,000
Un-obligated Balance brought Forward*	\$75,153	\$73,073	\$72,769	\$59,769	(\$13,000)
Un-obligated Balance end of year*	\$72,769	\$55,573	\$59,769	\$42,769	(\$17,000)
Obligations*	\$13,972	\$25,000	\$18,000	\$27,000	\$9,000

* Includes funds from expired budgetary resources

Detail of Request
(Dollars in thousands)

Location	Description	Total Estimated Cost	Funding Through 2025 Request	2026 Request	RETF
Veterans Health Administration (VHA)					
St. Louis (JC), MO	Replace Bed Tower, Clinical Building Expansion, Consolidated Administrative Building and Warehouse, Utility Plant and Parking Garages	\$1,762,668	\$135,340	\$727,328	\$900,000
West Los Angeles, CA	Support Homeless Affordable Housing	TBD	\$0	\$530,000	\$0
Advance Planning and Design Fund - Various Stations				\$75,339	\$0
Asbestos - Various Stations				\$1,000	\$0
Claims Analysis – Various Stations				\$1,000	\$0
Construction & Facilities Management Staff - Various Stations				\$150,000	\$0
Hazardous Waste - Various Stations				\$1,000	\$0
Non-Departmental Federal Entity Project Management Support - Various Stations				\$162,733	\$0
Subtotal, VHA Line Items				\$391,072	\$0
Total, VHA				\$1,648,400	\$900,000
National Cemetery Administration					
Riverside, CA	Riverside National Cemetery – Phase 5 Gravesite Expansion and Cemetery Improvements	\$185,100	\$0	\$185,100	\$0
Advance Planning and Design Fund - Various Stations				\$20,000	\$0
Land Acquisition Fund – Various Stations				\$7,500	
Subtotal, NCA Line Items				\$27,500	\$0
Total, NCA				\$212,600	\$0
General Administration/Staff Offices					
Department Advance Planning and Design Funds				\$10,000	\$0
Total, Staff Offices				\$10,000	\$0
Total, Major Construction				\$1,871,000	\$900,000

Update on West Los Angeles (WLA) Campus:

In January 2016, VA adopted a framework Draft Master Plan to revitalize the 388-acre Greater Los Angeles Health Care System - WLA campus (GLAHS - WLA) into a welcoming and vibrant community where Veterans can live and receive state-of-the-art healthcare, benefits, services and support. In March 2022, VA updated the 2016 Draft Master Plan to include evolution of various elements outlined in the framework of the Draft Master Plan. Through this update VA continues to work in close collaboration with other VA offices, Veteran groups, community partners and stakeholders to better meet the needs of Veterans. The West Los Angeles Leasing Act of 2016 (Public Law 114-226) modified VA's enhanced-use lease (EUL) authority to enable partnerships with qualified developers to revitalize certain buildings and land on the WLA campus. The goal is to provide permanent housing and supportive services for homeless Veterans. The developers are responsible for financing, designing, building, and operating these EUL projects over the full term of the lease. The West Los Angeles VA Campus Improvement Act of 2021 (Public Law 117-18) amended the West Los Angeles Leasing Act of 2016, including extending the allowable term for EULs on the WLA campus from 75 years to 99 years.

West Los Angeles EUL Projects to Date:

Building 209: VA entered into an EUL in May 2017, with the Veterans Housing Partnership, LLC for Building 209 on the GLAHS-WLA campus. The project consists of 55 units of permanent housing, including 54 units for Veterans and their families plus one manager's unit. The EUL project became operational in June 2017.

Buildings 205 and 208: In June 2017, VA selected a developer to renovate, maintain and operate Buildings 205 and 208 on the GLAHS WLA campus. VA entered into EULs in December 2019 for Buildings 205 and 208 with Building 205 Holdings, LLC and Building 208 Holdings, LLC, respectively. In June 2020, an amendment to each EUL was executed and construction commenced in summer 2020. The completed projects became operational in April 2023 and provide 122 units (120 Veteran units plus two managers' units) of permanent supportive housing.

Building 207: Under an EUL executed in October 2020 and amended in August 2021, the Lessee, VA Building 207 LP, and the developer, Thomas Safran and Associates (TSA) who is a manager of the West LA Veterans Collective LLC, renovated Building 207 to provide 60 units (59 Veteran units plus one manager's unit). The project became operational in December 2022.

MacArthur Field I: VA entered into an EUL in December 2022 with MacArthur A, LP to provide 75 housing units (74 Veteran units plus one manager's unit) as the first phase of a two-phased plan to develop MacArthur Field. The project became operational in September 2024.

MacArthur Field II: VA entered into an EUL in November 2023 with MacArthur B, LP to provide 75 housing units (74 Veteran units plus one manager's unit) as the second phase of a two-phased plan to develop MacArthur Field. The project is currently under construction.

Principal Developer EUL: VA selected the West LA Veterans Collective LLC in November 2018 as the principal developer (PD), who will provide at least 900 units of housing on the GLAHS-WLA campus. VA entered into the PD EUL in June 2022 with the West LA Veterans Collective LLC (Lessee). The Lessee has subsequently entered into five subleases pursuant to the PD EUL, all of which are under construction as of the end of fiscal year 2024:

- Building 404 (Parking Lot 48), November 2022, 73 units (72 Veteran units plus one manager's unit)
- Building 402 (Parking Lot 38), January 2023, 120 units (118 Veteran units plus two managers' units)
- Building 156 and 157, May 2023, 112 units (110 Veteran units plus two managers' units)
- Building 158, November 2023, 49 units (48 Veteran units plus one manager's unit)
- Building 210, August 2024, 38 units (37 Veterans units plus one manager's unit)

VA will continue to release certain assets on the West Los Angeles Campus to the PD in multiple phases over the next 10-plus years.

Sergeant First Class (SFC) Heath Robinson Honoring our Promise to Address Comprehensive Toxics (PACT) Act:

The PACT Act, which became law on August 10, 2022, provides funds that VA may use to enter into EULs for the development of supportive housing or for the direct and indirect benefit of Veterans. VA plans to direct more than \$350 million of these funds to GLAHS-WLA campus EUL projects. This funding will help VA execute its plan to provide at least 1,200 units of supportive housing for Veterans on the West LA campus by 2030.

Future Development:

Additional assets are planned for redevelopment in future years. VA will continue to keep Congress informed throughout the ongoing revitalization efforts. In addition to the EULs, WLA has a robust major construction program to address seismic risks and modernize healthcare delivery and medical research.

2026 Request:

The 2026 request includes \$530 million to support homeless affordable housing on the GLAHS-WLA campus and surrounding area.

Major Project Prospectuses Index

Location	Description	Page No.
Veterans Health Administration		
St. Louis, MO	Replace Bed Tower, Clinical Building Expansion, Consolidated Administrative Building and Warehouse, Utility Plant and Parking Garages	2-11
National Cemetery Administration		
Riverside, CA	Riverside – Phase 6 Gravesite Expansion and Cemetery Improvements	2-19
Departmental Line-Items		
Advance Planning and Design Fund	Various Stations	2-23
Asbestos	Various Stations	2-25
Claims Analysis	Various Stations	2-26
Hazardous Waste	Various Stations	2-27
Construction & Facilities Management Staff	Various Stations	2-28
Non-Departmental Federal Entity Project Management Support	Various Stations	2-29

St. Louis, MO
Department of Veterans Affairs (VA) St. Louis Health Care Center, John Cochran Division
(VASTLHCS(JC)): Replace Bed Tower, Clinical Building Expansion, Consolidated
Administrative Building and Warehouse, Utility Plant and Parking Garages

Funding of \$1,627,328,000 requested in this 2026 Budget will provide for the design and construction of a new bed tower, a new mental health substance abuse clinic, a new consolidated Office of Information Technology (OIT), administrative, warehouse, and engineering building, a combined engineering/motor pool building, a new central utility plant, new parking garages, a new water tower, utilities, site work, new gates with guard houses, and the demolition of several existing buildings.

This project provides for construction of a replacement bed tower, a clinical building expansion, consolidated administrative and warehouse facility, an engineering/motor pool facility, parking garages and a central utility plant, as well as the associated site acquisition, site work, new gates, guard houses, and utilities construction on the VASTLHCS (JC) in St. Louis, MO.

I. Budget Authority:

Total	Available	2026	2026 RETF*	Future
<u>Estimated Cost</u>	<u>Through 2025</u>	<u>Request</u>	<u>Request</u>	<u>Request</u>
\$1,762,668,000	\$135,340,000	\$727,328,000	\$900,000,000	\$0

*RETF = Recurring Expenses Transformational Fund

Detail of Project Phases

The project phase being requested this year is the construction of the bed tower, mental health substance abuse clinic, OIT/admin/warehouse/engineering building, engineering/motor pool building, central utility plant, parking garages, water tower, utilities, site work, new gates with guard houses, and the demolition of several existing buildings in the footprint of new construction. Initial funding for design, construction and land acquisition was authorized and appropriated in 2010. Construction of the central plant, preliminary utility work and associated site work was authorized and appropriated in 2022. This request will address the additional escalation cost added to the project since the requested 2024 funding was not authorized or appropriated.

The table below provides more details on the phase being requested this year.

Project Phases Included in the FY 2026 Request

Phase/ Description	Budget Contribution for Total Est. Cost (\$000)	Gross Square Feet (GSF)		Authorized (\$000)	Appropriated (\$000)
		Renov.	New		
Bed Tower, OIT/Admin/Warehouse/ Engineering Building, Engineering/Motor Pool Building, Central Utility Plant, Parking Garages, and Water Tower	\$1,627,328	0	687,600	\$0	\$0

The table below provides details on all phases in this project, listed by the year funds were requested and then by phase. Major Construction project funds are required to be authorized and appropriated.

Total Project Scope (Sorted by Fiscal Year and Phase)

Phase/ Description	Total Est. Cost (\$000)	GSF		Authorized (\$000)	Appropriated (\$000)
		Renov.	New		
FY 2010					
Design, Construction and Land Acquisition	\$43,340	0	0	\$43,340	\$43,340
FY 2022					
Utility Work and Preliminary Construction of Central Plant	\$92,000	0	0	\$92,000	\$92,000
FY 2026					
Bed Tower, OIT/Admin/Warehouse/ Engineering Building, Engineer/Motor Pool Building Central Utility Plant, Parking Garages, and Water Tower	\$1,627,328	0	687,600	\$0	\$0
St. Louis, John Cochran Totals	\$1,762,668	0	687,600	\$135,340	\$135,340

II. Priority Score: 2019 – 0.6157

Major Construction projects are funded based on their priority ranking and their ability to award construction contracts in the current fiscal year.

III. Description of Project:

This project will relocate inpatient functions at the VASTLHCS (JC) from a seismically deficient building into a new, purpose built, bed tower and modernize the campus. The new facility will improve inpatient privacy by eliminating multiple-occupancy rooms, as well as create units for new Mental Health programs and add Spinal Cord Injury beds. This includes a new mental health substance abuse clinic. This project will also allow Primary Care, Women's Health, and outpatient Mental Health services to be brought back onto the campus. A new consolidated OIT/admin/warehouse/engineering facility, new engineering/motor pool facility, a new central utility plant, a new water tower, utilities, site work, new gates with guard houses, new parking structures and surface lots to expand parking, and the demolition of underutilized, Facility Condition Assessment-deficient buildings currently located within the future footprint of the new facility are included in the scope of the project.

IV. Alternatives to Construction Considered

Status Quo:

The status quo alternative would maintain the services at the original, antiquated VASTLHCS (JC) Division facilities. The original design and layout of these facilities do not permit VA to provide healthcare services in an operationally efficient manner. The campus is a nominee for the National Register of Historic Places, which limits any potential improvements to the building footprint for inpatient care through building additions and alterations. Recurring maintenance costs for underutilized buildings places an additional burden on VA. This alternative would not address any facility condition or current or projected workload deficiencies and would not correct seismic deficiencies at the facility, which makes it the least preferred alternative.

Alternative 1: New Construction (Preferred Alternative)

This alternative would construct a new bed tower, a new mental health substance abuse clinic, a new OIT/admin/warehouse/engineering building, a new engineering/motor pool building, new gates with guard houses, a new water tower, new parking structures and surface lots to expand parking, utilities, site work and would also demolish several underutilized buildings on the existing VASTLHCS (JC) campus. The new facility would be built to minimum Leadership in Energy and Environmental Design Silver guiding principles standards and would meet historical, architectural, security and life safety standards. The proposed new facility would address significant improvements in space planning, functional layout, patient privacy, wayfinding, staffing efficiencies and utility services to meet current and projected gaps associated with workload and space. Due to the expected improvements in satisfaction for both patients and employees, this alternative is the preferred alternative.

Alternative 2: Renovation

In this alternative, VASTLHCS (JC) facilities would be renovated to correct seismic and life safety deficiencies. The interior would be totally renovated to accommodate and provide the same services that would be provided in the preferred alternative and would improve space planning, functional layout, patient privacy, wayfinding, staffing efficiencies and utility upgrades. However, renovation alone cannot mitigate the overall space gap, nor provide space necessary to meet projected demand. For these reasons, this alternative is not the preferred alternative and has been excluded from the quantitative analysis below.

Alternative 3: Lease

In this alternative, VA would lease a facility in the vicinity of the VASTLHCS (JC) to provide the same services that would be provided in the preferred alternative. Although VA services would occupy space that meets all seismic and life safety standards, this alternative would likely disrupt the continuity of care currently offered at the existing campus. A leased facility may not be located proximate to the existing campus and patients may be required to travel between multiple points of care for treatment. In addition, this alternative is not cost effective, relative to the preferred alternative. For these reasons, this alternative is not the preferred alternative.

Alternative 4: Contract Out

This alternative would involve contracting out existing services. There may not be sufficient, qualified private healthcare providers in the St. Louis, Missouri, area to absorb the current and projected Veteran workload. In addition, this alternative would not provide for the correction of seismic deficiencies or necessary renovation and may be more costly and result in a loss of quality and control over Veteran healthcare. For these reasons, this alternative is not the preferred alternative.

Alternative 5: Acquisition of an Existing Facility through Purchase

This alternative proposes to purchase an existing facility in the local community that is suitable for renovation and to accommodate all project requirements in the same manner as the new construction alternative. However, high-level market research and interviews with local VA planners has indicated that a suitable facility for possible acquisition and subsequent renovation that would meet all project requirements in the same manner as the preferred alternative does not exist in the delineated market area of the proposed project. Therefore, this is not a viable option and has been excluded from the quantitative analysis below.

Alternative 6: Collaboration with the Department of Defense (DoD) for a Joint Facility

This alternative proposes to lease a new facility, with the DoD as a sub-lessee. This alternative would address all project requirements in the same manner as the preferred alternative. However, the VHAs Office of Interagency Health Affairs - Office of VA-DoD Coordination, reported there are currently no facility sharing opportunities in the vicinity of the proposed project. Therefore, this is not a viable option and has been excluded from the quantitative analysis below.

V. Analysis of Costs (discounted dollars in thousands)

	Acquisition ¹	Ancillary Services ²	Equipment and Other Items	Total Life Cycle	Total # of FTEE ³	Net New FTEE
Status Quo	\$39,784	\$7,011,708	\$0	\$7,051,491	2,744	N/A
New Construction	\$1,818,943	\$8,753,355	\$142,176	\$10,714,474	4,240	1,496
Renovation	N/A	N/A	N/A	N/A	N/A	N/A
Lease	\$342,641	\$8,823,014	\$142,176	\$9,307,831	4,240	1,496
Contract Out	\$107,978	\$12,248,258	\$0	\$12,356,236	2,744	0
Acquire an Existing Facility	N/A	N/A	N/A	N/A	N/A	N/A
VA/DoD Collaboration	N/A	N/A	N/A	N/A	N/A	N/A
Other (if applicable)	N/A	N/A	N/A	N/A	N/A	N/A

¹This is the total estimated cost for construction/renovation projects or build-out (special purpose renovations) for leases, in discounted dollars.

²This is defined as operating expenses and supplies (recurring costs from the cost-effectiveness analysis template)

³Full Time Equivalent Employee

VI. Analysis of Benefits

The preferred alternative, New Construction, delivers the best benefit to VA by constructing new facilities to house care and services at the VASTLHCS (JC) campus. As discussed in the previous section: Status Quo does not address any of the existing facility deficiencies or current and projected workload gaps; Lease and Contract Out alternatives are not preferred; and the Renovation, Acquire an Existing Facility and VA/DoD Collaboration alternatives are not viable. New Construction, with total life cycle costs of approximately \$10.71 billion would be the best solution to allow VA to continue delivering world-class health care to Veterans in a modern, seismically safe environment of care. As VA has already begun design and planning for the New Construction alternative, the proposed project would also enable VA to achieve service and mission goals and objectives sooner than the other alternatives would.

The proposed projects align with the following VA Departmental Strategic Goals:

1. Easy Access and Greater Choice

- VA understands Veterans' needs throughout their lives to enhance their choices and to improve customer experience
- VA ensures Veterans are informed of, understand and can get the benefits, care and services they earned, in a timely manner

V. Demographic Data*

	2022	2027	2032	2042	Change (2022-2042)
Veteran Population	231,155	213,125	194,529	160,343	-30.6%
Enrollees	142,532	141,429	137,707	125,392	-12.0%

*Data reflects the Veterans Integrated Services Network (VISN) 15 East Market.

VI. Workload*

	<u>2022</u>	<u>2027</u>	<u>2032</u>	<u>2042</u>	Change (2022-2042)
Ambulatory Procedures	70,359	91,546	100,513	112,322	59.6%
Ambulatory Services	2,175,712	2,474,068	2,682,463	2,798,026	28.6%
Mental Health Stops	57,683	63,849	58,145	51,495	-10.7%
Mental Health Services	240,609	382,463	439,816	540,293	124.6%
Acute Mental Health Beds	28	28	27	24	-14.3%
Acute Inpatient Beds	101	93	88	67	-33.7%

*Data reflects workload for the VISN 15 East Market; Pharmacy and Laboratory and Pathology Stops are excluded.

VII. Schedule – This Phase

Award Integrated Design and Construct Contract	September 2026
Complete Construction	September 2035

VIII. Project Cost Summary of the Chosen Option

New Construction	687,600 GSF	\$644,738,000
Renovation	0 GSF	\$0
Demolition	88,219 GSF	\$5,017,000
Parking	1,524 Spaces	\$110,172,000
Other Construction Costs:		
Pre-Design Development Allowance		\$0
Technical Services		\$24,340,000
Total Other Costs (Utilities, etc.)		\$200,092,000
Subtotal Estimated Base Construction Cost		\$984,359,000
Other Non-Construction Costs:		
Construction Contingency		\$216,216,000
Impact Costs		\$80,724,000
Construction Management		\$0
Site Acquisition		\$0
Utility Agreements		\$0
Subtotal Estimated Base Costs		\$1,281,299,000
Inflation Allowance / Locality Adjustment		\$481,369,000
Total Estimated Cost		\$1,762,668,000

IX. Operating Costs of the Chosen Option

Present Facility	
Square Footage Involved	Existing Medical Center: 643,761 GSF
Current FTEE	2,839
Total Operating Costs¹	\$1,173,954,495
<i>Ancillary Services</i>	<i>\$417,799,768</i>
<i>Personnel Services</i>	<i>\$756,154,727</i>
<i>Other Recurring Costs</i>	<i>N/A</i>
Proposed Project	
Square Footage Involved	New Construction: 687,600 GSF Renovation: 0 GSF Demolition: 88,219 GSF
Net New FTEE	1,496
Incremental Operating Costs²	\$618,610,752
<i>Ancillary Services</i>	<i>\$220,157,961</i>
<i>Personnel Services</i>	<i>\$398,452,791</i>
<i>Other Recurring Costs</i>	<i>N/A</i>
Total Operating Costs¹	\$1,792,565,247
Non-Recurring Activations	\$160,436,850
<i>Furniture, Fixtures and Equipment</i>	<i>\$128,349,480</i>
<i>Non-Recurring Support</i>	<i>\$32,087,370</i>

¹Operating costs recur on an annual basis for resources (including staff) necessary to support services to be provided from the space being built or remodeled.

²Incremental operating costs are net of present facility. These are not indicative of the total operating costs for the project at completion.

Page Intentionally Left Blank

Riverside National Cemetery Phase 6 Gravesite Development & Cemetery Improvements

Funding requested in 2026 provides for Phase 6 Gravesite Development at the Riverside National Cemetery serving the Southern California area.

I. Budget Authority

<u>Total</u> <u>Estimated Cost*</u>	<u>Available Through 2025</u>	<u>2026</u> <u>Request*</u>	<u>Future</u> <u>Request</u>
\$185,100,000	\$0	\$185,100,000	\$0

* Non-construction costs of \$11,060,000 for crypts are included in the Compensation and Pension Appropriation

II. Priority Score: 2026 – 0.679

III. Description of Project

This project provides for phase 6 gravesite development and cemetery improvements at the Riverside National Cemetery serving the Southern California area. This cemetery has served the estimated 772,000 Veteran population within the 75-mile burial service area since opening in 1978. Without this project the National Cemetery Administration (NCA) projects gravesite depletion of casketed gravesites by January 2032, in-ground cremation burial sites by October 2034, and columbarium niche burial sites by February 2030. This project will provide for additional inventory of the more efficient casketed, double-depth, pre-placed crypts before depletion of the current inventory and extend the full range of burial options for approximately 15 years, as well as provide several cemetery operational and infrastructure improvements.

In accordance with the master plan for the entire 1,236.75-acre site, this project will develop approximately 50 acres of the 961 undeveloped acres remaining at the Riverside National Cemetery. This investment will provide approximately 42,200 gravesites, including both casket and cremation sites in new burial sections, as well as supporting facilities and infrastructure. Facilities include a new administration building, warehouse, material storage area, satellite restroom, and an Education and Interpretive Center. The Education and Interpretive Center is an outgrowth of, and complement to, NCA's Veterans Legacy and Veterans Legacy Memorial Programs. It will showcase the lives and accomplishments of Veterans interred at Riverside National Cemetery and foster new and innovative ways to memorialize Veterans through community engagement and outreach, as well as partnerships with academic and non-profit institutions.

IV. Alternatives Considered

Four alternatives were considered: a major construction project, a combination of several minor construction projects, a grant-funded state Veterans cemetery, and a status quo option.

Major Construction (Preferred Alternative) – This alternative would develop approximately 50 of the 961 undeveloped acres remaining at Riverside National Cemetery in a single construction project providing an additional 15 years of full-option burial capacity. This meets customer demand for burial options and consolidates all requirements into a single construction project with minimal disruption to cemetery operations.

Multiple Minor Construction Projects – An alternative to the major construction project is the development of several minor construction projects over multiple years. This would provide the same result as the major, but over a much longer period. This piece-meal approach to development would result in higher administrative project costs and overhead, inconsistent design approach due to multiple design contracts, and continuous disruption over several years therein detracting from the serenity of the cemetery.

State Veterans Cemetery – Another alternative to the major construction project is the development of a state Veterans cemetery with VA grant funding. To serve the existing Veteran population, a new state Veterans cemetery would need to be constructed in proximity to Riverside National Cemetery, which would begin to close to first interment burials in 2030 without an investment in a Major Construction or Multiple Minor Construction project alternatives above. However, it is unlikely that the State of California would consider constructing a replacement cemetery to the Riverside National Cemetery since the existing national cemetery has 921 acres remaining undeveloped and available for future cemetery expansions.

Status Quo – A no-action alternative is not considered viable because it results in NCA not fulfilling its goal to assure that eligible Veterans have access to a burial option. In a no-action alternative, over 772,000 Veterans in the Southern California area would no longer have access to burial in a national or state Veterans cemetery within a reasonable distance from their residence.

V. Analysis of Benefits

This major construction project will avoid gravesite depletion and loss of burial options for Veterans and align future depletion dates to provide an approximately additional 15+ years of full-option burial capacity.

	Current Depletion Date	Depletion Date After This Project
Pre-placed Crypts (caskets)	January 2032	2046
In-ground Cremation Sites	October 2034	2046
Columbarium Niches (cremation)	February 2030	2046

A single major construction project is the best option to ensure both continuity of benefits for Veterans and minimal disruption to the cemetery's national shrine environment. With this project, Riverside National Cemetery will continue to be a place of honor and memory in a majestic setting and an environment of serenity, historic sacrifice, and nobility of purpose. NCA strives to ensure that each visitor should depart feeling that the grounds, the gravesites, and the environs of the cemetery are a beautiful and awe-inspiring tribute to those who gave much to preserve our Nation's freedom and way of life.

VI. Demographic Data*

	<u>2027</u>	<u>2028</u>	<u>2033</u>	<u>Change</u> <u>2027-2033</u>
Annual Est. Veteran Deaths ¹	20,280	19,683	17,150	-15.4%

* Data relevant to the Riverside National Cemetery service area

¹ Annual estimated Veteran deaths within the cemetery's 75-mile service area

VII. Workload

	<u>2027</u>	<u>2028</u>	<u>2033</u>	<u>Change</u> <u>2027-2033</u>
Annual Interments ¹	6,694	6,547	5,892	-12.0%
Cumulative Interments ²	336,861	343,408	374,171	11.1%

¹ Annual interments = (casket + in-ground cremains + columbaria) interments

² Cumulative projected interments (all categories) beginning with figures from 2027 forward

VIII. Schedule

Initiate Construction Documents	May 2025
Construction Contract Award	January 2026
Complete Construction	July 2030

IX. Project Cost Summary of the Chosen Option

Site Preparation/Demolition	\$6,902,116
Gravesite Development	\$26,024,100
Infrastructure	\$43,939,717
Pre-Design Development Allowance	\$8,233,568
Site Improvements (Temp Facilities, Temp Utilities, Parking, Paving, Landscaping, etc.)	\$5,469,750
Other Improvements (FCA, Security, Energy)	\$4,715,521
Subtotal Estimated Base Construction Costs:	\$95,284,772
Other Costs:	
Technical Services	\$1,943,533
Construction Management Firm Costs	\$3,299,493
Construction Contingency	\$16,314,910
Escalation/Market Condition Allowance	\$53,885,432
Ingress/Egress/Env. Compliance/Permits & Mitigation	\$3,250,000
Project Labor Agreement Contingency	\$11,121,860
Subtotal Other Costs:	\$89,815,228
Total Estimated Project Cost	\$185,100,000

X. Operating Costs of the Chosen Option

	Project Activation Costs	Present Facility Operating Costs
Non-recurring costs: ¹		
Equipment costs	\$0	N/A
Total non-recurring	\$0	N/A
Recurring costs: ²		
Personnel and Compensation	(FTE: 0)	(FTE: 76) \$7,466,258
Other recurring (Services, Supplies, etc.)	\$0	\$9,283,642
Total recurring	\$0	\$16,749,900
Total Operating Cost	\$0	\$16,749,900

¹ Non-recurring costs: resources necessary to bring the project on-line

² Recurring costs: resources (including staff) necessary to support services to be provided from the space being built or remodeled on an annual basis

**Construction, Major
Advance Planning and Design Fund**

I. Budget Authority

2026 Budget Veterans Health Administration (\$000).....	\$75,339
2026 Budget National Cemetery Administration (\$000)	\$20,000
2026 Budget General Administration (Staff Offices) (\$000).....	\$10,000

II. Description of Program

This budget includes \$105.339 million in Advance Planning and Design Funds (APDF) for support of the VHA, NCA, and General Administration/Staff Offices. This allows VA to begin planning and design activities prior to obtaining funding for the construction and/or leasing contract.

VA uses APDF for developing the scope for design of major construction projects and leases, standards for planning, design, and construction for all VA projects, studies for technology, environment of care design, facility performance, as well as other requirements such as space, equipment for service delivery, physical security, structural safety, electrical, plumbing, communications, transport, roadway circulation, construction standards, design guides, heating, ventilation, air conditioning, water supply, drainage, cost estimating and others. Refined project requirements and standards result in optimum control of the environment of care for Veterans. It also provides a more accurate assessment of quality, performance, definition of project scope and cost estimates for all VA administrations and offices.

The APDF is used in VA for assessments of health care needs, design programs, facility condition assessments, and needs assessments that may or may not lead to capital investments and other capital investment activities, such as portfolio development and management activities and investment strategies. The fund can also be used for studies of utilities and capital facilities, to develop public private ventures (EULs), for costs of acquiring contracting services, to prepare campus and facility master plans, for feasibility studies relative to alternative sites and/or historic preservation plans, to conduct environmental assessments, impact studies, and energy studies or audits, to dispose of excess land, to conduct any due diligence studies in advance of land acquisition or lease contract, and design and construction-related research studies, including post-occupancy evaluations. The APDF request includes funds for activities such as master planning for new and expansion of existing national cemeteries, environmental assessments at national cemeteries, due diligence in advance of land acquisition, and conducting studies and facility condition assessments at national cemeteries and soldiers lots.

III. Background/Justification

In order to accomplish effective design, it is necessary to resolve functional and scope issues early in the planning process. VA utilizes a three-phase design process similar to that used in the private sector. The schematic design and design development evaluates alternative design concepts, establishes functional interrelationships, establishes floor plan layouts, and selects all building systems. The contract document preparation phase produces the detailed construction drawings in

order to enter a contract. This line item provides funding for schematic design, design development, and construction document phases up to 100% of design for major construction projects. This funding will ensure that sufficient design is completed prior to requesting construction funds.

This funding is needed to carry out planning and project development activities for projects to be submitted in future budget requests for construction funding as well as supporting capital facility related studies.

	2024 Actual	2025 Budget Estimate	2025 Current Estimate	2026 Request	2025-2026 Inc./Dec.
Veterans Health Administration	\$137,672	\$278,409	\$220,039	\$75,339	(\$144,700)
National Cemetery Administration	\$5,000	\$30,000	\$27,000	\$20,000	(\$7,000)
General Administration (Staff Office)	\$10,000	\$7,500	\$5,000	\$10,000	\$5,000
Total	\$152,672	\$315,909	\$252,039	\$105,339	(\$146,700)

**Construction, Major
Asbestos and Other Airborne Contaminates**

I. Budget Authority

2026 Budget (\$000)	\$1,000
---------------------------	---------

II. Description of Program

The Environmental Protection Agency Regulation 40 CFR, Part 61, is intended to protect the environment from asbestos emissions and Occupational Safety and Health Administration (OSHA) Regulation 29 CFR, Part 1910, is intended to protect people in the workplace. These regulations allow for several possible means of controlling airborne contamination, including removal and containment. 40 CFR, Part 61, Subparts A & B, and 29, Part 1910 prescribe measures to be taken to reduce health hazards caused by breathing airborne contaminants (i.e., asbestos fibers, lead paint particles, etc.). The hazards must be addressed when buildings are remodeled or demolished, and when airborne concentrations exceed defined levels.

III. Background/Justification

Asbestos has been identified in VA buildings, and a study was undertaken to determine the extent and intensity of the hazard these materials present. A substantial amount of removal work is required to meet current code requirements. Disturbance of this asbestos during renovation will require costly precautions to avoid hazards. When asbestos health hazards at VA facilities have been identified and evaluated in association with a construction project, they will be abated in the most cost-effective manner.

	2024 Actual	2025 Budget Estimate	2025 Current Estimate	2026 Request	2025-2026 Inc./Dec.
Asbestos	\$8,000	\$1,000	\$18,000	\$1,000	(\$17,000)

Construction, Major Claims Analyses

I. Budget Authority

2026 Request (\$000).....	\$1,000
---------------------------	---------

II. Description of Program

This request provides a source of funds for contracting the services of an independent claims analyst. These services are necessary to provide: 1) an independent analysis of VA's potential liability on claims made on specific construction projects; 2) documentation and analysis to assist VA's legal counsel in developing its case; and 3) expert witness services in defense of VA.

III. Background/Justification

VA has been subject to litigation due to contractor claims on construction projects. The growing complexity and litigious nature of the Construction industry has led to an increase in the number of claims filed against VA. Contractors often utilize a team of experienced lawyers and engineers dedicated to the task of preparing and litigating claims on a specific project. The Government can no longer adequately defend itself in large claims relying solely on the expertise of VA and Department of Justice personnel (project managers, resident engineer and general counsel). Utilizing a line item in support of this program is consistent with the method of funding for other Construction-related costs such as asbestos abatement and hazardous removal and cleanup. It is in keeping with generally accepted accounting principles in that the total of the various phases of a project would capture all costs related to a particular project.

	2024 Actual	2025 Budget Estimate	2025 Current Estimate	2026 Request	2025-2026 Inc./Dec.
Claims Analyses	\$0	\$500	\$750	\$1,000	\$250

Construction, Major Hazardous Waste Abatement

I. Budget Authority

2026 Budget (\$000).....	\$1,000
--------------------------	---------

II. Description of Program

This program provides funds for the clean-up of hazardous substances, pollutants, and contaminants (other than asbestos, which is funded from a separate line item) for which VA has been identified as a Potentially Responsible Party (PRP) pursuant to the Comprehensive Environment Response, Compensation and Liability Act of 1980 (CERCLA), or a comparable State statute; and those situations where VA has itself identified an urgent need for the clean-up of such substances for which it is responsible, even without being identified as a PRP. This program will not be used to fund non-urgent hazardous substance abatement activities that are routinely funded as a construction project or part of a project. However, this fund may be used for clean-up of such substances where an unanticipated urgent condition involving such substances occurs or is discovered after commencement of actual construction work on the project.

III. Background/Justification

CERCLA, as amended by the Superfund Amendments and Reauthorization Act of 1986, makes all parties who have generated hazardous substances (including pollutants and contaminants), transported such substances, or are the owners or operators of the disposal site for such substances liable for the clean-up costs if such substances are released or are about to be released into the environment. Such parties are identified as PRP's and are jointly and severally liable for the costs associated with clean-up of such release sites. In a situation where joint and severable liability applies, if some PRP's become bankrupt or are otherwise exempted from liability, the remaining PRP's become liable for the full cost of clean-up, regardless of the amount of substance contributed. VA, as a generator of hazardous substances, pollutants and contaminants is subject to the assessment of clean-up costs if there is a release or threatened release of such substances into the environment and VA is identified as a PRP. Such clean-up costs may include but are not limited to: 1) studies; 2) pre-and post-testing and monitoring; 3) cost of consultants, environmental specialists and certified industrial hygienists; and 4) the cost of removal and/or remediation.

	2024 Actual	2025 Budget Estimate	2025 Current Estimate	2026 Request	2025-2026 Inc./Dec.
Hazardous Waste Abatement	\$1,000	\$1,000	\$0	\$1,000	\$1,000

**Construction, Major
Major Construction Staff**

I. Budget Authority

2026 Budget (\$000).....	\$150,000
--------------------------	-----------

II. Description of Program

This request provides funding for the Office of Construction and Facilities Management (CFM) staff from new major construction appropriations in the amount of \$150 million. CFM provides program oversight and management for major construction and lease projects. The funding requested will support the Department to serve Veterans by planning, designing, constructing, and acquiring facilities and real property through purchase or lease, engaging in land management and minor construction activity, and setting design and construction standards. Funding will cover all costs for these employees, including salary, rent, contracts, training, travel and change of station.

III. Background/Justification

Funding for an amount of \$150 million is requested for staff located throughout the country at approximately 50 sites, including VA Central Office, and for construction manager contracts. This line centralizes costs and provides the flexibility to staff across all CFM programs. The funds will be used to reimburse the CFM General Administration account. See *Volume 3, Part 5 General Administration, Office of Acquisition, Logistics, and Construction (OALC)*.

Construction, Major
Non-Departmental Federal Entity to Provide Full Project Management Support

I. Budget Authority

2026 Budget (\$000).....	\$162,733
--------------------------	-----------

II. Description of Program

This request will assist in the management of VA major construction projects with a total estimated cost of \$100 million or greater. VA uses the non-Departmental Federal Entity line item to provide project management services for medical facilities projects to include project design, on site construction management, contract management, fiscal management, reporting and other requirements. It is estimated that the cost of these services will be 10% of the estimated construction cost and 8% of the design cost of a project.

The fund can also be used for Non-Departmental Federal Entity support on project audits, studies, metrics development, and planning efforts to enhance VA's ability to provide state-of-the-art major medical facilities and leases to serve Veterans.

III. Background/Justification

38 U.S.C. Section 8103(e)(1) and Public Laws 114-58 and 115-141 require a non-Departmental Federal entity provide full project management services and support in managing VA's large major construction projects. Large construction projects are defined as medical facility projects with a total estimated cost more than \$100 million. Funds appropriated to major construction projects do not cover these management services and support costs. The funding requested each year is directly related to the VA projects that are in excess of \$100 million.

	2024 Actual	2025 Budget Estimate	2025 Current Estimate	2026 Request	2025-2026 Inc./Dec.
Non-Departmental Federal Entity to Provide Full Project Management	\$12,000	\$134,481	\$28,212	\$162,733	\$134,521

Page Intentionally Left Blank



Construction – Minor Projects

Budget Request.....\$232,000,000

Appropriation Language

For constructing, altering, extending and improving any of the facilities, including parking projects, under the jurisdiction or for the use of the Department of Veterans Affairs, including planning and assessments of needs which may lead to capital investments, architectural and engineering services, maintenance or guarantee period services costs associated with equipment guarantees provided under the project, services of claims analysts, offsite utility and storm drainage system construction costs and site acquisition, or for any of the purposes set forth in sections 316, 2404, 2406 and chapter 81 of title 38, United States Code, not otherwise provided for, where the estimated cost of a project is equal to or less than the amount set forth in section 8104(a)(3)(A) of title 38, United States Code, [\$692,000,000] *\$232,000,000*, of which [\$612,000,000] *\$152,000,000* shall remain available until September 30, [2029] 2030, and of which \$80,000,000 shall remain available until expended, along with unobligated balances of previous "Construction, Minor Projects" appropriations which are hereby made available for any project where the estimated cost is equal to or less than the amount set forth in such section: *Provided*, That funds made available under this heading shall be for: (1) repairs to any of the nonmedical facilities under the jurisdiction or for the use of the Department which are necessary because of loss or damage caused by any natural disaster or catastrophe; and (2) temporary measures necessary to prevent or to minimize further loss by such causes.

Minor, Program Description

The Construction, Minor projects appropriation provides for constructing, altering, extending and improving Department of Veterans Affairs (VA) facilities, including planning, assessment of needs, architectural and engineering services, site acquisition and disposition, where the estimated cost of a project is equal to or less than \$30 million. The 2026 minor construction budget of \$232 million includes \$148.2 million in ongoing prior-year Strategic Capital Investment Planning (SCIP) process initiatives, \$58 million for new SCIP process initiatives, \$21.4 million for under threshold, emergent needs, contingencies, and \$4.4 million for required Department of State Capital Sharing Cost Sharing program that are not reviewed through SCIP.

Minor Appropriation Highlights

Minor Appropriation Highlights - Summary (Dollars in thousands)					
2025					
	2024 Actual	Budget Estimate	Current Estimate	2026 Request	2025-2026 Inc./Dec.
Appropriation Recoveries of Prior Year Obligations	\$692,000	\$380,453	\$692,000	\$232,000	(\$460,000)
Cancelled Funds	\$93,871	\$0	\$0	\$0	\$0
Cancelled Funds	(\$6,430)	\$0	\$0	\$0	\$0
Total Un-obligated Balance brought Forward	\$1,413,956	\$1,259,956	\$1,160,865	\$950,145	(\$210,720)
<i>Un-obligated Balance brought Forward Un-expired Accounts</i>	\$1,363,656	\$0	\$1,121,388	\$900,145	(\$221,243)
<i>Un-obligated Balance brought Forward Expired Accounts</i>	\$50,300	\$0	\$39,477	\$50,000	\$10,523
Total Budgetary Resources	\$2,193,397	\$1,640,409	\$1,852,865	\$1,182,145	(\$670,720)
Total Direct Obligations	\$1,032,532	\$1,116,000	\$902,720	\$764,457	(\$138,263)
<i>Obligations in Un-expired Accounts</i>	\$1,003,639	\$0	\$898,720	\$760,457	(\$138,263)
<i>Obligations in Expired Accounts*</i>	\$28,893	\$0	\$4,000	\$4,000	\$0
Total Un-obligated Balance end of year	\$1,160,865	\$524,409	\$950,145	\$417,688	(\$532,457)
<i>Un-obligated Balance end of Year Un-expired Accounts</i>	\$1,128,961	\$524,409	\$908,145	\$379,688	(\$528,457)
<i>Un-obligated Balance end of Year Expired Accounts*</i>	\$31,904	\$0	\$42,000	\$38,000	(\$4,000)

* Includes funds from expired budgetary resources

Minor Appropriation Highlights by Administration (Dollars in thousands)					
	2024 Actual	2025 Budget Estimate	2025 Current Estimate	2026 Request	2025-2026 Inc./Dec.
Veterans Health Administration (VHA)					
Appropriation	\$346,150	\$64,453	\$274,075	\$95,600	(\$178,475)
Recoveries of Prior Year Obligations	\$63,538	\$0	\$0	\$0	\$0
Cancelled Funds	(\$4,580)	\$0	\$0	\$0	\$0
Total Budgetary Resources	\$405,107	\$64,453	\$274,075	\$95,600	(\$178,475)
Un-obligated Balance brought Forward*	\$1,074,953	\$833,592	\$685,680	\$360,010	(\$325,670)
Un-obligated Balance end of year*	\$685,680	\$99,045	\$360,010	\$95,153	(\$264,857)
Obligations*	\$794,379	\$799,000	\$599,745	\$360,457	(\$239,288)
National Cemetery Administration (NCA)					
Appropriation	\$182,560	\$174,075	\$276,000	\$86,000	(\$190,000)
Recoveries of Prior Year Obligations	\$8,789	\$0	\$0	\$0	\$0
Total Budgetary Resources	\$191,349	\$174,057	\$276,000	\$86,000	(\$190,000)
Un-obligated Balance brought Forward*	\$156,094	\$206,654	\$239,857	\$330,857	\$91,000
Un-obligated Balance end of year*	\$239,857	\$195,729	\$330,857	\$231,857	(\$99,000)
Obligations*	\$107,587	\$185,000	\$185,000	\$185,000	\$0
Veterans Benefits Administration (VBA)					
Appropriation	\$62,070	\$46,080	\$46,080	\$17,000	(\$29,080)
Recoveries of Prior Year Obligations	\$7,696	\$0	\$0	\$0	\$0
Cancelled Funds	(\$1,378)	\$0	\$0	\$0	\$0
Total Budgetary Resources	\$68,388	\$46,080	\$46,080	\$17,000	(\$29,080)
Un-obligated Balance brought Forward*	\$67,756	\$83,346	\$88,461	\$89,541	\$1,080
Un-obligated Balance end of year*	\$88,461	\$84,426	\$89,541	\$61,541	(\$28,000)
Obligations*	\$47,683	\$45,000	\$45,000	\$45,000	\$0
General Administration - Staff Offices					
Appropriation	\$101,220	\$95,845	\$95,845	\$33,400	(\$62,445)
Recoveries of Prior Year Obligations	\$13,848	\$0	\$0	\$0	\$0
Cancelled Funds	(\$471)	\$0	\$0	\$0	\$0
Total Budgetary Resources	\$114,597	\$95,845	\$95,845	\$33,400	(\$62,445)
Un-obligated Balance brought Forward*	\$115,153	\$136,364	\$146,867	\$169,737	\$22,870
Un-obligated Balance end of year*	\$146,867	\$145,209	\$169,737	\$138,137	(\$31,600)
Obligations*	\$82,883	\$87,000	\$72,975	\$65,000	(\$7,975)

* Includes funds from expired budgetary resources

Five Year Budget vs Enacted
(Dollars in thousands)

	2021	2022	2023	2024	2025
Budget	\$400,000	\$553,000	\$626,110	\$680,000	\$380,453
Enacted/ Estimate	\$354,300	\$553,000	\$626,110	\$692,000	\$692,000

Summary of Budget Request
(Dollars in thousands)

VA requests \$232,000,000 in 2026 for Construction, Minor projects. A summary of the program funding level by activity follows:

Administration	2026 Budget (\$000)
Veterans Health Administration	\$95,600
National Cemetery Administration	\$86,000
Veterans Benefits Administration	\$17,000
General Administration - Staff Offices	\$33,400
Total, Construction Minor Program	\$232,000

Changes from Original 2025 Budget Estimate to Current Estimate (Dollars in thousands)			
	2025 Budget Estimate	2025 Current Estimate	Increase (+) Decrease (-)
Appropriation	\$380,453	\$692,000	\$311,547
Rescission	\$0	\$0	\$0
Transfer/Reprogramming	\$0	\$0	\$0
Budget Authority	\$380,453	\$692,000	\$311,547
Appropriation	\$380,453	\$692,000	\$311,547
Recoveries of Prior Year Obligations	\$0	\$0	\$0
Total Budgetary Resources	\$1,640,409	\$1,852,865	\$212,456
Un-obligated Balance brought Forward*	\$1,259,956	\$1,160,865	(\$99,091)
Un-obligated Balance end of year*	\$524,409	\$950,145	\$425,736
Obligations*	\$1,116,000	\$902,720	(\$213,280)

* Includes funds from expired budgetary resources

Veterans Health Administration Minor Construction Projects

I. Budget Authority

2026 Budget (\$000).....	\$95,600
--------------------------	----------

II. Description/Justification of Program

The minor construction program is an integral component of VHA’s overall construction program and permits VA to address space and functional changes to efficiently shift treatment of patients from hospital-based to outpatient care settings; realign critical services; improve management of space, including vacant and underutilized space; improve facility conditions; and other critical infrastructure needs. VHA’s 2026 minor construction budget is based upon SCIP prioritization for construction projects that will address the most critical minor construction needs in the system by funding efforts such as facilitating infrastructure rightsizing; enhancing women’s health programs; constructing private inpatient beds; providing additional domiciliaries to further address Veterans’ homelessness; improving access to healthcare, including providing additional parking structures where needed; improving safety; transforming community living centers to be more veteran-centric; enhancing patient privacy; and enhancing research capability. Additionally, \$1.8 million is needed as VHA’s prorated share of the Department of State’s Capital Security Cost Sharing program for VHA’s facilities in Manila.¹

¹The Secure Embassy Construction and Counterterrorism Act of 1999, Section 1000(a) (7) of Public Law 106-113, was amended to include the Capital Security Cost Sharing program. Agencies with personnel overseas that occupy space controlled by the Department of State (DoS) shall provide funding in advance for their share of costs for new construction. DoS is implementing a 14 year, \$17.5 billion capital construction program to replace 150 Embassy and consulate compounds.

National Cemetery Administration Minor Construction Projects

I. Budget Authority

2026 Budget (\$000)	\$86,000
---------------------------	----------

II. Description/Justification of Program

NCA's 2026 minor construction budget is based upon SCIP prioritization for projects that will address the most critical minor construction needs. Funds requested in 2026 will provide for continued funding of gravesite expansion and columbaria projects to keep existing national cemeteries open and will support urban and rural initiatives. The budget will also address infrastructure deficiencies and other requirements necessary to support National Cemetery operations including repair projects identified in the Facility Condition Assessment report and the Millennium Act study on improvements to Veterans' cemeteries. Projects for irrigation improvements, renovation and repair of buildings, and roadway repairs and drainage improvements are critical to serving Veterans and ensuring that the cemeteries are maintained as national shrines. Projects will also address administrative and management functions that support cemetery operations.

In addition, these funds may be used for any of the 158 national cemeteries and 35 soldiers lots and monument sites under NCA's jurisdiction requiring emergency repairs because of floods, fires, hurricanes, tornadoes, earthquakes, strong winds, etc., where no other means of funding exist. Natural disasters or catastrophes are unforeseeable, and repairs must be made to damaged facilities when they occur.

The 2026 Minor Construction budget includes funding for land acquisition. NCA currently has the legal authority to acquire land for establishing new national cemeteries and to expand existing cemeteries. This will provide NCA funding to purchase land for future gravesite expansions that will be funded as minor projects. All land purchases will be evaluated through the SCIP process.

Veterans Benefits Administration
Minor Construction Projects

I. Budget Authority

2026 Budget (\$000).....	\$17,000
--------------------------	----------

II. Description/Justification of Program

VBA’s 2026 minor construction budget is based upon SCIP prioritization for projects that will address the most critical minor construction needs and includes funding to address an ongoing national need for relocations, realignments, tenant improvements, repair and alteration projects. Additionally, \$2.4 million is needed as VBA’s prorated share of the Department of State’s Capital Security Cost Sharing program for VBA’s regional office in Manila.¹ These projects are critical to ensuring continued world-class service delivery of benefits to veterans and their families and to the well-being of our Federal employees.

¹The Secure Embassy Construction and Counterterrorism Act of 1999, Section 1000(a) (7) of Public Law 106-113, was amended to include the Capital Security Cost Sharing program. Agencies with personnel overseas that occupy space controlled by the Department of State (DoS) shall provide funding in advance for their share of costs for new construction. DoS is implementing a 14 year, \$17.5 billion capital construction program to replace 150 Embassy and consulate compounds.

**General Administration / Office of Information Technology /
Staff Offices
Minor Construction Projects**

I. Budget Authority

2026 Budget (\$000).....	\$33,400
--------------------------	----------

II. Description/Justification of Program

Funds budgeted in 2026 will address the most critical minor construction needs. Funds will be used to make enhancements to improve operations for the Department's staff offices (including Office of Information and Technology), as well as to complete necessary modifications and upgrades to existing facilities to expand the Departments data capabilities. Offices contained within the Central Office buildings and other VA-occupied non-patient care buildings are also included in this program.



Major Medical Facility Construction Projects Authorizations, and Lease Notifications

Introductory Statement

This chapter fulfills several statutory and Congressional requirements for authorization requests and notifications regarding major medical facility construction and leasing projects and confirms two additional declaration requirements. Requirements are listed below:

- Notification and submittal of a prospectus for all major medical facility construction projects and for all major medical facility leases exceeding the average annual rent equal to or greater than the threshold listed in 40 United States Code (U.S.C.) § 3307(a) (38 U.S.C. § 8104 (b)).
- Report to Congressional Committees on proposed obligations in excess of \$500,000 from the Advance Planning and Design Fund of the Department toward design or development of a major medical facility project 30 days prior to the obligation (38 U.S.C. § 8104(f)); projects that receive authorization are not subject to this requirement.
- All major medical facility leases with an average annual rent equal to or greater than the threshold listed in 40 U.S.C. § 3307(a) require a resolution by the Committee on Veterans' Affairs of the Senate and the Committee on Veterans' Affairs of the House of Representatives prior to appropriation of funds (Public Law (P.L.) 117-168 § 703(a)(4)(B)).
 - The Department of Veterans Affairs (VA) considers a "new lease of real property" as one that pertains to real property that VA has never before leased, as well as succeeding or follow-up leases that have expired or will soon expire. Lease extensions, expansions, renewals or other leases with pre-negotiated options are not considered new leases within the meaning of P.L. 112-74, Consolidated Appropriations Act of 2012, Division C § 625.
 - VA is not required to request Congressional resolution for leases of non-major medical facility space.
 - VA leases will be executed under General Services Administration (GSA) authority (see below for more detail).
 - Threshold of lease is subject to annual adjustment in accordance with 40 U.S.C. § 3307(h).

Page Intentionally Left Blank.

Authorization Request and Notification

The VA requests an authorization of \$1,762,668,000 for one major medical facility project. Projects for which authorization is being requested and notification is provided in 2025 are shown in the table below.

Authorization Request and Notification			
	Location	Project Name – Short Description	Authorization Request (\$000)
2026 Major Medical Facility Projects Authorization Request			
1	St. Louis, MO	Replace Bed Tower, Clinical Building Expansion, Consolidated Administrative Building and Warehouse, Utility Plant and Parking Garages	\$1,762,668
Total, 2026 Major Project Authorization Request			\$1,762,668

¹Prospectus for this project can be found in Chapter 2 of this volume.

Notification of Intent to Obligate Over \$500,000 in Advance Planning and Design Funds (APDF)

As required by title 38, U.S.C., section 8104(f), VA may not obligate funds in an amount in excess of \$500,000 from the APDF of the Department toward design or development of a major medical facility project unless the Secretary submits to the Congressional Committees a report on the proposed obligation 30 days prior to obligation. Projects that receive specific authorization are not subject to this requirement. In accordance with this requirement, the Department provides notification for the following eight major medical facility projects:

Major Projects with Planned APDF Obligation over \$500,000	
Location	Project Name – Short Description
Atlanta, GA	New Medical Center Replacement
Manchester, NH	New Healthcare Facility
Manhattan, NY	New Medical Center Replacement
Nashville, TN	New Medical Center Replacement
Omaha, NE	New Medical Center Replacement
Philadelphia, PA	New Medical Center Replacement
Raleigh-Durham, NC	New Medical Center Replacement
Washington, DC	New Medical Center Replacement

Major Lease Notification

The VA requests, simultaneous to its annual budget submission, authorizing resolutions by the Committee on Veterans' Affairs of the Senate and the Committee on Veterans' Affairs of the House of Representatives prior to appropriation of funds (P.L. 117-168 § 703(a)(4)(B)) for three major medical facility leases. Leases for which Congressional Committee approval is being requested are shown in the table below. Inclusion in the budget acts as an authorization request and prospectuses for the 2026 Veterans Health Administration (VHA) leases with an annual average unserviced rent that exceeds the threshold as listed in 40 U.S.C. § 3307(a) (\$3,926,211) can be found beginning on page 4-7. These budget estimates are anticipated to be incurred in FY 2027 and thereafter.

2026 Major Medical Facility Lease Notification			
	Location ¹	Project Name – Short Description	Resolution Request (\$000)
1	Austin, TX ²	Outpatient Clinic	\$92,049
2	Fort Worth, TX ²	Outpatient Clinic	\$85,679
3	Harlingen, TX ²	Health Care Center	\$59,177
Total, 2026 Major Lease Notification			\$236,905

¹ Location for Major Leases is the vicinity in which the final chosen location is expected.

² Prospectus for this project can be found in Chapter 4 of this volume.

GSA Authority

Leases will be solicited using GSA's leasing authority in order to solicit, award, and obligate funding for these major medical leases. This request mirrors the approach taken for hundreds of smaller VA leases and involves a thorough review by GSA. VA and GSA have worked closely together to establish the requirements and streamline the request and review process in order to comply with key requirements. Leases may be executed by either VA or GSA. Leases that exceed GSA's current prospectus threshold of \$3.926 million (subject to annual updates) will also require GSA's committees' approvals. GSA and VA work closely to ensure that GSA's leasing policy requirements are met. The Administrator of GSA will consider each request individually and make a decision to grant a delegation or execute the lease directly.

There is one non-medical facility replacement lease with an annual average unserviced rent over \$1,000,000 for 2026. GSA will execute this lease and VA will enter into an occupancy agreement with GSA.

Major Non-Medical Lease		
Location	Project Name – Short Description	Total Estimated Cost (\$000)
Nashville, TN	Replacement Regional Office	\$3,000

Reporting Requirements

The status reports for authorized major medical facility projects and authorized/Committee Resolution approved leases can be found on pages 4-61 through 4-66.

Declarations

All VA facilities, including sites, are intended to be barrier free. Due to patient care requirements, at some locations VA accessibility standards exceed the GSA minimum requirements.

All projects comply with the requirements of the Coastal Barrier Resources Act (P.L. 97-348).

Page Intentionally Left Blank.

**Outpatient Clinic Lease
in Support of the Olin E. Teague Department of Veterans Affairs (VA) Medical Center
(VAMC)**

This proposal provides for a replacement Outpatient Clinic lease in the vicinity of Austin, Texas, to provide necessary services in support of the Olin E. Teague VAMC, in Temple, Texas.

I. Budget Authority:

<u>Lease Term</u>	<u>2026 Committee Resolution Request</u>	<u>Unserviced Annual Rent</u>
Up to 20 years	\$92,049,000	\$12,227,000

II. Priority Score: Fiscal Year (FY) 2026 – 0.370

III. Description of Project:

This project proposes to lease an approximately 194,912 net usable square foot (NUSF) replacement Outpatient Clinic in the vicinity of Austin, Texas, including 1,278 parking spaces. The new lease would allow for the continuation of vital outpatient care currently provided at the existing Austin Outpatient Clinic. The new lease would provide Outpatient services and Ancillary services, improving the Veteran experience in a right-sized and energy-efficient health care facility.

IV. Alternatives to Lease Considered:

Status Quo:

The Status Quo would continue to provide the current level of Outpatient services, and Ancillary services to Veterans at the existing Austin Outpatient Clinic. However, the current Austin Outpatient Clinic lease expires in February 2033. For this reason, the status quo alternative is not viable.

Alternative 1: New Lease (Preferred Alternative)

This alternative proposes to lease an approximately 194,912 NUSF replacement Outpatient Clinic in the vicinity of Austin, Texas, including 1,278 parking spaces. The lease would replace the existing Austin Outpatient Clinic to allow for the continuation of vital outpatient care. The new lease would continue to provide care in an energy efficient facility, with sufficient space for outpatient services. In addition, the lease would provide VA with flexibility should Veterans' demand for outpatient services or Veteran demographics shift in the future. For these reasons, this is the preferred alternative.

Alternative 2: New Construction

This alternative proposes for VA to acquire land and construct a new, approximately 263,131 gross square foot (GSF) (equivalent to approximately 194,912 NUSF) Outpatient Clinic in the vicinity of Austin, Texas, including 1,278 parking spaces. The New Construction alternative would provide for the continuation of vital outpatient care in the same manner as the lease alternative. However, a permanent VA-owned facility would limit flexibility to relocate services in the future based on changes in Veteran demographics. In addition, new construction would require a longer implementation timeline for this project. Therefore, this is not the preferred alternative.

Alternative 3: Renovation

This alternative proposes to renovate a vacant or underutilized VA-owned facility for use as an outpatient clinic. For this alternative to be successful, VA would need to own a building within the same geographical area as the proposed lease with a floor plan able to accommodate the requirements proposed in this project. In addition, as part of the SCIP process, VA identified an overall space gap (deficit) for this market that would not be resolved through renovating space. Therefore, this is not a viable option and has been excluded from the quantitative analysis below.

Alternative 4: Contract Out

This alternative assumes that all Outpatient and Ancillary services proposed in this project would be contracted out to fee-basis providers in the Austin area. There may not be sufficient, qualified private health care providers in the Austin area to absorb the current and projected Veteran workload. In addition, this alternative may be more costly and could result in a loss of quality and control over Veteran health care. Therefore, this alternative is not optimal and is the least preferred.

Alternative 5: Acquisition of an Existing Facility through Purchase

This alternative proposes for VA to purchase an existing facility in the local community that is suitable for renovation and able to accommodate all project requirements in the same manner as the lease alternative. However, a permanent VA-owned facility would limit flexibility to relocate services in the future based on changes in Veteran demographics. High-level market research and interviews with local VA planners have indicated that a suitable facility for purchase and subsequent renovation does not exist in the delineated market area of the proposed project. Therefore, this is not a viable option and has been excluded from the quantitative analysis below.

Alternative 6: Collaboration with Department of Defense (DoD) for a Joint Facility

This alternative proposes to lease a new shared facility with the DoD as a sub-lessee. This alternative would address all project requirements in the same manner as the lease alternative. The nearest DoD clinical location is at the Schertz Medical Home, which is approximately 52 miles away. However, according to local VA planners and Veterans Health Administration's (VHA) Office of Interagency Health Affairs – Office of VA-DoD Coordination, there are currently no additional DoD facility sharing opportunities for the proposed project. Therefore, this is not a viable option and has been excluded from the quantitative analysis below.

V. Analysis of Costs (discounted dollars in thousands):

	Acquisition*	Ancillary Services**	Equipment and Other Items	Total Life Cycle	Total # of Full-time Employee Equivalents (FTEE)	Net New FTEE	Net Present Value
Status Quo	\$0	\$4,184,980	\$0	\$4,184,980	458	N/A	N/A
Lease	\$125,006	\$4,254,450	\$48,194	\$4,427,650	458	0	(\$242,670)
Renovation	N/A	N/A	N/A	N/A	N/A	N/A	N/A
New Construction	\$494,136	\$4,045,848	\$48,194	\$4,588,178	458	0	(\$310,304)
Contract Out	\$94,203	\$5,408,989	\$0	\$5,503,192	25	-433	(\$1,318,213)
Acquire Existing Facility	N/A	N/A	N/A	N/A	N/A	N/A	N/A
VA/DoD Collaboration	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Other (if applicable)	N/A	N/A	N/A	N/A	N/A	N/A	N/A

* This is the total estimated cost for construction/renovation projects or build-out (special purpose renovations) for leases, in discounted dollars.

** This is defined as operating expenses and supplies (recurring costs from the cost-effectiveness analysis template)

VI. Analysis of Benefits:

The preferred alternative, New Lease, would deliver the best benefit to VA compared to all other alternatives. As discussed in the previous section: Status Quo does not address any of the existing gaps; New Construction would result in a longer timeline to meet the veteran demand within this lease; Contract Out could result in a loss of quality and control over Veteran health care; and the Renovation, Acquire an Existing Facility, and VA/DoD Collaboration alternatives are not viable. The New Lease alternative, with total life cycle costs of approximately \$4.43 billion and a net present value of approximately -\$242.7 million, would offer the most cost-effective and flexible alternative, and would fully support VA's strategic goals and objectives and close gaps identified by the SCIP process in a timely and efficient manner to provide high-quality, reliable, accessible care to Veterans.

The proposed lease would allow the Department to continue to provide Veterans access to high-quality, reliable health care in the Austin area. A new lease would also provide future flexibility to the Department. Based on changes in Veteran demographics, workload patterns, and emergent health care delivery practices, a flexible lease alternative would allow VA to scale real property assets to adapt to changes without committing the Department to long-term obligations.

This project addresses space gaps and would enhance Veteran health care services in the Austin market. As workload for Ambulatory Services and Procedures and Mental Health Stops and 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, and accessible facility would allow optimized VA care delivery, improved Veteran satisfaction, increased team coordination, improved workflows, and improved recruitment and retention for VA staff.

VII. Demographic Data*:

	<u>2023</u>	<u>2028</u>	<u>2033</u>	<u>2043</u>	<u>Change (2023-2043)</u>
Veteran Population	243,554	246,929	244,861	236,280	-3.0%
Enrollees	137,914	150,731	163,566	174,406	26.5%

*Data reflects the VISN 17, Central market.

VIII. Workload*:

	<u>2023</u>	<u>2028</u>	<u>2033</u>	<u>2043</u>	<u>Change (2023-2043)</u>
Ambulatory Procedures	84,300	105,474	127,829	162,209	92.4%
Ambulatory Services	1,284,311	1,596,496	1,944,459	2,371,386	84.6%
Mental Health Stops	81,322	99,080	106,135	112,669	38.5%
Mental Health Services	251,624	322,089	399,061	513,392	104.0%

* Data reflects workload for VISN 17, Central market; Pharmacy and Laboratory and Pathology Stops are excluded.

IX. Schedule*:

Award Lease	24 months after release of President's Budget
Complete Construction/Acceptance	37 months after lease award
Activation/Occupancy	6 months after construction

* The schedule above is dependent on passage of committee resolutions by the House Committees on Veterans' Affairs and Transportation and Infrastructure and the Senate Committees on Veterans' Affairs and Environment and Public Works.

X. Project Cost Summary of the Chosen Option:

Estimated Annual Rent	\$12,227,000
Estimated Rental Rate ¹	\$62.73 /NUSF
Proposed Lease Authority	Up to 20 years
Net Usable Square Feet	194,912
Parking Spaces	1,278
Scoring	Operating Lease
Medical and Other Related Alterations (Lump Sum Payment) ²	\$79,822,000

¹ This estimate is for FY 2030 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. VA will conduct a competitive procurement and negotiate with offerors to ensure that lease award is made in the best interest of the Government.

² This represents an estimated lump sum payment to the lessor for the purchase and installation of build-out requirements not included in the annual rent. The actual lump sum amount may vary based on offers received.

XI. Additional GSA Information:

Lease Type:	Replacement
Current NUSF:	194,912
Proposed NUSF ¹ :	194,912 (Approx. 233,894 American National Standards Institute/Building Owners and Managers Association Occupant Area Square Feet (ABOA SF))
Expansion/Reduction NUSF:	0
Current NUSF/Person:	Not applicable, clinical space
Proposed NUSF/Person:	Not applicable, clinical space
Proposed Maximum Lease Term:	20 Years
Expiration Dates of Current Leases ² :	194,912 NUSF - 02/25/2033
Delineated Area:	
<ul style="list-style-type: none">• <u>North</u>: East on US Highway 183, East on Highway 290• <u>East</u>: South on State Highway 130, West on State Highway 71, South on US Highway 183• <u>South</u>: West on Dee Gabriel Collins Road, South on McKinney Falls Parkway, West on East William Cannon Drive• <u>West</u>: North on MoPac Expressway	
Congressional District(s):	TX-35, TX-37
Number of Official Parking Spaces ³ :	1,278
Scoring:	86.60%
Proposed Rental Rate:	\$62.73
Proposed Total Unserved Annual	\$12,227,000
Cost:	
Current Total Unserved Annual	\$12,136,034
Cost:	

¹ As VA continues the modernization of its leasing program, the intent is for all acquisitions utilizing the Request for Lease Proposals (RLP) method to use a square footage metric better aligned with industry standards. The ABOA SF estimate will be finalized during pre-design.

² VA will coordinate with GSA to execute such interim leasing actions as are necessary to ensure continued housing of VA services 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.

³ VA may pursue structured parking, instead of surface parking, during lease execution depending on land parcel availability.

VA routinely evaluates and revises its leasing process to ensure it is grounded in private-sector real estate best practices for healthcare delivery, responsive to the emerging demands of the Veteran population, and fully aligned with federal budget processes. VA also works closely with the GSA to ensure it has the latest government-wide guidance, tools, and procedures in place.

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 higher⁴.

⁴ Per the legal authority in 42 U.S.C. § 17091 based on the originating legislation EISA 2007 § 435, with only certain exceptions, federal agencies are not to enter into a contract to lease space in a building that has not earned the ENERGY STAR label in the most recent year.

Additionally, VA may change the delineated area for this project, keeping in mind speed to market, project costs and potential existing inventory as well as Veteran demographics and maintaining sufficient competition.

**Outpatient Clinic Lease
in Support of the Dallas Department of Veterans Affairs (VA) Medical Center (VAMC)**

This proposal provides for a replacement Outpatient Clinic lease in the vicinity of Fort Worth, Texas, to provide necessary services in support of the Dallas VAMC, in Dallas, Texas.

I. Budget Authority:

<u>Lease Term</u>	<u>2026 Committee Resolution Request</u>	<u>Unserviced Annual Rent</u>
Up to 20 years	\$85,679,000	\$11,375,000

II. Priority Score: Fiscal Year (FY) 2026 – 0.367

III. Description of Project:

This project proposes to lease an approximately 177,230 net usable square foot (NUSF) replacement Outpatient Clinic in the vicinity of Fort Worth, Texas, including 1,095 parking spaces. The new lease would allow for the continuation of vital outpatient care currently provided at the existing Fort Worth Outpatient Clinic. The new lease would provide Outpatient services and Ancillary services, improving the Veteran experience in a right-sized and energy-efficient health care facility.

IV. Alternatives to Lease Considered:

Status Quo:

The Status Quo would continue to provide the current level of Outpatient and Ancillary services to Veterans at the existing Fort Worth Outpatient Clinic. However, the current Fort Worth Outpatient Clinic lease expires in November 2030. For this reason, the status quo alternative is not viable.

Alternative 1: New Lease (Preferred Alternative)

This alternative proposes to lease an approximately 177,230 NUSF replacement Outpatient Clinic in the vicinity of Fort Worth, Texas, including 1,095 parking spaces. The lease would replace the existing Fort Worth Outpatient Clinic to allow for the continuation of vital outpatient care. The new lease would continue to provide care in an energy efficient facility, with sufficient space for outpatient services. In addition, the lease would provide VA with flexibility should Veterans' demand for outpatient services or Veteran demographics shift in the future. For these reasons, this is the preferred alternative.

Alternative 2: New Construction

This alternative proposes for VA to acquire land and construct a new, approximately 239,261 gross square foot (GSF) (equivalent to approximately 177,230 NUSF) Outpatient Clinic in the vicinity of Fort Worth, Texas, including 1,095 parking spaces. The New Construction alternative would provide for the continuation of vital outpatient care in the same manner as the lease alternative. However, a permanent VA-owned facility would limit flexibility to relocate services in the future based on changes in Veteran demographics. In addition, new construction would require a longer implementation timeline for this project. Therefore, this is not the preferred alternative.

Alternative 3: Renovation

This alternative proposes to renovate a vacant or underutilized VA-owned facility for use as an outpatient clinic. For this alternative to be successful, VA would need to own a building within the same geographical area as the proposed lease with a floor plan able to accommodate the requirements proposed in this project. In addition, as part of the SCIP process, VA identified an overall space gap (deficit) for this market that would not be resolved through renovating space. Therefore, this is not a viable option and has been excluded from the quantitative analysis below.

Alternative 4: Contract Out

This alternative assumes that all Outpatient and Ancillary services proposed in this project would be contracted out to fee-basis providers in the Fort Worth area. There may not be sufficient, qualified private health care providers in the Fort Worth area to absorb the current and projected Veteran workload. In addition, this alternative may be more costly and could result in a loss of quality and control over Veteran health care. Therefore, this alternative is not optimal and is the least preferred.

Alternative 5: Acquisition of an Existing Facility through Purchase

This alternative proposes for VA to purchase an existing facility in the local community that is suitable for renovation and able to accommodate all project requirements in the same manner as the lease alternative. However, a permanent VA-owned facility would limit flexibility to relocate services in the future based on changes in Veteran demographics. High-level market research and interviews with local VA planners have indicated that a suitable facility for purchase and subsequent renovation does not exist in the delineated market area of the proposed project. Therefore, this is not a viable option and has been excluded from the quantitative analysis below.

Alternative 6: Collaboration with Department of Defense (DoD) for a Joint Facility

This alternative proposes to lease a new shared facility with the DoD as a sub-lessee. This alternative would address all project requirements in the same manner as the lease alternative. The nearest DoD clinical location is at the Naval Branch Health Clinic Fort Worth, which is approximately 11 miles away. However, according to local VA planners and VHAs Office of Interagency Health Affairs – Office of VA-DoD Coordination, there are currently no additional DoD facility sharing opportunities for the proposed project. Therefore, this is not a viable option and has been excluded from the quantitative analysis below.

V. Analysis of Costs (discounted dollars in thousands):

	Acquisition*	Ancillary Services**	Equipment and Other Items	Total Life Cycle	Total # of Full-time Employee Equivalents (FTEE)	Net New FTEE	Net Present Value
Status Quo	\$0	\$1,670,013	\$0	\$1,670,013	308	N/A	N/A
Lease	\$116,363	\$1,776,636	\$41,346	\$1,934,346	308	0	(\$264,333)
Renovation	N/A	N/A	N/A	N/A	N/A	N/A	N/A
New Construction	\$509,836	\$1,637,278	\$41,346	\$2,188,460	308	0	(\$423,673)
Contract Out	\$49,265	\$2,020,593	\$0	\$2,069,858	25	-283	(\$399,846)
Acquire Existing Facility	N/A	N/A	N/A	N/A	N/A	N/A	N/A
VA/DoD Collaboration	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Other (if applicable)	N/A	N/A	N/A	N/A	N/A	N/A	N/A

* This is the total estimated cost for construction/renovation projects or build-out (special purpose renovations) for leases, in discounted dollars.

** This is defined as operating expenses and supplies (recurring costs from the cost-effectiveness analysis template)

VI. Analysis of Benefits:

The preferred alternative, New Lease, would deliver the best benefit to VA compared to all other alternatives. As discussed in the previous section: Status Quo does not address any of the existing gaps; New Construction would result in a longer timeline to meet the demand within this lease; Contract Out could result in a loss of quality and control over Veteran health care; and the Renovation, Acquire an Existing Facility, and VA/DoD Collaboration alternatives are not viable. The New Lease alternative, with total life cycle costs of approximately \$1.93 billion and a net present value of approximately -\$264.3 million, would offer the most cost-effective and flexible alternative, and would fully support VA's strategic goals and objectives and close gaps identified by the SCIP process in a timely and efficient manner to provide high-quality, reliable, accessible care to Veterans.

The proposed lease would allow the Department to continue to provide Veterans in the Fort Worth area access to high-quality, reliable health care. A new lease would also provide future flexibility to the Department. Based on changes in Veteran demographics, workload patterns, and emergent health care delivery practices, a flexible lease alternative would allow VA to scale real property assets to adapt to changes without committing the Department to long-term obligations.

This project addresses space gaps and would enhance Veteran health care services in the Fort Worth market. As workload for Ambulatory Services and Procedures and Mental Health Stops and 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, and accessible facility would allow better optimized VA care delivery, improved Veteran satisfaction, increased team coordination, improved workflows, and improved recruitment and retention for VA staff.

VII. Demographic Data*:

	<u>2023</u>	<u>2028</u>	<u>2033</u>	<u>2043</u>	<u>Change</u> <u>(2023-2043)</u>
Veteran Population	412,740	396,722	381,233	354,262	-14.2%
Enrollees	205,139	223,728	236,738	247,675	20.7%

* Data reflects the VISN 17, North Texas market.

VIII. Workload*:

	<u>2023</u>	<u>2028</u>	<u>2033</u>	<u>2043</u>	<u>Change</u> <u>(2023-2043)</u>
Ambulatory Procedures	95,865	126,775	152,711	196,852	105.3%
Ambulatory Services	1,693,171	2,136,211	2,538,237	3,027,635	78.8%
Mental Health Stops	136,861	166,149	173,412	180,537	31.9%
Mental Health Services	250,691	321,281	393,461	507,130	102.3%

* Data reflects workload for VISN 17, North Texas market; Pharmacy and Laboratory and Pathology Stops are excluded.

IX. Schedule*:

Award Lease	24 months after release of President's Budget
Complete Construction/Acceptance	36 months after lease award
Activation/Occupancy	6 months after construction

* The schedule above is dependent on passage of committee resolutions by the House Committees on Veterans' Affairs and Transportation and Infrastructure and the Senate Committees on Veterans' Affairs and Environment and Public Works.

X. Project Cost Summary of the Chosen Option:

Estimated Annual Rent	\$11,375,000
Estimated Rental Rate ¹	\$64.18 /NUSF
Proposed Lease Authority	Up to 20 years
Net Usable Square Feet	177,230
Parking Spaces	1,095
Scoring	Operating Lease
Medical and Other Related Alterations (Lump Sum Payment) ²	\$74,304,000

¹ This estimate is for FY 2030 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. VA will conduct a competitive procurement and negotiate with offerors to ensure that lease award is made in the best interest of the Government.

² This represents an estimated lump sum payment to the lessor for the purchase and installation of build-out requirements not included in the annual rent. The actual lump sum amount may vary based on offers received.

XI. Additional GSA Information:

Lease Type:	Replacement
Current NUSF:	177,230
Proposed NUSF ¹ :	177,230 (Approx. 212,676 American National Standards Institute/Building Owners and Managers Association Occupant Area Square Feet (ABOA SF))
Expansion/Reduction NUSF:	0
Current NUSF/Person:	Not applicable, clinical space
Proposed NUSF/Person:	Not applicable, clinical space
Proposed Maximum Lease Term:	20 Years
Expiration Dates of Current Leases ² :	177,230 NUSF - 11/10/2030
Delineated Area:	
<ul style="list-style-type: none">• <u>North</u>: East on I-820• <u>East</u>: South on I-820• <u>South</u>: West on I-20• <u>West</u>: North on I-820	
Congressional District(s):	TX-12, TX-24, TX-25, TX-33
Number of Official Parking Spaces ³ :	1,095
Scoring:	86.02%
Proposed Rental Rate:	\$64.18
Proposed Total Unserviced Annual Cost:	\$11,375,000
Current Total Unserviced Annual Cost:	\$7,046,866

¹ As VA continues the modernization of its leasing program, the intent is for all acquisitions utilizing the Request for Lease Proposals (RLP) method to use a square footage metric better aligned with industry standards. The ABOA SF estimate will be finalized during pre-design.

² VA will coordinate with GSA to execute such interim leasing actions as are necessary to ensure continued housing of VA services 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.

³ VA may pursue structured parking, instead of surface parking, during lease execution depending on land parcel availability.

VA routinely evaluates and revises its leasing process to ensure it is grounded in private-sector real estate best practices for healthcare delivery, responsive to the emerging demands of the Veteran population, and fully aligned with federal budget processes. VA also works closely with the GSA to ensure it has the latest government-wide guidance, tools, and procedures in place.

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 higher⁴.

⁴Per the legal authority in 42 U.S.C. § 17091 based on the originating legislation EISA 2007 § 435, with only certain exceptions, federal agencies are not to enter into a contract to lease space in a building that has not earned the ENERGY STAR label in the most recent year.

Additionally, VA may change the delineated area for this project, keeping in mind speed to market, project costs and potential existing inventory as well as Veteran demographics and maintaining sufficient competition.

**Health Care Center Lease
in Support of the VA Texas Valley Healthcare System**

This proposal provides for a replacement Health Care Center lease in the vicinity of Harlingen, Texas, to provide necessary services offered in support of the VA Texas Valley Healthcare System, in Harlingen, Texas.

I. Budget Authority:

<u>Lease Term</u>	<u>2026 Committee Resolution Request</u>	<u>Unserviced Annual Rent</u>
Up to 20 years	\$59,177,000	\$6,011,000

II. Priority Score: Fiscal Year (FY) 2026 – 0.416

III. Description of Project:

This project proposes to lease an approximately 125,804 net usable square foot (NUSF) replacement Health Care Center in the vicinity of Harlingen, Texas, including 750 parking spaces. The new lease would allow for the continuation of vital outpatient care currently provided at the existing Harlingen Ambulatory Surgery Center. The new lease would provide Outpatient services and Ancillary services, improving the Veteran experience in an energy-efficient health care facility.

IV. Alternatives to Lease Considered:

Status Quo:

The Status Quo would continue to provide the current level of Outpatient and Ancillary services to Veterans at the existing Harlingen Ambulatory Surgery Center. However, the current Harlingen Ambulatory Surgery Center lease expires in September 2030. For this reason, the status quo alternative is not preferred.

Alternative 1: New Lease (Preferred Alternative)

This alternative proposes to lease an approximately 125,804 NUSF replacement Health Care Center in the vicinity of Harlingen, Texas, including 750 parking spaces. The lease would replace the existing Harlingen Ambulatory Surgery Center to allow for the continuation of vital outpatient care. The new lease would continue to provide care in an energy efficient facility, with sufficient space for outpatient services. In addition, the lease would provide VA with flexibility should Veterans' demand for outpatient services or Veteran demographics shift in the future. For these reasons, this is the preferred alternative.

Alternative 2: New Construction

This alternative proposes for VA to acquire land and construct a new, approximately 169,835 gross square foot (GSF) (equivalent to approximately 125,804 NUSF) Health Care Center in the vicinity of Harlingen, Texas, including 750 parking spaces. The New Construction alternative would provide for the continuation of vital outpatient care in the same manner as the lease alternative. However, a permanent VA-owned facility would limit flexibility to relocate services in the future based on changes in Veteran demographics. In addition, new construction would require a longer implementation timeline for this project. Therefore, this is not the preferred alternative.

Alternative 3: Renovation

This alternative proposes to renovate a vacant or underutilized VA-owned facility for use as a Health Care Center. For this alternative to be successful, VA would need to own a building within the same geographical area as the proposed lease with a floor plan able to accommodate the requirements proposed in this project. In addition, as part of the SCIP process, VA identified an overall space gap (deficit) for this market that would not be resolved through renovating space. Therefore, this is not a viable option and has been excluded from the quantitative analysis below.

Alternative 4: Contract Out

This alternative assumes that all Outpatient and Ancillary services proposed in this project would be contracted out to fee-basis providers in the Harlingen area. There may not be sufficient, qualified private health care providers in the Harlingen area to absorb the current and projected Veteran workload. In addition, this alternative may be more costly and could result in a loss of quality and control over Veteran health care. Therefore, this alternative is not optimal and is the least preferred.

Alternative 5: Acquisition of an Existing Facility through Purchase

This alternative proposes for VA to purchase an existing facility in the local community that is suitable for renovation and able to accommodate all project requirements in the same manner as the lease alternative. However, a permanent VA-owned facility would limit flexibility to relocate services in the future based on changes in Veteran demographics. High-level market research and interviews with local VA planners have indicated that a suitable facility for purchase and subsequent renovation does not exist in the delineated market area of the proposed project. Therefore, this is not a viable option and has been excluded from the quantitative analysis below.

Alternative 6: Collaboration with Department of Defense (DoD) for a Joint Facility

This alternative proposes to lease a new shared facility with the DoD as a sub-lessee. This alternative would address all project requirements in the same manner as the lease alternative. The nearest DoD clinical location is at the Naval Branch Health Clinic Kingsville, which is approximately 90 miles away. However, according to local VA planners and VHAs Office of Interagency Health Affairs – Office of VA-DoD Coordination, there are currently no additional DoD facility sharing opportunities for the proposed project. Therefore, this is not a viable option and has been excluded from the quantitative analysis below.

V. Analysis of Costs (discounted dollars in thousands):

	Acquisition*	Ancillary Services**	Equipment and Other Items	Total Life Cycle	Total # of Full-time Employee Equivalents (FTEE)	Net New FTEE	Net Present Value
Status Quo	\$0	\$2,062,254	\$0	\$2,062,254	620	N/A	N/A
Lease	\$83,261	\$2,099,022	\$33,172	\$2,215,435	620	0	(\$153,181)
Renovation	N/A	N/A	N/A	N/A	N/A	N/A	N/A
New Construction	\$350,077	\$2,053,960	\$33,172	\$2,437,209	620	0	(\$310,452)
Contract Out	\$88,629	\$2,407,956	\$0	\$2,496,585	25	-595	(\$434,331)
Acquire Existing Facility	N/A	N/A	N/A	N/A	N/A	N/A	N/A
VA/DoD Collaboration	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Other Alternative	N/A	N/A	N/A	N/A	N/A	N/A	N/A

* This is the total estimated cost for construction/renovation projects or build-out (special purpose renovations) for leases, in discounted dollars.

** This is defined as operating expenses and supplies (recurring costs from the cost-effectiveness analysis template)

VI. Analysis of Benefits:

The preferred alternative, New Lease, would deliver the best benefit to VA compared to all other alternatives. As discussed in the previous section: Status Quo does not address any of the existing gaps; New Construction would result in a longer timeline to meet the demand within this lease; Contract Out could result in a loss of quality and control over Veteran health care; and the Renovation, Acquire an Existing Facility, and VA/DoD Collaboration alternatives are not viable. The New Lease alternative, with total life cycle costs of approximately \$2.22 billion and a net present value of approximately -\$153.2 million, would offer the most cost-effective and flexible alternative, and would fully support VA's strategic goals and objectives and close gaps identified by the SCIP process in a timely and efficient manner to provide high-quality, reliable, accessible care to Veterans.

The proposed lease would allow the Department to continue to provide Veterans access to high-quality, reliable health care in the Harlingen area. A new lease would also provide future flexibility to the Department. Based on changes in Veteran demographics, workload patterns, and emergent health care delivery practices, a flexible lease alternative would allow VA to scale real property assets to adapt to changes without committing the Department to long-term obligations.

This project addresses space gaps and would enhance Veteran health care services in the Harlingen market. As workload for Ambulatory Services and Procedures and Mental Health Stops and 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 more accessible facility would allow better optimized VA care delivery, improved Veteran satisfaction, increased team coordination, improved workflows, and improved recruitment and retention for VA staff.

VII. Demographic Data*:

	<u>2023</u>	<u>2028</u>	<u>2033</u>	<u>2043</u>	Change (2023-2043)
Veteran Population	80,931	78,659	76,324	71,243	-12.0%
Enrollees	49,258	53,480	56,718	59,286	20.4%

*Data reflects the VISN 17, Valley Coastal Bend market.

VIII. Workload*:

	<u>2023</u>	<u>2028</u>	<u>2033</u>	<u>2043</u>	Change (2023-2043)
Ambulatory Procedures	34,319	41,576	48,970	61,881	80.3%
Ambulatory Services	521,995	640,414	770,395	931,874	78.5%
Mental Health Stops	19,977	21,757	22,400	23,149	15.9%
Mental Health Services	88,645	109,825	133,279	171,922	93.9%

*Data reflects workload for VISN 17, Valley Coastal Bend market; Pharmacy and Laboratory and Pathology Stops are excluded.

IX. Schedule*:

Award Lease	24 months after release of President's Budget
Complete Construction/Acceptance	34 months after lease award
Activation/Occupancy	6 months after construction

*The schedule above is dependent on passage of committee resolutions by the House Committees on Veterans' Affairs and Transportation and Infrastructure and the Senate Committees on Veterans' Affairs and Environment and Public Works.

X. Project Cost Summary of the Chosen Option:

Estimated Annual Rent	\$6,011,000
Estimated Rental Rate ¹	\$47.78 /NUSF
Proposed Lease Authority	Up to 20 years
Net Usable Square Feet	125,804
Parking Spaces	750
Scoring	Operating Lease
Medical and Other Related Alterations (Lump Sum Payment) ²	\$53,166,000

¹ This estimate is for FY 2030 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. VA will conduct a competitive procurement and negotiate with offerors to ensure that lease award is made in the best interest of the Government.

² This represents an estimated lump sum payment to the lessor for the purchase and installation of build-out requirements not included in the annual rent. The actual lump sum amount may vary based on offers received.

XI. Additional GSA Information:

Lease Type:	Replacement
Current NUSF:	125,804
Proposed NUSF ¹ :	125,804 (Approx. 150,965 American National Standards Institute/Building Owners and Managers Association Occupant Area Square Feet (ABOA SF))
Expansion/Reduction NUSF:	0
Current NUSF/Person:	Not applicable, clinical space
Proposed NUSF/Person:	Not applicable, clinical space
Proposed Maximum Lease Term:	20 Years
Expiration Dates of Current Leases ² :	125,804 NUSF - 09/30/2030
Delineated Area:	
<ul style="list-style-type: none">• <u>North</u>: East on Primera Road, East on North Loop 499, East on Grimes Avenue, South on FM 509, East on East Harrison Avenue, East on Cemetery Road• <u>East</u>: South on North Sam Houston Boulevard• <u>South</u>: West on Jim Bowie Road, West on FM 800• <u>West</u>: North on Bass Boulevard, East on Arroyo Street, North on South Tamm Lane, East on Interstate-2, North on Stuart Pace Road	
Congressional District(s):	TX-34
Number of Official Parking Spaces ³ :	750
Scoring:	70.52%
Proposed Rental Rate:	\$57.78
Proposed Total Unserved Annual Cost:	\$6,011,000
Current Total Unserved Annual Cost:	\$3,086,020

¹ As VA continues the modernization of its leasing program, the intent is for all acquisitions utilizing the Request for Lease Proposals (RLP) method to use a square footage metric better aligned with industry standards. The ABOA SF estimate will be finalized during pre-design.

² VA will coordinate with GSA to execute such interim leasing actions as are necessary to ensure continued housing of VA services 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.

³ VA may pursue structured parking, instead of surface parking, during lease execution depending on land parcel availability.

VA routinely evaluates and revises its leasing process to ensure it is grounded in private-sector real estate best practices for healthcare delivery, responsive to the emerging demands of the Veteran population, and fully aligned with federal budget processes. VA also works closely with the GSA to ensure it has the latest government-wide guidance, tools, and procedures in place.

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 higher⁴.

⁴Per the legal authority in 42 U.S.C. § 17091 based on the originating legislation EISA 2007 § 435, with only certain exceptions, federal agencies are not to enter into a contract to lease space in a building that has not earned the ENERGY STAR label in the most recent year.

Additionally, VA may change the delineated area for this project, keeping in mind speed to market, project costs and potential existing inventory as well as Veteran demographics and maintaining sufficient competition.

**Status Report for Authorized Major Medical Facility Projects
(Dollars in thousands)**

Location	Project Name/ Short Description	Total Est. Cost (\$000)	Authori- zation (\$000)	Approp. Available Through Q2 FY 2025¹ (\$000)	Fiscal Year(s) Authorized
Alameda, CA	Community Based Outpatient Clinic and National Cemetery	\$395,000	\$395,000	\$395,000	2016/2020/2021/ 2023
American Lake, WA ²	Construction of New Specialty Care Building 201, Renovation of Building 18 and Expansion of Parking Facilities	\$155,600	\$155,600	\$155,600	2016/2021/2025
Bay Pines, FL	Inpatient/Outpatient Improvements	\$206,700	\$194,400	\$206,700	2010
Biloxi, MS	Restoration of Hospital/ Consolidation of Gulfport	\$392,700	\$341,500	\$392,700	2006/2022
Canandaigua, NY ¹	Construction and Renovation	\$506,400	\$506,400	\$506,400	2015/2019/2021/ 2022/2023
Dallas, TX ¹	Clinical Expansion for Mental Health, Expansion of Parking Facilities and Land Acquisition	\$686,700	\$93,100	\$93,100	2010/2025
Dallas, TX ¹	Spinal Cord Injury	\$292,239	\$292,239	\$292,239	2013/2021/2022
El Paso, TX	Construct New Health Care Center and Utility Plant	\$759,200	\$759,200	\$759,200	2022/2023 / 2025
Ft. Harrison, MT ¹	Seismic Upgrade and Specialty Care Improvements	TBD	\$88,600	\$88,600	2023
Livermore, CA	Realignment and Closure	\$505,000	\$490,000	\$505,000	2010/2016/ 2018/2020/2021/ 2023
Long Beach, CA ¹	Mental Health and Community Living Center	\$387,300	\$387,300	\$387,300	2015/2016/ 2017/2021/2022
Louisville, KY ¹	New Medical Facility	\$1,013,000	\$1,013,000	\$1,013,000	2010/2016/ 2019/2020/2022/ 2023
Manhattan, NY	Medical Center - Flood Recovery	\$367,208	\$372,600	\$367,208	2013/2020
North Chicago, IL ³	Renovate Building 4	\$15,747	\$15,980	\$15,747	2019
Oklahoma City, OK ³	Construct Surgical Intensive Care Unit and Renovate Operating Rooms	\$463,164	\$47,564	\$53,651	2019/2022

Location	Project Name/ Short Description	Total Est. Cost (\$000)	Authori- zation (\$000)	Approp. Available Through Q2 FY 2025¹ (\$000)	Fiscal Year(s) Authorized
Palo Alto, CA	Centers for Polytrauma/Blind Rehabilitation, Ambulatory Care and Research	\$716,600	\$716,600	\$472,473	2008/2012
Perry Point, MD	Replacement Community Living Center and Parking Expansion	\$274,310	\$274,310	\$274,310	2016/2025
Pittsburgh, PA	Consolidation of Campuses	\$266,910	\$295,600	\$266,910	2004/2007/2009
Portland, OR	Upgrade Building 100 and 101 for Seismic Retrofit and Renovation, Roadway and Site Improvements, New Specialty Care Facility, Demolition and Expansion of Parking Facilities	TBD	\$613,000	\$613,000	2022/2023/2025
Reno, NV	Replace VASNHCS Medical Center – including Land Acquisition	TBD	\$223,800	\$223,800	2017/2025
San Diego, CA	Construction of SCI, Renovation of Building 1, Parking Facilities, Central Utility Plant Upgrades and Seismic Retrofit of Building 11	\$311,700	\$311,700	\$311,700	2015/2016/2020/2021 /2022/2025
San Francisco, CA ⁴	New Research Facility, Parking Structure and Demolition	\$264,500	\$264,500	\$264,500	2016/2022/2025
San Juan, PR	Seismic Corrections-Building 1, New Administrative Building, Expansion of Outpatient Clinic and Parking Structure	\$370,370	\$ 370,370	\$370,370	2009/2012/2020/2025
St. Louis (JB), MO	Medical Facility Improvements and Cemetery Expansion	\$366,500	\$346,300	\$366,500	2007/2012

Location	Project Name/ Short Description	Total Est. Cost (\$000)	Authori- zation (\$000)	Approp. Available Through Q2 FY 2025¹ (\$000)	Fiscal Year(s) Authorized
St. Louis (JC), MO	Replace Bed Tower, Clinical Building Expansion, Consolidated Administrative Building and Warehouse, Utility Plant and Parking Garages	\$1,762,668	\$135,340	\$135,340	2010/2022/ In 2026 Request for \$1,762,668,000
Tampa, FL	Polytrauma and New Bed Tower	\$246,278	\$231,500	\$246,278	2008/2015
Walla Walla, WA	Multi-Specialty Care	\$75,030	\$71,400	\$75,030	2010
West Haven, CT	New Surgical and Clinical Space Tower, Renovation of Buildings 1 and 2 and Demolition	\$502,409	\$153,128	\$153,128	2025
West Los Angeles, CA ¹	Seismic Correction of 12 Buildings	\$105,500	\$105,500	\$105,500	2012/2015/ 2016/2017
West Los Angeles, CA	Build New Critical Care Center	\$1,460,600	\$115,790	\$115,790	2020/2022
	Total		\$9,381,321	\$9,226,074	

¹ The 2025 Full Year CR Final Distribution is still pending at publication time. VA will update for the 2027 Budget submission.

² The project description was updated in 2021 from Building 81 Seismic Corrections, Renovation of Building 81AC and 18 and Construction of New Specialty Care Building 201. Phase III Building 81 and 81AC was moved to the Seismic Corrections Program. One or both of these two building renovations (81 and 81AC) may be moved back into the Major program in the future and an updated prospectus will be published to reflect the change.

³ North Chicago, IL and Oklahoma City, OK were originally minor construction and/or non-recurring maintenance projects that exceeded the \$10M threshold and had minor appropriations of \$9.98M and \$15.54M, respectively.

⁴ The project description, scope and TEC were updated in 2022 President's Budget Prospectus. The Seismic Retrofit/Replace Buildings 1, 6 and 8 will be funded with the Seismic Line Item.

2004 and 2005 projects were authorized under P.L. 108-170, which expired September 30, 2006. Projects authorized in P.L. 108-170 that did not have construction awards prior to the expiration date required reauthorization. 2004 and 2005 projects with expired authorization were reauthorized in P.L. 109-461, which also authorized the 2006 and 2007 projects. The 2008 projects were authorized in P.L. 110-252. The 2009 projects were authorized in P.L. 110-387. Walla Walla, WA, was authorized by P.L. 111-98 in 2010. All other 2010 projects were authorized in P.L. 111-163. 2011 projects were authorized in P.L. 111-275. 2012 projects were authorized in P.L. 112-37. 2013 projects were authorized in P.L. 112-191 and P.L. 113-2 (Manhattan, NY). 2015 projects were authorized in P.L. 114-58. 2016 projects were authorized in P.L. 114-223. 2017 projects were authorized in P.L. 114-294 and 114-315. 2018 projects were authorized in P.L. 115-182. 2019 projects were authorized in P.L. 115-407. 2020 projects were authorized in P.L. 116-144. 2021 projects were authorized in P.L. 117-30. 2022 projects were authorized in P.L. 117-190. 2023 projects were authorized in P.L. 118-8. 2025 projects were authorized in P.L. 118-124.

Page Intentionally Left Blank.

Status Report for Authorized/Committee Resolution Major Medical Leases 2005 – 2025 Not Yet Completed

Status Codes:

AC - Alternatives to leased space being considered

AP - Acquisition Process

C - Complete

CA - Canceled

LA - Lease Awarded

OH - On Hold

Location	Description	Tenant Improvement Cost and First Year's Rent (\$000)	NUSF Space	Fiscal Year Included in Budget Request	Status
Akron, OH	Outpatient Clinic	101,896	216,682	2025	AP
Allentown, PA	Outpatient Clinic	31,832	81,719	2023	AP
Albuquerque, NM	Research and Development	9,560	80,000	2014	AC
Atlanta, GA	Member Services/VHA	27,134	76,657	2023	LA
Bakersfield, CA	Outpatient Clinic	3,464	30,100	2010	LA
Baltimore, MD	Outpatient Clinic	43,041	112,624	2023	AP
Baton Rouge, LA	Outpatient Clinic	29,550	87,878	2023	AP
Beaufort, SC	Outpatient Clinic	24,254	71,663	2023	AP
Beaumont, TX	Outpatient Clinic	15,632	47,720	2023	LA
Brainerd, MN	Outpatient Clinic	14,669	41,055	2023	AP
Brick, NJ	Community Based Outpatient Clinic	7,280	60,000	2014	C
Buffalo, NY	Research	11,106	27,854	2023	AP
Charleston, SC	Research	7,274	48,000	2017	CA
Charleston, SC	Research	93,744	139,953	2024	AP
Chicago, IL	Outpatient Clinic	96,749	171,698	2025	AP
Clarksville, TN	Outpatient Clinic	75,135	215,175	2023	AP
Coatesville, PA	Hospital	179,504	329,909	2025	AP
Columbia, MO	Research	20,726	58,538	2023	AP
Conroe, TX	Community Living Center	53,403	110,114	2024	AP
Conroe, TX	Outpatient Clinic	80,686	191,305	2024	AP
Cookeville, TN	Outpatient Clinic	10,958	35,849	2023	AP
Cumberland County, PA	Hospital	98,964	218,708	2024	AP
Denver, CO	Chief Business Office/Purchased Care	14,784	184,718	2017	C
Denver, CO	Residential Treatment Facility	9,133	25,397	2023	AP
Elizabethtown, KY	Outpatient Clinic	16,671	51,240	2023	AP
Farmington, MO	Outpatient Clinic	17,940	45,894	2023	CA
Franklin County, OH	Outpatient Clinic	36,281	84,739	2025	AP

Location	Description	Tenant Improvement Cost and First Year's Rent (\$000)	NUSF Space	Fiscal Year Included in Budget Request	Status
Fredericksburg, VA	Outpatient Clinic	45,015	378,461	2017	C
Gainesville, FL	Consolidated Outpatient Clinic, Residential Rehabilitation Treatment Program and Research Lease	78,342	188,418	2024	AP
Greenville, SC	Outpatient Clinic	112,225	247,841	2025	AP
Hampton, VA	Outpatient Clinic	63,085	182,230	2023	AP
Hampton Roads, VA	Outpatient Clinic	18,141	155,169	2017	C
Jacksonville, NC	Outpatient Clinic	61,450	188,917	2023	AP
Katy, TX	Community Living Center	53,604	110,114	2024	AP
Katy, TX	Outpatient Clinic	61,584	146,088	2024	AP
Killeen, TX	Outpatient Clinic	61,030	196,382	2023	AP
Knoxville, TN	Outpatient Clinic	138,135	316,595	2025	AP
Lawrence, IN	Outpatient Clinic	15,811	45,237	2023	LA
Lecanto, FL	Outpatient Clinic	15,373	46,248	2023	LA
Macon, GA	Outpatient Clinic	65,232	140,277	2025	AP
Nashville, TN	Outpatient Clinic	58,038	157,260	2023	AP
North Kansas City, MO	Outpatient Clinic	40,027	102,736	2023	AP
Pflugerville, TX	Outpatient Clinic	16,654	49,944	2023	AP
Plano, TX	Outpatient Clinic	32,796	94,769	2023	AP
Port Saint Lucie, FL	Outpatient Clinic	48,729	119,009	2024	AP
Prince Georges County, MD	Outpatient Clinic	31,754	85,116	2023	AP
Raleigh, NC	Outpatient Clinic	21,870	185,271	2017	C
Rolla, MO	Outpatient Clinic	21,352	58,734	2023	LA
Salt Lake City, UT	Outpatient Clinic	29,466	85,046	2023	AP
San Antonio, TX	Community Living Center	77,112	158,043	2025	AP
San Juan, PR	Community Living Center	127,198	249,427	2025	AP
San Juan, PR	Mental Health Clinic	5,323	52,000	2011	C
Sarasota, FL	Outpatient Clinic	36,517	109,770	2023	AP
Southern New Jersey, NJ	Hospital	80,962	157,671	2024	AP
Springfield, MA	Outpatient Clinic	30,918	76,685	2023	AP
Sussex County, DE	Hospital	66,815	135,979	2024	AP
Tampa, FL	Community Living Center	51,682	153,528	2023	AP
Tampa, FL	Outpatient Mental Health Clinic	13,387	114,098	2017	C
The Villages, FL	Outpatient Clinic	48,267	140,144	2023	AP
Tri Cities, WA	Outpatient Clinic	36,136	98,635	2023	AP

Enhanced-Use Leases (EUL)

VA's EUL program was authorized by law in 1991 and codified in 38 U.S.C. § 8161-8169, allowing VA to enter into long-term outleases of real property to private and non-Federal public entities. Pursuant to the 1991 authority, in return for allowing underutilized VA property to be used for non-VA uses compatible with or to the benefit the Department's mission, VA could accept rent in the form of monetary payments and/or "in-kind" consideration, which in the opinion of the Secretary enhanced a particular VA activity's mission.

After VA's EUL authority expired in December 2011, it was reinstated in August 2012 in modified form via P.L. 112-154, Section 211, and extended through December 31, 2023. Most recently, VA's EUL authority was amended by P.L. 117-168, the Sergeant First Class Heath Robinson Honoring our Promise to Address Comprehensive Toxics Act of 2022 (PACT Act), which became law on August 10, 2022. The PACT Act broadened VA's existing EUL authority in several ways: VA is now permitted to enter into EULs that provide supportive housing or enhance the use of the leased property by directly or indirectly benefitting Veterans; VA EULs are now permitted to be up to 99 years in duration; and there is no longer an expiration date on VA's EUL authority. Lastly, the PACT Act provides VA with \$922 million to enter into EULs (see below for the current proposed allocation).

The West Los Angeles Leasing Act of 2016 (P.L. 114-244, enacted on September 29, 2016) and the West Los Angeles VA Campus Improvement Act of 2021 (P.L. 117-18, enacted on June 23, 2021) further amended VA's EUL authority, allowing VA to enter into EULs at its West Los Angeles Campus for terms up to 99 years to provide supportive housing benefiting Veterans and their families. Pursuant to 38 U.S.C. § 8168, VA must report annually on EULs to the Congressional Veterans' Affairs Committees, the Committees on Appropriations and the Committees on the Budget.

From 1991 to September 30, 2024, VA awarded 110 leases to develop a portfolio that features both housing (permanent and transitional supportive housing, assisted living, senior housing and hospice) and non-housing (credit union, mental health facility, parking, energy plants, hotel, medical school, office and child-care) projects. See Appendix D for a summary of these leases. The 110 awarded leases are comprised of:

- 59 Housing EULs
- 24 Non-Housing EULs
- 4 Disposed EULs
- 13 Expired EULs
- 10 Terminated EULs

Additional key points related to the housing projects include:

- In operation: 55 housing projects; totaling 3,708 units and housing approximately 2,800 Veterans.
- Under construction or awaiting construction start: 3 projects (including the West Los Angeles Principal Developer EUL) totaling 501 units.
- On hold: 1 project on hold due to local land use restrictions.

Under the current EUL authority and as part of the Department's ongoing effort to eliminate Veteran homelessness, VA has identified and is pursuing additional sites nationwide with high potential for repurposing as developments that provide direct and indirect benefits to Veterans, including supportive housing for Veterans and their families who are homeless or at risk of homelessness. VA continues to propose amendments to expand the scope of its EUL authority to include projects that are supportive housing and projects that provide services and/or mixed uses, incorporating other important benefits to Veterans.

Funding provided in Honoring our PACT Act of 2022:

The PACT Act (P.L. 117-168) signed on August 10, 2022, provided \$922 million for the implementation of EULs. The current anticipated funding allocation is approximately:

- \$18.0 million for staffing support (General Administration);
- \$570.5 million for capital contributions (Minor Construction);
- \$58.3 million for contractor support (Major Construction); and
- \$275.2 million for infrastructure improvements, facility engineering, etc. (Medical Facilities).

At the end of FY 2024, VA has obligated approximately \$103.7 million of this funding for capital contributions, infrastructure improvements, contractor support for new EUL projects, and for hiring new EUL project development staff.



Chapter 5

Strategic Capital Investment Planning Process

Project Lists

Background

The Department of Veterans Affairs (VA) prioritizes capital projects using the Strategic Capital Investment Planning (SCIP) process, which began in 2010 and was first used in the 2012 budget cycle. SCIP is an innovative Department-wide planning process used to inform the current and future year's budget by facilitating the review and prioritization of projects from the following capital investment accounts: Major Construction; Minor Construction; Lease; and Veterans Health Administration (VHA) Non-Recurring Maintenance (NRM) projects. SCIP is designed to improve the delivery of services and benefits to Veterans, their families, and survivors by addressing VA's most critical needs or performance gaps first, investing wisely in VA's future and significantly improving the efficiency of VA's far-reaching and wide range of activities. VA's 2026 capital budget addresses the Department's highest capital priorities as defined by this process.

The 2026 SCIP process provides prioritized lists of Major and Minor Construction, Leases, and VHA NRM projects for budget year funding consideration. The Leases list also includes minor lease projects that were submitted in approved action plans and do not require a business case (BC) submission to be scored.

The prioritized SCIP list for construction is provided in Table 5-1. The 2026 SCIP-approved prioritized and potential leases and the prioritized VHA NRM projects are provided in Tables 5-2 and 5-3, respectively. Diagrams of the decision criteria models used to prioritize projects are provided in *Volume 4, Chapter 6.2, VA Strategic Capital Investment Planning Process Overview*. The decision criteria definitions for construction, lease, and NRM projects can be found in Appendices A, B, and C, respectively.

Integrated Department-wide Priority Lists for 2026

2026 Construction SCIP List

The construction SCIP list (Table 5-1 on the following page) prioritizes all new unfunded Major and Minor Construction projects reviewed for 2026 that meet established cost thresholds. The construction SCIP list is used to inform the development of the VA construction programs budget. Projects with costs listed in the 2026 Budget column are included in this year's construction programs budget. Funding decisions for the Minor Construction programs focused on critical priorities for Veterans Benefits Administration (VBA), Office of Information Technology (OIT), and Staff Office (including Office of Security and Preparedness) projects, resulting in some projects being included in the funding request out of priority order.

The construction SCIP list does not include the approximately \$428.6 million budgeted in 2026 for Major Construction line items and below threshold Minor Construction projects, the approximately \$3.0 billion budgeted in 2026 that will fund the continuation or completion of projects initiated and/or reviewed by SCIP in a prior fiscal year.

Major Construction projects on which VA has begun active planning and could require additional funding in the next five budget years are listed on the five-year development plan (FYDP). Each year newly scored major projects are eligible to be chosen from the construction SCIP list to be added to the FYDP. Projects marked with footnote number 1 in the construction SCIP list below are new additions to the annual FYDP. See *Volume 4, Chapter 6.2, VA Strategic Capital Investment Planning Process Overview*, for more details on the FYDP and how these pieces come together to develop the construction programs budget.

Table 5-1: 2026 Construction SCIP List

Construction Program Key:

Major – Major Construction

Minor – Minor Construction

¹ This project has been added to the 2026 Five-Year Development Plan.

² National Cemetery Administration (NCA)

Priority #	VISN/ Admin	Station/ Cemetery	ST	2026 Construction Projects SCIP List Project Name - Short Description	Total Score	Cons. Prog.	Total Est. Project Cost (\$000)	2026 Budget (\$000)
1	NCA	Chattanooga	TN	Gravesite Expansion	0.7013	Major	\$102,100	\$0
2	17	San Antonio	TX	Replace San Antonio Hospital ¹	0.6839	Major	\$2,500,000	\$0
3	NCA ²	Riverside	CA	Gravesite Expansion ¹	0.6790	Major	\$185,100	\$185,100
4	NCA	Ohio Western Reserve	OH	Gravesite Expansion	0.6044	Major	\$132,800	\$0
5	NCA	Natchez	MS	Construct Storage Building and Stabilize Slope	0.5931	Minor	\$11,920	\$1,192
6	15	Wichita	KS	Construct Addition and Renovate Building 61 for Eye Clinic and Audiology	0.5789	Minor	\$22,170	\$2,217
7	10	Indianapolis	IN	Emergency Department Modernization and Expansion	0.5280	Minor	\$24,281	\$2,428
8	12	Hines	IL	Expansion of the Emergency Department	0.5267	Minor	\$24,438	\$2,444
9	NCA	San Joaquin Valley	CA	Renovate Public Restroom and Atrium, Construct Vehicle Washback, and Construct Vehicle Storage	0.4790	Minor	\$13,380	\$1,338
10	NCA	West Virginia	WV	Gravesite Expansion	0.4775	Minor	\$6,780	\$678

Priority #	VISN/ Admin	Station/ Cemetery	ST	2026 Construction Projects SCIP List Project Name - Short Description	Total Score	Cons. Prog.	Total Est. Project Cost (\$000)	2026 Budget (\$000)
11	20	Portland	OR	Add Elevator and Stairs Bldg 20, Vancouver	0.4691	Minor	\$9,700	\$970
12	NCA	Nashville	TN	Repair Rostrum and Perimeter Wall to resolve Facility Condition Assessment deficiencies	0.4553	Minor	\$2,770	\$277
13	21	Sacramento	CA	Construct and Renovate for Specialty Services and Urgent Care, Martinez	0.4546	Minor	\$23,148	\$2,315
14	NCA	Jefferson Barracks	MO	Expand Irrigation System to Entire Cemetery	0.4509	Minor	\$9,020	\$902
15	NCA	Western New York	NY	Gravesite Expansion	0.4459	Minor	\$2,350	\$235
16	NCA	Nashville	TN	Repair Vehicle Bridge and Restore Historical Gateway	0.4246	Minor	\$2,220	\$222
17	NCA	Rock Island	IL	Expand/Renovate Administration and Maintenance Building	0.4239	Minor	\$7,220	\$722
18	NCA	Mill Springs	KY	Gravesite Expansion	0.4232	Minor	\$5,030	\$503
19	NCA	Soloman Saratoga	NY	Gravesite Expansion	0.4075	Minor	\$18,300	\$1,830
20	23	St. Cloud	MN	Expand Building 1 for Acute Diagnostic Imaging Center	0.4027	Minor	\$22,555	\$2,256
21	2	Montrose	NY	Build a New Garage for Emergency Response Vehicles, including Ambulances	0.3917	Minor	\$8,285	\$828
22	5	Washington	DC	Convert Building 1 Admin Space to Oncology/Cancer Center	0.3894	Minor	\$19,566	\$1,957
23	1	Providence	RI	Expand Building 35 for Research Wet Laboratories	0.3890	Minor	\$23,912	\$2,391
24	4	Erie	PA	Renovate Second Floor Near Ambulatory Surgery	0.3880	Minor	\$24,301	\$2,430
25	NCA	New Albany	IN	Correct Facility Condition Deficiencies	0.3842	Minor	\$3,280	\$0
26	16	Little Rock	AR	Construct Radiation Oncology Center	0.3820	Minor	\$23,922	\$0
27	NCA	Fort Rosecrans	CA	Replace Storm Drainage and Erosion Control Systems and Repair Fence/Wall	0.3703	Minor	\$8,770	\$0

Priority #	VISN/ Admin	Station/ Cemetery	ST	2026 Construction Projects SCIP List Project Name - Short Description	Total Score	Cons. Prog.	Total Est. Project Cost (\$000)	2026 Budget (\$000)
28	NCA	National Memorial Cemetery of the Pacific (NMCP)	HI	Replace Irrigation system	0.3628	Minor	\$2,540	\$0
29	NCA	Wood	WI	Renovate and Repurpose Administration/ Maintenance Building and Correct Facility Condition Deficiencies	0.3521	Minor	\$8,320	\$0
30	22	Long Beach	CA	Demolition and Renovation of Buildings 5 and 5A	0.3375	Minor	\$24,163	\$0
31	10	Ann Arbor	MI	Add last level to East Parking Deck	0.3337	Minor	\$15,820	\$0
32	2	Northport	NY	Relocate Intensive Care Unit	0.3160	Minor	\$24,972	\$0
33	7	Columbia	SC	Construct Women's Health Center	0.3110	Minor	\$20,180	\$0
34	NCA	Beverly	NJ	Replace curbs and flagstones; repave roads, sidewalks and lighting	0.3077	Minor	\$3,370	\$0
35	22	Tucson	AZ	Replace Warehouses	0.3038	Minor	\$20,411	\$0
36	NCA	Long Island	NY	Irrigation Project, Phase 1	0.3010	Minor	\$2,630	\$0
37	15	Kansas City	MO	Expand 3rd Floor Inpatient Bed addition for Patient Privacy and Right-sizing	0.2999	Minor	\$24,418	\$0
38	NCA	NMCP	HI	Replace Sewer System, Repair Irrigation System, Repair/Repave Roads and Install Electric Vehicle Charging Stations	0.2916	Minor	\$17,960	\$0
39	NCA	Florida National	FL	Replace Pre-Cast Columbarium Caps and Limestones	0.2888	Minor	\$5,000	\$0
40	OIT	Hines	IL	Replace Perimeter Fencing and Gates	0.2882	Minor	\$4,251	\$4,251
41	OIT	Washington	DC	VACO Fiber Optic Cable	0.2841	Minor	\$11,797	\$11,797
42	Staff	Martinsburg	WV	Security Enhancements	0.2802	Minor	\$13,855	\$13,855
43	OIT	Philadelphia	PA	Renew and Upgrade Data Center Mechanical Support Systems	0.2800	Minor	\$10,000	\$0
44	NCA	Baltimore	MD	Repave Roads, Replace Curbs and Site Drainage	0.2782	Minor	\$2,340	\$0

Priority #	VISN/ Admin	Station/ Cemetery	ST	2026 Construction Projects SCIP List Project Name - Short Description	Total Score	Cons. Prog.	Total Est. Project Cost (\$000)	2026 Budget (\$000)
45	OIT	Hines	IL	Building 215 ADA Compliant Restroom Upgrade	0.2743	Minor	\$4,251	\$0
46	NCA	Finn's Point	NJ	Historic Wall Restoration	0.2732	Minor	\$2,120	\$0
47	5	Huntington	WV	Construct Wellness & Integrative Medicine Center	0.2674	Minor	\$22,494	\$0
48	NCA	Fort Harrison	VA	Renovate Lodge, Repair Restrooms and Resolve Condition Deficiencies	0.2659	Minor	\$2,160	\$0
49	7	Tuscaloosa	AL	Construct Cottages Phase 3 - Building 152	0.2615	Minor	\$23,170	\$0
50	21	Sacramento	CA	Construct Parking Structure to Support Inpatient Bed Tower, Mather	0.2608	Minor	\$24,295	\$0
51	12	North Chicago	IL	Expand Building 196 Parking Garage	0.2510	Minor	\$20,832	\$0
52	19	Salt Lake City	UT	Construct Parking Garage	0.2507	Minor	\$22,705	\$0
53	22	Tucson	AZ	Expand Inpatient Mental Health, Building 67	0.2449	Minor	\$20,900	\$0
54	NCA	Richmond	VA	Renovate Vacant Lodge and Correct Condition Deficiencies	0.2393	Minor	\$3,750	\$0
55	NCA	Baltimore	MD	Replace Fence and Correct Storm Inlet to Improve Property Border	0.2386	Minor	\$2,410	\$0
56	OIT	Austin	TX	Emergency Makeup Water Storage for Chiller Cooling Towers	0.2369	Minor	\$4,600	\$0
57	NCA	Glendale	VA	Renovation of Site/Buildings	0.2355	Minor	\$2,250	\$0
58	16	Biloxi	MS	Expand Joint Ambulatory Care Center Phase 2 for Community Programs, Whole Health and Support Services	0.2349	Minor	\$14,870	\$0
59	OIT	Austin	TX	Renovation Phase 6	0.2342	Minor	\$5,678	\$0
60	4	Lebanon	PA	Community Living Center Town Center	0.2323	Minor	\$25,911	\$0
61	NCA	Seven Pines	VA	Renovation of Historic Buildings and Correction of Facility Condition Assessment Deficiencies	0.2309	Minor	\$3,750	\$0

Priority #	VISN/ Admin	Station/ Cemetery	ST	2026 Construction Projects SCIP List Project Name - Short Description	Total Score	Cons. Prog.	Total Est. Project Cost (\$000)	2026 Budget (\$000)
62	OIT	Austin	TX	Install Roof Top energy efficient cooling system for Data Center	0.2248	Minor	\$3,300	\$0
63	6	Asheville	NC	Parking Garage 1	0.2148	Minor	\$22,300	\$0
64	4	Wilmington	DE	Construct Addition for Pharmacy	0.2145	Minor	\$25,190	\$0
65	VBA	Louisville	KY	Build out Louisville Regional Office 1	0.2145	Minor	\$7,650	\$0
66	6	Richmond	VA	Improve Access to Primary Care	0.2139	Minor	\$18,985	\$0
67	VBA	Newington	CT	Renovate and Realign Hartford Regional Office	0.2039	Minor	\$8,927	\$0
68	8	Tampa	FL	Replace Hazard Storage Building 37	0.2039	Minor	\$550	\$0
69	NCA	Eagle Point	OR	Renovate/Expand Administration/Maintenance Building, Construct Honor Guard Building and Facility Condition Assessment Deficiencies	0.2015	Minor	\$15,900	\$0
70	1	Providence	RI	Expand and Renovate 2A for Hybrid Operatory	0.1981	Minor	\$19,439	\$0
71	VBA	Seattle	WA	Bremerton Lease Build Out for Veteran Readiness and Employment Office	0.1972	Minor	\$1,597	\$0
72	17	Big Spring	TX	Construct Community Living Center Phase 4	0.1936	Minor	\$16,639	\$0
73	15	Poplar Bluff	MO	Expand Dental Service	0.1913	Minor	\$9,068	\$0
74	8	San Juan	PR	Renovate and Expand Emergency Department Ancillary Support Functions	0.1902	Minor	\$19,464	\$0
75	1	White River Junction	VT	Construct Expandable Parking Deck	0.1878	Minor	\$24,955	\$0
76	OIT	Austin	TX	Computer Room Under Floor Rapid Disconnect Power System	0.1836	Minor	\$3,700	\$0
77	2	Buffalo	NY	Expand Patient Parking Ramp (Phase 2)	0.1833	Minor	\$26,665	\$0
78	17	Amarillo	TX	Create Substance Abuse Residential Recovery Treatment Program Unit	0.1824	Minor	\$24,934	\$0

Priority #	VISN/ Admin	Station/ Cemetery	ST	2026 Construction Projects SCIP List Project Name - Short Description	Total Score	Cons. Prog.	Total Est. Project Cost (\$000)	2026 Budget (\$000)
79	NCA	San Francisco	CA	Replace/Repair Roads, Curbs, Water Inlets, and Irrigation	0.1821	Minor	\$11,900	\$0
80	10	Columbus	OH	Relocate Urgent Care and Specialty Clinics	0.1796	Minor	\$24,807	\$0
81	NCA	Hampton	VA	Restore Historic Perimeter Wall and Correction to Facility Condition Assessment Deficiencies	0.1761	Minor	\$4,590	\$0
82	8	Bay Pines	FL	Construct Cancer Infusion Therapy Center	0.1748	Minor	\$24,876	\$0
83	Staff	Washington	DC	Floors 2 and 3 Renovation 811 Vermont	0.1722	Minor	\$15,162	\$0
84	23	Omaha	NE	Construct 2nd Floor of Physical Therapy and Prosthetics Building	0.1692	Minor	\$22,283	\$0
85	VBA	Little Rock	AR	N Little Rock Regional Office New Lease Build Out	0.1604	Minor	\$8,275	\$0
86	6	Hampton	VA	Conduct Site Preparation, Purchase and Install Swing Space Trailers	0.1601	Minor	\$8,980	\$0
87	8	Miami	FL	Construct a Medical office building on campus	0.1573	Minor	\$23,802	\$0
88	Staff	Washington	DC	Floors 5 and 6 Renovation 810 Vermont	0.1555	Minor	\$18,174	\$0
89	VBA	Muskogee	OK	Build Out Muskogee Regional Office 3 Call Center	0.1499	Minor	\$7,963	\$0
90	VBA	Houston	TX	Corpus Christi Lease Build Out for Veteran Readiness and Employment Office	0.1473	Minor	\$1,559	\$0
91	VBA	Roanoke	VA	Hampton Lease Buildout Veteran Readiness and Employment Office	0.1473	Minor	\$11,938	\$0
92	VBA	Jackson	MS	Renovate and Realign Jackson Regional Office	0.1473	Minor	\$9,274	\$0
93	17	Temple	TX	Construct Logistics Warehouse	0.1410	Minor	\$9,168	\$0
94	8	Orlando	FL	Expand Pharmacy at Lake Baldwin	0.1388	Minor	\$9,858	\$0
95	VBA	Indianapolis	IN	Renovate and Realign Indianapolis Regional Office	0.1383	Minor	\$10,800	\$0

Priority #	VISN/ Admin	Station/ Cemetery	ST	2026 Construction Projects SCIP List Project Name - Short Description	Total Score	Cons. Prog.	Total Est. Project Cost (\$000)	2026 Budget (\$000)
96	NCA	Loudon Park	MD	Renovate Historic Lodge and Site, Replace Roads and Curbs	0.1164	Minor	\$4,850	\$0
97	VBA	Roanoke	VA	Buildout for new Lease at Norfolk Veteran Readiness and Employment Office	0.0830	Minor	\$1,834	\$0
Total, 2026 Construction Projects								\$243,137

2026 Lease SCIP List

The 2026 Lease SCIP list (Table 5-2 on the following page) includes all Major and Minor Lease projects that were reviewed for 2026.

The Sergeant First Class Heath Robinson Honoring our Promise to Address Comprehensive Toxics (PACT) Act of 2022 amended the Major Lease threshold for Congressional approval to the amount in 40 U.S.C. § 3307. Circular A-11, signed on August 11, 2023, amended the lease threshold in 40 U.S.C. § 3307 from \$3,613,000 in fiscal year 2024 to \$3,926,211 for fiscal year 2025 and \$3,961,412 for fiscal year 2026.

All Major Leases and Minor Leases with annual unserviced rent costs above \$1 million are required to submit a BC for scoring and prioritization. Only the following Minor Leases with annual unserviced rent costs below \$1 million are required to submit BCs for scoring and prioritization:

- Replacement Minor Leases that are greater than 5,000 net usable square feet (NUSF) in size and grow more than 10%.
- New Minor Leases that are greater than 5,000 NUSF in size.

Leases not requiring BCs per the above criteria are still approved by SCIP and included in Table 5-2, but will not have a score or resulting priority.

All Table 5-2 lease projects are approved to be awarded in 2026, contingent on contracting timelines, final funding allocations and, for the three VHA Major Leases above the updated Circular A-11 threshold, Congressional resolution. Those three leases are marked with footnote number 3 in the table on the following page. See *Volume 4, Chapter 4: VA Lease Notifications, Major Medical Facility Project Authorizations*, for the required prospectus documents for each VHA Major Lease requesting Congressional resolution approving the lease.

The amounts for each lease in this table represents a preliminary planning estimate of the first year's annual unserviced rent plus any build out and are considered to be the mean cost in a range of plus or minus 10 percent.

Table 5-2: 2026 Lease SCIP List

¹ Location listed is the parent Station/City and may differ from the actual location of the lease.

² R = Replacement and N = New

³ This project requires a Congressional resolution approving the lease. The prospectus for this project can be found in *Volume 4, Chapter 4: VA Lease Notifications, Major Medical Facility Project Authorizations*.

Priority #	VISN/Admin	Station/City ¹	ST	2026 Lease SCIP List Project Name - Short Description	Total Score	2026 Current Estimated Cost (\$000)	Project Type	Lease Type ²
1	17	Harlingen	TX	Health Care Center (Harlingen) ³	0.416	\$59,177	Major	R
2	16	Jackson	MS	Research (Jackson)	0.395	\$2,805	Minor	N
3	15	Poplar Bluff	MO	Outpatient Clinic (Paragould)	0.385	\$6,870	Minor	R
4	17	Temple	TX	Outpatient Clinic (Austin) ³	0.370	\$92,049	Major	R
5	17	Dallas	TX	Outpatient Clinic (Fort Worth) ³	0.367	\$85,679	Major	R
6	19	Denver	CO	Outpatient Clinic (Fremont)	0.365	\$3,911	Minor	N
7	6	Asheville	NC	Outpatient Clinic (Morganton)	0.365	\$9,432	Minor	N
8	12	Iron Mountain	MI	Outpatient Clinic (Gladstone)	0.354	\$4,200	Minor	R
9	7	Columbia	SC	Outpatient Clinic (Greenwood)	0.351	\$8,712	Minor	N
10	7	Dublin	GA	Outpatient Clinic (Dublin)	0.346	\$9,381	Minor	N
11	19	Cheyenne	WY	Outpatient Clinic (Cheyenne)	0.345	\$4,438	Minor	N
12	22	Tucson	AZ	Outpatient Clinic (Tucson)	0.345	\$9,186	Minor	R
13	21	Reno	NV	Warehouse (Reno)	0.345	\$804	Minor	N
14	7	Dublin	GA	Outpatient Clinic (Dublin)	0.341	\$11,419	Minor	N
15	7	Birmingham	AL	Outpatient Clinic (Greenbriar)	0.322	\$15,748	Minor	N
16	8	West Palm Beach	FL	Outpatient Clinic (Stuart)	0.313	\$7,375	Minor	N
17	22	Tucson	AZ	Outpatient Clinic (Green Valley)	0.313	\$5,500	Minor	R
18	4	Erie	PA	Outpatient Clinic (Ashtabula)	0.312	\$2,884	Minor	R

Priority #	VISN/Admin	Station/City ¹	ST	2026 Lease SCIP List Project Name - Short Description	Total Score	2026 Current Estimated Cost (\$000)	Project Type	Lease Type ²
19	8	West Palm Beach	FL	Outpatient Clinic (Vero Beach)	0.310	\$5,863	Minor	N
20	5	Baltimore	MD	Outpatient Clinic (Westminster)	0.310	\$11,390	Minor	N
21	16	Fayetteville	AR	Outpatient Clinic (Joplin)	0.309	\$4,203	Minor	N
22	21	Honolulu	HI	Outpatient Clinic (Guam)	0.309	\$4,002	Minor	R
23	21	San Francisco	CA	Residential Rehab (San Francisco)	0.308	\$5,934	Minor	N
24	6	Salisbury	NC	Outpatient Clinic (Gaston County)	0.308	\$9,280	Minor	N
25	10	Fort Wayne	IN	Outpatient Clinic (Huntington)	0.307	\$4,644	Minor	R
26	19	Denver	CO	Outpatient Clinic (Aurora)	0.306	\$17,140	Minor	R
27	16	Shreveport	LA	Outpatient Clinic (Shreveport)	0.301	\$4,828	Minor	N
28	6	Salisbury	NC	Outpatient Clinic (Cabarrus County)	0.301	\$9,280	Minor	N
29	22	San Diego	CA	Outpatient Clinic (San Diego)	0.300	\$3,982	Minor	N
30	8	Orlando	FL	Outpatient Clinic (Tavares)	0.299	\$5,210	Minor	N
31	6	Salem	VA	Outpatient Clinic (Lynchburg)	0.297	\$8,547	Minor	R
32	6	Salem	VA	Outpatient Clinic (Staunton)	0.297	\$8,547	Minor	R
33	20	Boise	ID	Outpatient Clinic (Meridian)	0.293	\$11,612	Minor	N
34	1	Providence	RI	Outpatient Clinic (Providence)	0.291	\$6,611	Minor	N
35	20	Walla Walla	WA	Administrative (Walla Walla)	0.290	\$5,565	Minor	N
36	23	Iowa City	IA	Community Resource and Referral Center (Davenport)	0.290	\$7,380	Minor	R
37	4	Altoona	PA	Outpatient Clinic (Huntingdon)	0.289	\$6,558	Minor	N
38	23	Omaha	NE	Outpatient Clinic (Council Bluffs)	0.280	\$10,743	Minor	N

Priority #	VISN/Admin	Station/City ¹	ST	2026 Lease SCIP List Project Name - Short Description	Total Score	2026 Current Estimated Cost (\$000)	Project Type	Lease Type ²
39	21	San Francisco	CA	Outpatient Clinic (Ukiah)	0.273	\$5,330	Minor	R
40	1	Providence	RI	Outpatient Clinic (Providence)	0.270	\$3,967	Minor	N
41	10	Ann Arbor	MI	Administrative (Ann Arbor)	0.268	\$2,084	Minor	N
42	8	Orlando	FL	Outpatient Clinic (Lake Nona)	0.268	\$3,201	Minor	N
43	22	San Diego	CA	Outpatient Clinic (Cleveland)	0.267	\$3,982	Minor	N
44	VBA	Nashville	TN	Replacement Regional Office (Nashville)	0.261	\$3,000	Minor	R
45	10	Ann Arbor	MI	Administrative (Ann Arbor)	0.261	\$195	Minor	R
46	10	Ann Arbor	MI	Administrative (Ann Arbor)	0.261	\$151	Minor	N
47	6	Salem	VA	Outpatient Clinic (Salem)	0.220	\$8,547	Minor	N
48	22	Long Beach	CA	Outpatient Clinic (San Pedro)	0.194	\$2,816	Minor	N
49	22	San Diego	CA	Outpatient Clinic (San Diego)	0.193	\$3,982	Minor	N
50	22	San Diego	CA	Outpatient Clinic (San Diego)	0.174	\$3,982	Minor	N
N/A	22	Loma Linda	CA	Warehouse 2 Lease	N/A	\$125	Minor	R
N/A	22	Long Beach	CA	VISN 22 Office Lease	N/A	\$4,885	Minor	R
N/A	21	San Francisco	CA	Execute Clearlake Succeeding Lease	N/A	\$410	Minor	R
N/A	1	West Haven	CT	Clinical Research Succeeding Lease	N/A	\$1,407	Minor	R
N/A	Staff	Washington	DC	Office of Inspector General- Sacramento	N/A	\$122	Minor	R
N/A	VHA	Washington	DC	Vet Center Lease - VC209 Elkton, MD	N/A	\$513	Minor	R
N/A	VHA	Washington	DC	Vet Center Lease - VC244 Fredericksburg, VA	N/A	\$933	Minor	N
N/A	VHA	Washington	DC	Vet Center Lease - VC328 Raleigh, NC	N/A	\$145	Minor	R
N/A	VHA	Washington	DC	Vet Center Lease - VC102 Secaucus , NJ	N/A	\$2,156	Minor	R

Priority #	VISN/Admin	Station/City ¹	ST	2026 Lease SCIP List Project Name - Short Description	Total Score	2026 Current Estimated Cost (\$000)	Project Type	Lease Type ²
N/A	VHA	Washington	DC	Vet Center Lease - VC706 Dallas, TX	N/A	\$285	Minor	R
N/A	VHA	Washington	DC	Vet Center Lease - VC502.1 Kenai, AK	N/A	\$1,020	Minor	N
N/A	VHA	Washington	DC	Vet Center Lease - VC516.1 Chinle, AZ Outstation	N/A	\$581	Minor	N
N/A	VHA	Washington	DC	Vet Center Lease - VC707 El Paso, TX	N/A	\$1,743	Minor	R
N/A	VHA	Washington	DC	Vet Center Lease - VC718 Oklahoma City, OK	N/A	\$134	Minor	R
N/A	VHA	Washington	DC	Vet Center Lease - VC519 Casper, WY	N/A	\$126	Minor	R
N/A	VHA	Washington	DC	Vet Center Lease - VC230.1 Cumberland, NJ Outstation	N/A	\$270	Minor	N
N/A	VHA	Washington	DC	Vet Center Lease - VC542 Pueblo, CO	N/A	\$1,172	Minor	R
N/A	VHA	Washington	DC	Vet Center Lease - VC404 Minot, ND	N/A	\$388	Minor	R
N/A	VHA	Washington	DC	Vet Center Lease - VC220 White Oak, PA	N/A	\$953	Minor	R
N/A	VHA	Washington	DC	Vet Center Lease - VC118 South Burlington, VT	N/A	\$412	Minor	R
N/A	VHA	Washington	DC	Vet Center Lease - VC726 Killeen, TX	N/A	\$1,484	Minor	R
N/A	VHA	Washington	DC	Vet Center Lease - VC522 Bellingham, WA	N/A	\$224	Minor	R
N/A	VHA	Washington	DC	Vet Center Lease - VC112.1 Hackettstown, NJ	N/A	\$705	Minor	N
N/A	VHA	Washington	DC	Vet Center Lease - VC648.1 Saipan, CNMI	N/A	\$409	Minor	N
N/A	VHA	Washington	DC	Vet Center Lease - VC346 Augusta, GA	N/A	\$593	Minor	R

Priority #	VISN/Admin	Station/City ¹	ST	2026 Lease SCIP List Project Name - Short Description	Total Score	2026 Current Estimated Cost (\$000)	Project Type	Lease Type ²
N/A	8	Gainesville	FL	Establish Succeeding Lease Consolidation Gainesville Fee I, II, III, Home-Based Primary Care	N/A	\$584	Minor	R
N/A	8	Gainesville	FL	Establish Succeeding Lease Consolidate Finance I and II	N/A	\$434	Minor	R
N/A	8	Gainesville	FL	Establish Succeeding Lease Jacksonville Community Resource and Referral Center	N/A	\$170	Minor	R
N/A	8	Gainesville	FL	Gainesville Information Resource Management Services	N/A	\$251	Minor	R
N/A	8	Gainesville	FL	Renewing Existing Prosthetics Durable Medical Equipment Program and Telecare Lease	N/A	\$250	Minor	R
N/A	8	Gainesville	FL	Establish Succeeding Lease Ocala West Specialty Clinic	N/A	\$249	Minor	R
N/A	12	Chicago	IL	Lease Community Resource and Referral Center (CRRC)	N/A	\$561	Minor	R
N/A	12	Chicago	IL	VISN 12 8th Floor Lease	N/A	\$390	Minor	R
N/A	12	Danville	IL	Renewal Lease for Springfield Community Based Outpatient Clinic	N/A	\$388	Minor	R
N/A	12	North Chicago	IL	Kenosha Community Based Outpatient Clinic	N/A	\$220	Minor	R
N/A	10	Fort Wayne	IN	Lease Fort Wayne Warehouse	N/A	\$512	Minor	R
N/A	10	Indianapolis	IN	Lease Homeless Domiciliary	N/A	\$3,282	Minor	R

Priority #	VISN/Admin	Station/City ¹	ST	2026 Lease SCIP List Project Name - Short Description	Total Score	2026 Current Estimated Cost (\$000)	Project Type	Lease Type ²
N/A	10	Indianapolis	IN	Lease Office of Information Technology Warehouse V2	N/A	\$774	Minor	R
N/A	VBA	Louisville	KY	Renew Lease at Louisville Regional Office 1	N/A	\$950	Minor	R
N/A	16	Shreveport	LA	Shreveport Warehouse	N/A	\$440	Minor	N
N/A	16	Shreveport	LA	Buckner Square Administrative	N/A	\$800	Minor	R
N/A	1	Northampton	MA	Hampden County Admin	N/A	\$1,029	Minor	N
N/A	1	Northampton	MA	Worcester County Research Lease	N/A	\$1,188	Minor	N
N/A	10	Detroit	MI	Off Site Leased Parking	N/A	\$36	Minor	N
N/A	15	Kansas City	MO	Succeeding Shawnee Community Based Outpatient Clinic Lease	N/A	\$1,160	Minor	R
N/A	15	Poplar Bluff	MO	Succeeding Farmington Lease and Dental Renovation	N/A	\$2,980	Minor	R
N/A	6	Durham	NC	Replace Raleigh 1 CBOC Community Based Outpatient Clinic	N/A	\$4,450	Minor	R
N/A	6	Durham	NC	Replace Hillandale II Clinic Lease	N/A	\$7,650	Minor	R
N/A	6	Durham	NC	Renew Durham Warehouse	N/A	\$120	Minor	R
N/A	6	Durham	NC	Multi-Specialty Community Based Outpatient Clinic in Fuquay-Varina	N/A	\$1,600	Minor	N
N/A	6	Durham	NC	Renew Lease Durham Teleradiology Office II	N/A	\$1,600	Minor	R
N/A	23	Omaha	NE	Community Resource and Referral Center Space	N/A	\$1,925	Minor	R

Priority #	VISN/Admin	Station/City ¹	ST	2026 Lease SCIP List Project Name - Short Description	Total Score	2026 Current Estimated Cost (\$000)	Project Type	Lease Type ²
N/A	23	Omaha	NE	Lease for Whole Health	N/A	\$1,285	Minor	R
N/A	23	Omaha	NE	Lease for Polytrauma and Pain Clinic	N/A	\$1,092	Minor	R
N/A	VBA	Newark	NJ	Renew Lease at Trenton Veteran Readiness and Employment Office	N/A	\$17	Minor	R
N/A	10	Cincinnati	OH	Expand Cincinnati Parking Lease	N/A	\$994	Minor	N
N/A	10	Cincinnati	OH	Lease Buildout for Tele-Intensive Care Unit VISN 10	N/A	\$1,900	Minor	R
N/A	10	Cleveland	OH	Cleveland Ambulatory Surgery Center	N/A	\$600	Minor	R
N/A	7	Charleston	SC	Replace Warehouse Lease	N/A	\$6,238	Minor	R
N/A	7	Charleston	SC	Replace Tele-Mental Health Lease	N/A	\$4,201	Minor	R
N/A	VBA	Columbia	SC	Renew Lease at N Charleston Veteran Readiness and Employment Office	N/A	\$66	Minor	R
N/A	9	Johnson City	TN	Renew Lease for Campbell County Community Based Outpatient Clinic	N/A	\$1,050	Minor	R
N/A	9	Memphis	TN	Memphis Home-Based Primary Care Lease	N/A	\$1,127	Minor	R
N/A	VBA	Nashville	TN	Renew Lease at Nashville Regional Office 4	N/A	\$72	Minor	R
N/A	17	El Paso	TX	Replace Eastside Community Based Outpatient Clinic	N/A	\$602	Minor	R
N/A	17	El Paso	TX	Replace Las Cruces Home Based Primary Care	N/A	\$232	Minor	R
N/A	17	El Paso	TX	Replace Warehouse	N/A	\$288	Minor	R

Priority #	VISN/Admin	Station/City ¹	ST	2026 Lease SCIP List Project Name - Short Description	Total Score	2026 Current Estimated Cost (\$000)	Project Type	Lease Type ²
N/A	VBA	Houston	TX	Renew lease at Corpus Christi Veteran Readiness and Employment Office	N/A	\$62	Minor	R
N/A	VBA	Roanoke	VA	Renew Lease at Hampton Veteran Readiness and Employment Office	N/A	\$101	Minor	R
N/A	1	White River Junction	VT	Renew Lease Littleton NH Community Based Outpatient Clinic	N/A	\$345	Minor	R
N/A	1	White River Junction	VT	Renew Lease Rutland VT Community Based Outpatient Clinic	N/A	\$184	Minor	R
N/A	1	White River Junction	VT	Renew Lease Newport VT Community Based Outpatient Clinic	N/A	\$100	Minor	R
N/A	VBA	Seattle	WA	Renew Lease at Seattle Regional Office Storage and Parking	N/A	\$454	Minor	R
N/A	VBA	Seattle	WA	Renew Lease at Bremerton Veteran Readiness and Employment Office	N/A	\$82	Minor	R
N/A	VBA	Milwaukee	WI	Renew Lease at Eau Claire Veteran Readiness and Employment Office	N/A	\$44	Minor	R
N/A	5	Clarksburg	WV	Renew Wood County Community Based Outpatient Clinic	N/A	\$1,743	Minor	R
N/A	5	Clarksburg	WV	Renew Braxton County Community Based Outpatient Clinic	N/A	\$781	Minor	R
Total, 2026 Lease List						\$610,971		

2026 VHA NRM SCIP List

VHA NRM projects (Table 5-4 below) were scored and prioritized based on SCIP approved action plan projects that are the VISN's top priority needs for 2026. The approval for NRM projects is contingent on results of final funding allocations, contracting timelines and any related feasibility studies.

Table 5-4: 2026 VHA NRM SCIP List (Sorted by Priority)

¹ SUS is the NRM-Sustainment project type and IM is the NRM-Infrastructure Modernization project type.

Priority #	VISN	Station/City	ST	2026 SCIP VHA NRM List Project Name - Short Description	Total Score	NRM Project Type ¹	Total Est. Project Cost (\$000)
1	10	Chillicothe	OH	Renovate Building 7 Kitchen	0.682	Sus	\$12,210
2	22	Tucson	AZ	Replace Heating, Ventilation and Air Conditioning System building 2, 3, 60, and 80	0.650	IM	\$16,390
3	5	Clarksburg	WV	Correct Electrical Distribution System and Replace Equipment	0.650	IM	\$5,191
4	21	Fresno	CA	Replace Outpatient Clinic Air Handler Units - Outpatient Clinic, 1st, 2nd, 3rd Floor	0.650	IM	\$21,450
5	1	West Haven	CT	Upgrade Steam Distribution System Phase 4	0.650	IM	\$17,350
6	20	Portland	OR	Correct Seismic Deficiencies Building 2 Laundry/Warehouse	0.650	IM	\$9,900
7	4	Pittsburgh	PA	Renovate Building One - 9 West and 10 West for Architectural, Mechanical and Electrical	0.637	IM	\$7,700
8	15	Poplar Bluff	MO	Replace Electrical Switchboards Building 1, 20, and 7	0.557	IM	\$12,000
9	22	Long Beach	CA	Upgrade Building 126 Utility Backbone	0.555	IM	\$19,264
10	22	Albuquerque	NM	Relocate/Replace Emergency Generators/Transformers/Power Loop	0.554	IM	\$50,500
11	9	Nashville	TN	Upgrade Nashville Generator Systems	0.550	IM	\$15,781
12	2	Northport	NY	Renovate Medical/Surgical Inpatients Units, Phase 1	0.550	Sus	\$12,034
13	6	Durham	NC	Replace and Upgrade Emergency Power System, Equipment and Components	0.550	IM	\$5,500
14	16	North Little Rock	AR	Relocate Prosthetics to Building 66	0.545	Sus	\$8,800

Priority #	VISN	Station/City	ST	2026 SCIP VHA NRM List	Total Score	NRM Project Type ¹	Total Est. Project Cost (\$000)
				Project Name - Short Description			
15	8	Tampa	FL	Replace Branch Domestic Piping, Building 1 - Ph 1	0.538	IM	\$6,600
16	17	Waco	TX	Renovate Building 9 (Level 2) for Community Living Center	0.537	Sus	\$11,600
17	17	Waco	TX	Renovate Building 1 Second Floor for Primary Care	0.535	Sus	\$8,959
18	1	Boston	MA	Upgrade Heating, Ventilation and Air Conditioning Phase IV - Ambulatory Care Addition	0.535	IM	\$7,908
19	12	Tomah	WI	Replace Air Handling Equipment and Update Electrical Building 407	0.534	IM	\$7,044
20	16	Alexandria	LA	Upgrade Building 7 Main Hospital, Air Handler Units 113 and 115	0.525	IM	\$5,357
21	8	Gainesville	FL	Renovate Building 12	0.519	Sus	\$14,975
22	7	Augusta	GA	Renovate Emergency Department, Building 801	0.518	Sus	\$15,387
23	8	Orlando	FL	Replace Boilers at Lake Nona	0.517	IM	\$5,750
24	7	Tuskegee	AL	Renovate Building 5 - Phase I	0.515	IM	\$7,940
25	7	Dublin	GA	Convert Radiology Space to Support Service Space - Building 4A	0.513	Sus	\$7,439
26	2	New York	NY	Replace Heating, Ventilation and Air Conditioning for Upper and Lower Operating Room, Medical Intensive Care Unit and Kitchen	0.510	IM	\$6,550
27	16	North Little Rock	AR	Upgrade Fire Alarm Fiber Optic Loop	0.509	IM	\$9,250
28	12	Madison	WI	Renovate Outpatient Clinics	0.509	Sus	\$13,800
29	16	Little Rock	AR	Replace 15 kV Electrical Substations - Project 2	0.508	IM	\$24,100
30	2	Albany	NY	Consolidate Primary Care phase 2	0.504	IM	\$7,063
31	7	Columbia	SC	Renovate and Expand ED in B100 First Floor and B100A First Floor	0.504	Sus	\$11,005
32	10	Ann Arbor	MI	Renovate Inpatient Rooms to Private Bed/Bath and Required Supporting Service Space	0.501	Sus	\$12,250
33	5	Martinsburg	WV	Correct Secondary Electrical Distribution System Deficiencies	0.501	IM	\$11,000
34	1	Boston	MA	Sterile Processing Service Renovation	0.500	IM	\$16,521

Priority #	VISN	Station/City	ST	2026 SCIP VHA NRM List	Total Score	NRM Project Type ¹	Total Est. Project Cost (\$000)
				Project Name - Short Description			
35	1	Boston	MA	Replace Building 1 Exterior Panels Ph. II	0.498	IM	\$20,538
36	1	Brockton	MA	Building 20 Kitchen Renovation	0.497	IM	\$13,956
37	6	Asheville	NC	Correct Mechanical and Plumbing Deficiencies Building 47	0.496	IM	\$12,100
38	9	Nashville	TN	Life Safety Improvements	0.494	IM	\$5,085
39	23	St Cloud	MN	Remodel Building 48 1st Floor for Community Living Center	0.494	Sus	\$14,346
40	8	Lake City	FL	Renovate 3rd Floor Building 64	0.487	IM	\$15,100
41	7	Tuskegee	AL	Correct Physical Security Deficiencies Phase II - Tuskegee	0.486	IM	\$6,129
42	20	Seattle	WA	Refurbish Building 100 Elevator (P1-P4)	0.478	IM	\$10,350
43	16	Fayetteville	AR	Upgrade Campus Electrical Utility	0.477	IM	\$16,800
44	16	North Little Rock	AR	Replace 15 kV Electric Feeders - Project 2	0.476	IM	\$22,100
45	4	Pittsburgh	PA	Upgrade Vertical Power Distribution in Building 1 at University Drive	0.475	IM	\$8,250
46	8	Miami	FL	Replace electrical panel boards in operating room with dual feed	0.474	IM	\$10,212
47	15	Marion	IL	Building 1 - Renovate 4th Floor for Endoscopy and Cath Lab	0.472	Sus	\$8,944
48	12	Milwaukee	WI	Renovate 111 5AS for Clinical Space	0.471	Sus	\$7,936
49	17	Temple	TX	Convert Privacy Med/Surg Beds, 5th Floor (J Wing) Building 204	0.471	Sus	\$10,094
50	12	Chicago	IL	Heating, Ventilation and Air Conditioning Deficiencies Floors Building 1	0.470	IM	\$23,838
51	16	Alexandria	LA	Upgrade Heating, Ventilation and Air Conditioning System for Canteen/Auditorium, Building 8	0.470	IM	\$5,342
52	10	Marion	IN	Replace Roofs	0.470	IM	\$9,655
53	7	Columbia	SC	Replace Heating, Ventilation and Air Conditioning System for Building 22	0.470	IM	\$6,900
54	19	Oklahoma City	OK	Replace Heating Water Piping B-4 Floors F Section	0.470	IM	\$7,418
55	20	Portland	OR	Renovate Vancouver Building 20 for Dialysis	0.468	Sus	\$15,900

Priority #	VISN	Station/City	ST	2026 SCIP VHA NRM List	Total Score	NRM Project Type ¹	Total Est. Project Cost (\$000)
				Project Name - Short Description			
56	22	Phoenix	AZ	Plumbing Infrastructure Repairs Buildings 1, 8 and Exterior Site Phase 2	0.468	IM	\$5,000
57	5	Washington	DC	Replace Building 1 & 6 Roofs-Phase 2	0.466	IM	\$6,600
58	2	Albany	NY	Upgrade and Expand Chiller Plant	0.466	IM	\$26,228
59	23	Omaha	NE	Expand 2nd Floor Cardio Phase 1	0.463	Sus	\$7,095
60	22	Prescott	AZ	Rebuild Elevators in Buildings 107, 108 and 151	0.462	IM	\$5,500
61	10	Cincinnati	OH	Renovate Mental Health 7E	0.461	Sus	\$7,820
62	23	Omaha	NE	Install Circuit 90 Generator and Electrical Service	0.460	IM	\$5,524
63	10	Cleveland	OH	Renovate Annex and Relocate 3D Mammography	0.460	Sus	\$12,200
64	9	Memphis	TN	Correct Sterile Processing Service Deficiencies	0.457	Sus	\$7,547
65	20	Spokane	WA	Upgrade Fire Protection Systems Campus Wide	0.457	IM	\$12,918
66	2	New York	NY	Replace Heating, Ventilation and Air Conditioning Controls Building 1	0.456	IM	\$13,500
67	1	Brockton	MA	Upgrade Site Utilities Phase I	0.456	IM	\$15,755
68	7	Tuscaloosa	AL	Convert Admin Space to Swing Space - Building 40	0.455	Sus	\$11,023
69	5	Huntington	WV	Upgrade Facility Steam Distribution System	0.454	IM	\$16,500
70	19	Muskogee	OK	Renovate 4 West for Community Living Center - Building 53	0.453	Sus	\$10,950
71	21	Palo Alto	CA	Build new electrical substation and demolish building 338 at Menlo Park	0.453	IM	\$6,848
72	21	North Las Vegas	NV	Renovate Oncology Infusion Clinic	0.451	Sus	\$11,000
73	10	Detroit	MI	Renovate Endoscopy Gastrointestinal Suite	0.451	Sus	\$12,118
74	5	Perry Point	MD	Replace Central Chillers	0.451	IM	\$9,700
75	23	Minneapolis	MN	Renovate for Expanded Polytrauma Program, Phase 2	0.451	Sus	\$20,000
76	17	Dallas	TX	Renovate Garland for Pharmacy	0.450	Sus	\$6,600
77	8	West Palm Beach	FL	Enhance 6B Privacy by Converting to Private Rooms	0.450	Sus	\$14,000

Priority #	VISN	Station/City	ST	2026 SCIP VHA NRM List	Total Score	NRM Project Type ¹	Total Est. Project Cost (\$000)
				Project Name - Short Description			
78	17	Dallas	TX	Renovate Garland Laboratory	0.450	Sus	\$10,150
79	23	Fort Meade	SD	Replace Cast Iron/Malleable Fittings and Steam Traps	0.450	IM	\$11,000
80	20	Boise	ID	Renovate Sterile Processing Service Space	0.450	Sus	\$8,600
81	22	Los Angeles	CA	Correct Critical Deficiencies for Research Buildings 113, 114, and 115	0.444	IM	\$15,000
82	16	Alexandria	LA	Renovate Building 21	0.443	IM	\$6,676
83	22	Phoenix	AZ	Boiler Replacement	0.417	IM	\$10,005
84	7	Dublin	GA	Convert Support Space to Admin Space - Building 4B	0.403	Sus	\$6,156
85	7	Montgomery	AL	Reseal Building Envelop and Window - Buildings 1,4, and 6	0.397	IM	\$6,200
86	10	Indianapolis	IN	Modernize Domestic Water Distribution	0.393	IM	\$12,100
87	6	Salem	VA	Repair Administration Building	0.392	IM	\$10,789
88	12	Chicago	IL	Modernize Bed Tower Building Elevators	0.390	IM	\$13,200
89	5	Baltimore	MD	LR Renovate Building 1 - Phase 1	0.390	IM	\$10,000
90	7	Columbia	SC	Renovate Building 100 4th Floor West Wing for Intensive Care Unit	0.385	Sus	\$13,339
91	12	Chicago	IL	Replace Obsolete Air Handlers Ogden / Taylor	0.382	IM	\$12,650
92	12	Danville	IL	Upgrade Electrical Distribution System for Redundancy Phase 1	0.370	IM	\$5,194
93	23	Omaha	NE	Replace Emergency Generators	0.370	IM	\$12,000
94	6	Salem	VA	Replace Windows	0.365	IM	\$6,363
95	15	Marion	IL	Building 42 - Renovation for Eye Care and Radiology	0.364	IM	\$9,559
96	1	West Haven	CT	Replace and Expand Elevators in Building 1	0.362	IM	\$11,330
97	7	Columbia	SC	Correct Campus Steam Site Distribution Deficiencies - Phase 2	0.361	IM	\$6,249
98	1	Providence	RI	Renovate 6B Medical Surgical Inpatient Nursing Unit	0.353	IM	\$19,561
99	17	Amarillo	TX	Replace Building 28 Air Handler Units 1,4,18,9A,9B, Operating Room Chiller	0.351	IM	\$5,450
100	8	Gainesville	FL	Renovate Site Components (Various)	0.351	IM	\$6,500

Priority #	VISN	Station/City	ST	2026 SCIP VHA NRM List	Total Score	NRM Project Type ¹	Total Est. Project Cost (\$000)
				Project Name - Short Description			
101	7	Columbia	SC	Renovate Specialty Care - Building 100 2nd Fl South Wing	0.350	Sus	\$14,060
102	4	Philadelphia	PA	Replace Heating, Ventilation and Air Conditioning Systems Building 1 Phase 1	0.345	IM	\$7,841
103	8	Bay Pines	FL	Rehabilitate Envelope, Building 1	0.337	IM	\$9,852
104	12	Milwaukee	WI	Renovate 111 Basement Area for Nuclear Medicine	0.337	Sus	\$8,088
105	20	Anchorage	AK	Cooling Upgrades	0.336	IM	\$9,548
106	4	Pittsburgh	PA	Upgrade MDP Power Panels in B10 at University Drive	0.334	IM	\$8,250
107	1	West Haven	CT	Replace Building Automation System	0.333	IM	\$8,665
108	23	Sioux Falls	SD	Expand Campus Backup Power	0.331	IM	\$9,020
109	2	Castle Point	NY	Replace Fan Coils Phase III	0.330	Sus	\$5,449
110	23	Omaha	NE	Replace Building 1 Windows - Phase I	0.330	IM	\$6,755
111	2	Montrose	NY	Repair Chapel and Offices in Building 27	0.327	Sus	\$8,233
112	8	San Juan	PR	Improve Roads and Sidewalks at Main Campus	0.327	Sus	\$10,536
113	10	Ann Arbor	MI	Increase General Specialty Care Space to Improve Clinical Efficiencies	0.320	Sus	\$12,249
114	7	Dublin	GA	Replace Interior 2-hr Fire Doors, Exterior Doors, Loading Dock, and windows	0.315	IM	\$5,360
115	6	Asheville	NC	Upgrade Digital Controls Multiple Buildings	0.314	IM	\$8,450
116	23	Hot Springs	SD	Replace Cast Iron Fittings and Steam Traps	0.313	IM	\$8,500
117	12	Milwaukee	WI	Renovate 43 Outpatient Mental Health Phase 1	0.312	Sus	\$11,172
118	22	Loma Linda	CA	Renovate Nutrition and Food Services Kitchen	0.309	IM	\$15,400
119	1	Newington	CT	Replace And Expand Elevators in Buildings 1 and 2C	0.309	IM	\$9,410
120	6	Salem	VA	Renovate Building 19	0.308	Sus	\$10,744
121	22	Loma Linda	CA	Renovate Cardiology Center	0.308	Sus	\$20,000
122	9	Murfreesboro	TN	Renovate Inpatient Kitchen and Dining Room	0.308	Sus	\$11,966

Priority #	VISN	Station/City	ST	2026 SCIP VHA NRM List	Total Score	NRM Project Type ¹	Total Est. Project Cost (\$000)
				Project Name - Short Description			
123	5	Washington	DC	Upgrade Chilled Water-Phase 2	0.308	IM	\$8,250
124	10	Dayton	OH	Replace Heating, Ventilation and Air Conditioning Building 409/410	0.308	IM	\$12,272
125	1	White River Junction	VT	Renovate Historic Building 4	0.306	Sus	\$5,455
126	6	Hampton	VA	Replace Heating, Ventilation and Air Conditioning System in Building 137	0.305	IM	\$6,078
127	7	Montgomery	AL	Correct Physical Security Deficiencies Phase II	0.304	IM	\$7,865
128	2	New York	NY	Repair Exterior Façade and Brick Cleaning	0.303	IM	\$10,450
129	4	Erie	PA	Complete Emergency Electrical Power Deficiency Corrections (EEPG IV)	0.298	IM	\$5,000
130	23	Des Moines	IA	Replace Exterior Pavement - Phase 1	0.298	IM	\$6,600
131	20	Portland	OR	Upgrade Light Fixtures	0.296	IM	\$5,850
132	10	Battle Creek	MI	Renovate Building 8	0.294	Sus	\$11,591
133	21	Sacramento	CA	Replace B700 Air Handlers	0.292	IM	\$12,000
134	5	Baltimore	MD	Replace Fire Alarm System	0.292	IM	\$7,800
135	21	Sacramento	CA	Paint and Repair Cracks on Exterior Mather Building	0.291	IM	\$6,000
136	15	Marion	IL	Building 1 - Renovate 2B for Med/Surg Inpatient Single Occupancy Rooms	0.291	Sus	\$13,034
137	1	Newington	CT	Replace Building Automation System	0.290	IM	\$10,595
138	4	Wilkes Barre	PA	Upgrade Operating Room and Intensive Care Unit Heating, Ventilation and Air Conditioning	0.288	IM	\$8,800
139	1	Brockton	MA	Boiler Plant Replacement	0.285	IM	\$31,675
140	21	San Francisco	CA	Renovate to Replace Gastrointestinal Suite	0.282	Sus	\$5,900
141	16	Shreveport	LA	Renovate Nutrition and Food Service Kitchen	0.280	IM	\$15,700
142	16	Houston	TX	Renovation of Pathology and Laboratory- Phase 2	0.278	IM	\$15,863
143	2	Northport	NY	Replace Roads, Parking Lots and Sidewalks South Campus	0.278	IM	\$6,600

Priority #	VISN	Station/City	ST	2026 SCIP VHA NRM List	Total Score	NRM Project Type ¹	Total Est. Project Cost (\$000)
				Project Name - Short Description			
144	7	Charleston	SC	Correct Mechanical Deficiencies Phase 3	0.278	IM	\$7,000
145	12	Madison	WI	Renovate for Supply Chain and Construct Connecting corridor	0.277	IM	\$7,750
146	17	Amarillo	TX	Renovate Building 33 for Patient Aligned Care Team/Women's Health/Specialty Care	0.277	Sus	\$17,458
147	7	Charleston	SC	Replace Elevated Roadways and Parking Phase 1	0.277	IM	\$9,500
148	1	Manchester	NH	Improve Building 1 Accessibility and Upgrade Campus Elevators	0.277	IM	\$8,082
149	6	Richmond	VA	Expand Operating Suite to Increase Surgical Access	0.277	Sus	\$19,898
150	21	North Las Vegas	NV	Replace Sterile Processing Service Flooring	0.276	IM	\$5,063
151	12	Madison	WI	Renovate 6D for Sterile Processing Service	0.275	Sus	\$8,817
152	17	Temple	TX	Upgrade Temple Chillers, Pumps, and Cooling Towers	0.274	IM	\$16,220
153	21	Sacramento	CA	Remodel Vacated Dental Clinic, Mare Island	0.274	Sus	\$8,900
154	8	West Palm Beach	FL	Construct Bariatric Rooms	0.273	Sus	\$6,281
155	16	Fayetteville	AR	Renovate Emergency Department for Oncology	0.273	Sus	\$21,700
156	5	Washington	DC	Replace Induction System- Phase 2	0.273	IM	\$8,800
157	20	American Lake	WA	Upgrade Campus Chillers	0.272	IM	\$7,000
158	23	Omaha	NE	Renovate 4th Floor for Surgery Phase 1	0.272	Sus	\$8,767
159	16	Houston	TX	Renovate Emergency Room in Building 100 Phase 3	0.272	IM	\$5,442
160	9	Lexington	KY	Replace and Repair Façade on Buildings (Bowling)	0.272	Sus	\$10,000
161	16	Shreveport	LA	Renovate 2N Laboratory	0.272	Sus	\$9,753
162	19	Muskogee	OK	Replace Fire Alarm System	0.271	IM	\$6,000
163	5	Beckley	WV	Upgrade Chiller Plant Capacity and Piping	0.271	IM	\$29,058
164	4	Butler	PA	Replace Community Living Center Roof	0.271	Sus	\$5,100
165	10	Fort Wayne	IN	Remodel 4th Floor for Community Living Center	0.271	Sus	\$8,780

Priority #	VISN	Station/City	ST	2026 SCIP VHA NRM List	Total Score	NRM Project Type ¹	Total Est. Project Cost (\$000)
				Project Name - Short Description			
166	2	East Orange	NJ	Upgrade Heating, Ventilation and Air Conditioning System Ph2	0.271	IM	\$8,800
167	2	East Orange	NJ	Replace and Repair Roofs	0.271	IM	\$7,200
168	4	Pittsburgh	PA	Upgrade Mechanical Systems in B1 Elevator Penthouse	0.270	IM	\$6,600
169	22	San Diego	CA	Repair and Modernize Corridors, Building 1	0.270	IM	\$15,000
170	6	Salisbury	NC	Building 3-Fourth Floor Patient Aligned Care Team Renovation	0.270	IM	\$7,344
171	8	San Juan	PR	Relocate Psychiatric Intervention Center to Emergency Department	0.270	Sus	\$7,224
172	8	Orlando	FL	Correct Lake Nona Electrical Infrastructure	0.270	IM	\$5,750
173	21	Palo Alto	CA	Upgrade building 360 patios for patient safety at Menlo Park	0.270	IM	\$5,400
174	21	Palo Alto	CA	Replace and install patient lifts at building 331, 348 and 360 at Menlo Park	0.270	IM	\$18,180
175	10	Saginaw	MI	Renovate Sterile Processing Service	0.270	IM	\$9,732
176	20	Walla Walla	WA	Modernize Physical and Electronic Security Systems	0.270	IM	\$9,000
177	17	San Antonio	TX	Replace and Balance Reheat and Preheat System	0.263	IM	\$7,575
178	6	Fayetteville	NC	Replace Slate and Flat Roofs Buildings 1, 9, 10 and 21	0.255	Sus	\$10,636
179	8	Gainesville	FL	Remove Radiant Panel Ceiling	0.235	IM	\$6,875
180	6	Salisbury	NC	Replace steam and condensate piping, convectors and traps	0.208	IM	\$8,175
181	4	Pittsburgh	PA	Modernize Heinz Campus Switchgear	0.207	IM	\$13,200
182	2	New York	NY	Renovate Patient Ward 4S	0.204	Sus	\$9,500
183	4	Altoona	PA	Install Fire Dampers and Repair Rated Shafts	0.203	IM	\$5,865
184	6	Hampton	VA	Construct Hybrid Operating Room	0.203	Sus	\$8,347
Total, 2026 VHA Non-Recurring Maintenance Projects							\$1,986,753

Page Intentionally Left Blank.



U.S. Department of Veterans Affairs Long Range Capital Plan

Table of Contents	Page No.
Strategic Capital Investment Planning Process Report	
Chapter 6.1: Executive Summary.....	6.1 – 1
Chapter 6.2: Strategic Capital Investment Planning Process Overview	6.2 – 1
Chapter 6.3: Veterans Health Administration.....	6.3 – 1
Chapter 6.4: National Cemetery Administration.....	6.4 – 1
Chapter 6.5: Veterans Benefits Administration	6.5 – 1
Chapter 6.6: Staff Offices.....	6.6 – 1
 Chapter 7.1: Enhanced-Use Leasing and the Annual Consideration Report	 7.1 – 1
Part I - Enhanced-Use Lease Program	7.1 – 1
Part II – EUL Consideration Report	7.1 – 9
Chapter 7.2: Communities Helping Invest through Property and Improvements Needed for Veterans Act of 2016 Program.....	7.2 – 1

Page Intentionally Left Blank.



Executive Summary

The Department of Veterans Affairs' (VA) Strategic Capital Investment Planning (SCIP) Process

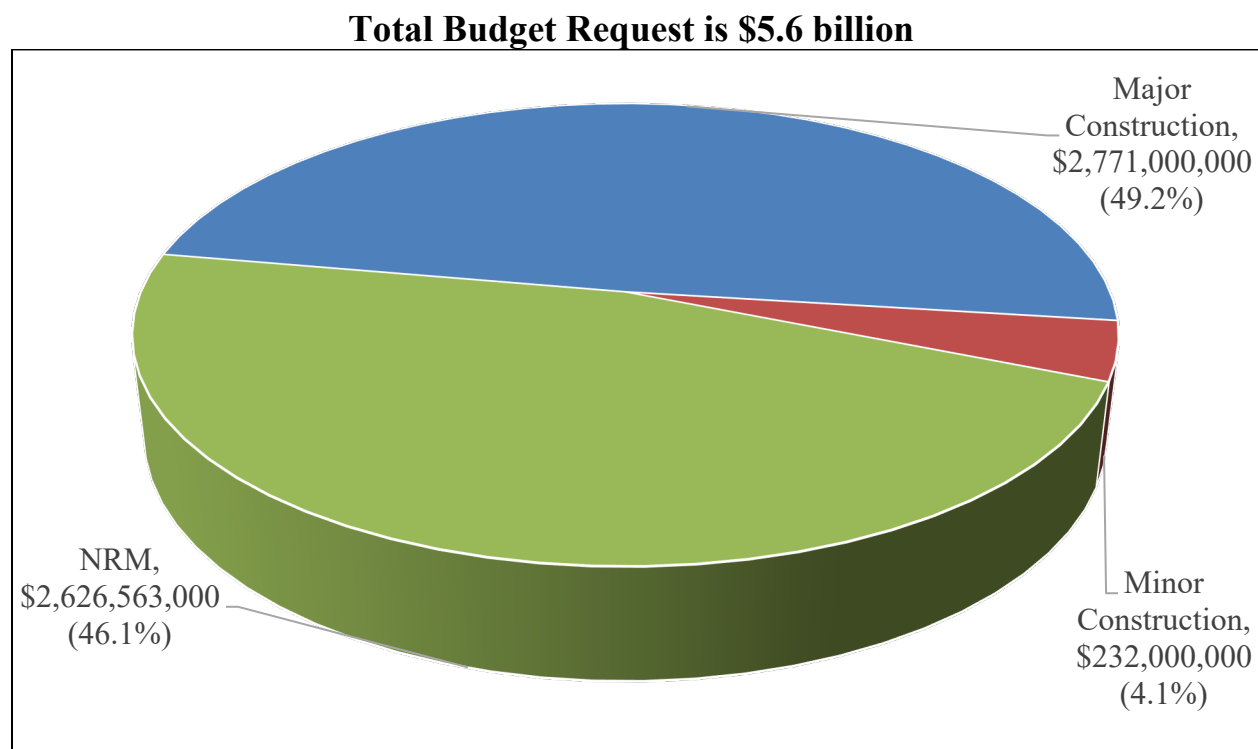
The SCIP process is an annual effort designed to capture the full extent of VA's capital needs and inform budget formulation. The SCIP process relies on gap analyses based on a 10-year planning horizon to identify critical performance gaps in safety, security, utilization, access, seismic safety, facility condition, space, parking, and energy. Identified gaps drive the creation of a system-wide capital needs assessment that drills down to specific regional-, network-, and facility-level capital projects and the associated resources necessary to close those critical gaps.

The 2026 SCIP process identified 1,717 above-threshold capital projects needed to close critical gaps and meet strategic targets across VA. Based on current estimates, completion of all capital projects identified in the SCIP plan would require estimated resources of between \$187 and \$207 billion, including activation costs. These estimates are based on current market conditions and will be modified as projects move through the annual budget formulation process (from action plan to business case, etc). In a given fiscal year, the highest priority SCIP projects are submitted in the annual Budget request for funding consideration. These projects are prioritized based on their contribution to closing identified gaps and funded based on annual appropriation levels. The 2026 SCIP list funds the highest ranking SCIP projects that will address VA's modernization efforts by enhancing patient privacy, ensuring national cemeteries remain open, improving information technology infrastructure, and correcting critical facility condition deficiencies across the Department. These funds, as well as available prior year funds, will assist in ensuring Veterans are cared for in a safe environment.

The SCIP process is revisited each year to take into account changes in medical delivery, technology, Departmental and Congressional mandates and any local or regional projections. Because prioritization is an annual process, VA is unable to predict which specific projects will be requested for funding beyond 2026. There may be some locations and facilities undergoing study, including ongoing environmental studies. Therefore, the potential future projects listed in the Long Range Capital Plan should not be construed as VA having made decisions to execute projects at these sites. The SCIP process and associated results have undergone a formal executive review process developed by senior management and have been approved by the Secretary — thus ensuring that the plan is aligned with the Department's strategic goals and mission. The SCIP process and decision model were updated for the SCIP 2026 cycle to better meet the Secretary's goal of VA modernization, including increasing access to services to improve outcomes. Also, Veterans Health Administration (VHA) non-recurring maintenance (NRM) projects have their own SCIP criteria and model, which places emphasis to local priorities and VHA-specific planning priorities.

VA 2026 Major Construction, Minor Construction and NRM Budget Request

Figure E-1: 2026 VA Major, Minor and NRM Budget Request (Dollars in thousands)



The 2026 VA capital budget request of \$5.6 billion includes investments in a number of asset categories across several organizations and accounts. Table E-1 (below) provides a breakout of capital budget request by Administration and Staff Offices (SO). This includes the \$900 million in discretionary resources anticipated to augment Major Construction from the Recurring Expenses Transformational Fund (RETF).

Table E-1: 2026 VA Major, Minor and NRM Request with Anticipated RETF

(\$000)	VHA	NCA	VBA	SO	RETF	Total
NRM*	\$2,626,563	\$0	\$0	\$0	\$0	\$2,626,563
Major Const.	\$1,648,400	\$212,600	\$0	\$10,00	\$900,000	\$2,771,000
Minor Const.	\$95,600	\$86,000	\$17,000	\$33,400	\$0	\$232,000
Totals by Admin	\$4,370,563	\$298,600	\$17,000	\$43,400	\$900,000	\$5,629,563

*Planned 2026 NRM obligations

Detailed information referenced throughout the chapters is included in the Appendix of this Volume.

SCIP also incorporates the use of non-capital solutions to meet gaps. Non-capital approaches include methods such as the use of tele-medicine, extended hours for the provision of services on site, and purchasing care from private sources through contracts or on a fee-basis (care in the community). Incorporating such non-capital approaches can reduce the total amount of capital needed to increase access or add space. For example, tele-medicine technologies allow patients to receive care, diagnostic services, or monitoring at home or in other convenient locations, thereby reducing patient travel, the number of exam rooms needed, saving energy costs and better utilizing providers remotely. Another example is extending hours of service, reducing the need for capital at outpatient care sites experiencing high utilization rates or projecting increased demand.

VA may also utilize care in the community in lieu of facility construction, renovation/expansion, or leasing in certain circumstances to address access needs and space gaps or to reduce the local footprint. This approach is useful where the demand for a particular service is low.

The National Cemetery Administration (NCA) established information kiosks at cemeteries and Veterans Benefits Administration (VBA) and the Office of Information and Technology have reconfigured their offices by using smaller cubicle sizes to fit more people into the same space. VBA has also incorporated paperless technology to reduce the space needed for file storage.

Link to Real Property Capital Planning

The SCIP process addresses the requirements set forth in the Office of Management and Budget (OMB) Memorandum M-20-03, *Implementation of Agency-wide Real Property Capital Planning*, OMB Memorandum M-21-25, *Integrating Planning for A Safe Increased Return of Federal Employees and Contractors to Physical Workplaces with Post-Reentry Personnel Policies and Work Environment* and OMB Memorandum M-23-15, *Measuring, Monitoring, and Improving Organizational health and Organizational Performance in the Context of Evolving Agency Work Environments*. Compliance with these memorandums ensures there is a clear process for prioritizing capital needs and integrating those needs into a cohesive plan that supports budget formulation. The SCIP process is built upon identifying mission requirements for real property needs (gaps) and linkage to the Department's strategic plan. It includes all lines of business (VHA, VBA, NCA and SO) and all capital and real property programs: Major Construction, Minor Construction, Leasing, and NRM programs. As part of the SCIP process, all prioritized projects are required to complete an alternative analysis where required by Title 38.

The Assistant Secretary for Management, who serves as the Chief Financial Officer (CFO), provides strategic and operational leadership in budget, financial management, and asset management efforts for VA programs and operations. The Office of Asset Enterprise Management (OAEM), a component of the Office of Management, works collaboratively with all areas of the Department to ensure capital investments are based on sound business practices and principles and meet Veterans' health care, benefits, and burial needs. The Executive Director of OAEM also serves as the Department's Senior Real Property Officer (SRPO) and manages real property prioritization and funding through the SCIP process. The SRPO serves as capital asset manager

for the entire Department. The SRPO reports to Assistant Secretary for Management and CFO, further building the link between real property planning and budget formulation.

SCIP — Legislative and Executive Requirements

The SCIP complies with the OMB *Capital Programming Guide* and supports the annual budget request for capital investments. In addition, the plan meets the following Congressional and Executive requirements:

- Public Law 108-422 and accompanying report language instructed the Department to provide a long-term and short-term disposal plan to the Congress.
- Public Law 109-58, The Energy Policy Act of 2005, contains numerous energy and water requirements.
- Public Law 110-140, The Energy Independence and Security Act of 2007, contains numerous requirements related to the reduction of energy and water consumption and the use of alternative fuels.
- Senate Report 111-226 requiring the Department to submit all findings associated the Strategic Capital Investment Planning Process.
- Public Law 114-223, section 258 directs that VA budget justification documents include the funding requested for the budget year and the “4 fiscal years succeeding the budget year”. This known as the Five-Year Development Plan.
- Public Law 114-318, Federal Property Management Reform Act (FPMRA).
- OMB Memorandum M-20-03 directs VA to implement an agency-wide real property capital plan in accordance with the FPMRA, 40 U.S.C. § 621.
- OMB Memorandum M-21-25 directs VA to integrate specific planning requirement post-COVID-19 for a safe increased return of federal employees and contractors to physical workplaces with post-reentry personnel policies and work environment.
- OMB Memorandum M-22-14 directs VA to resume annual planning processes by developing and submitting capital plans to OMB and the Federal Real Property Council and includes specific guidance to implement requirements contained in OMB Memorandums M-20-03 and M-21-25.



Chapter 6.2

Strategic Capital Investment Planning Process Overview

Introduction

The Department of Veterans Affairs (VA) developed an integrated comprehensive planning process in 2010 for inclusion in the 2012 Budget Submission based on addressing defined service and infrastructure gaps to prioritize capital projects needed across all Administrations for a 10-year time period. This process, called Strategic Capital Investment Planning (SCIP), is designed to focus all capital investments on addressing VA's most critical needs, based on clearly defined standards and ongoing assessments. The SCIP process also informs the annual budget formulation process. Specifically, SCIP provides:

- A future-oriented identification of capital needs within a long-range planning horizon (10 years) focused on reducing gaps, increasing efficiencies, and providing better services to Veterans (long range action plan);
- Three lists of potential projects to fill service gaps for the budget year: one Department-wide prioritized list of Construction projects (budget year business cases (BCs)); one prioritized list of Veterans Health Administration (VHA) non-recurring maintenance (NRM) projects; and one Department-wide SCIP-approved list Lease projects;
- A Department-wide list of potential future year projects to fill service gaps for the remaining 9 years of the long-range action plan;
- A data-driven, rational and defensible method to support VA's annual capital budget request (project/BC prioritization); and
- Increased involvement of stakeholders.

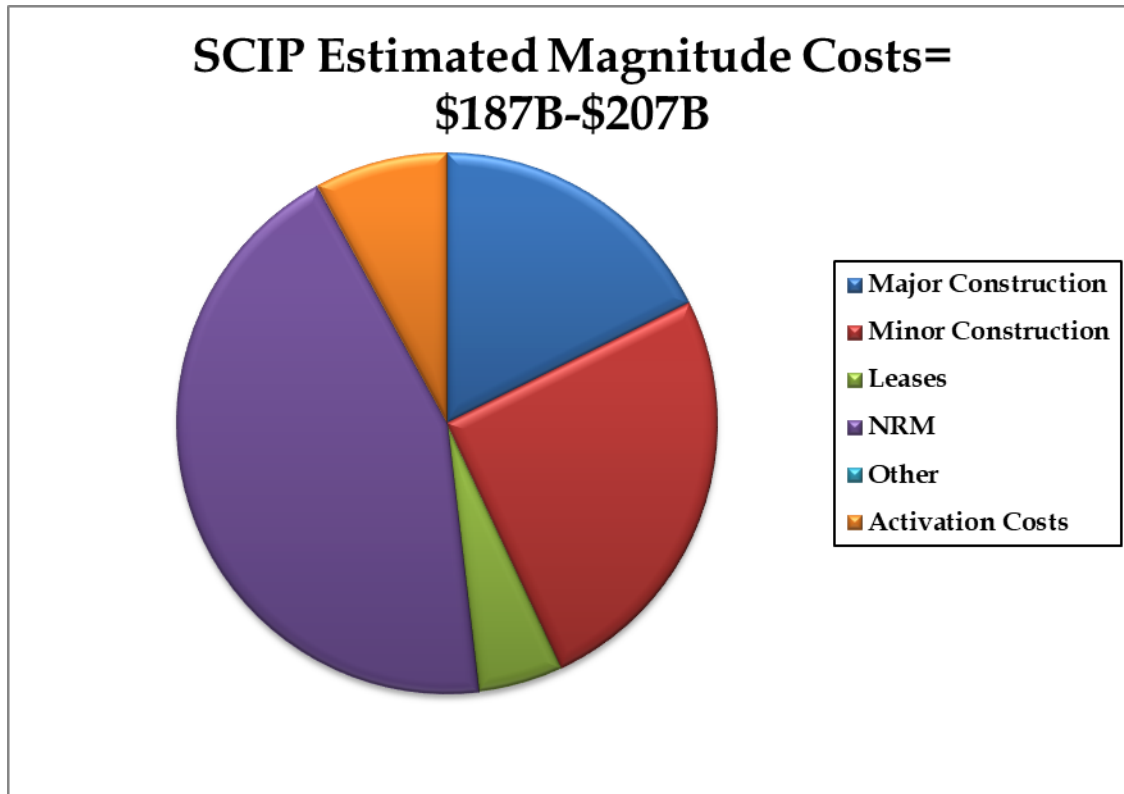
Through the SCIP process, the long range action plans submitted and developed by VHA, each Veteran Integrated Service Network (VISN), the National Cemetery Administration (NCA), the Veterans Benefits Administration (VBA), and the Staff Offices (SO), including the Office of Information and Technology (OIT), are consolidated into a Department-level assessment of needs to ensure the delivery of services in a Veteran-centric, forward-looking and results-driven manner.

- VA will consistently communicate with our customers and partners to assess and maximize performance, evaluate needs, and build long-term relationships and trust;
- VA will deliver timely, accessible, and high-quality benefits, care, and services to meet the unique needs of Veterans and all those we serve;

- VA will build and maintain trust with Veterans, their families, caregivers, and survivors—as well as our employees and partners—through proven stewardship, transparency, and accountability; and
- VA will strive toward excellence in all business operations—including governance, systems, data, and management—to improve experiences, satisfaction rates, accountability, and security for Veterans.

The 2026 SCIP process consists of 1,717 above-threshold capital projects. Based on current estimates, completion of all capital projects identified in SCIP 2026 would require estimated resources of between \$187 and \$207 billion, including activation costs. The chart below provides this magnitude cost range by capital program.

Figure 2-1: SCIP Estimated Magnitude Costs by Capital Investment Type



SCIP Process

The 2026 SCIP process provides three prioritized lists: Major and Minor Construction; Leases; and VHA NRM projects for budget year funding consideration. The Lease list also includes Minor Lease projects that were submitted in approved action plans and did not require a full BC submission to be scored. There are three distinct prioritized lists because the funding sources are different, and the intended focus of the projects are different.

Lease projects below VA's Congressional approval threshold are approved to be awarded in the budget year based on funding availability and programmatic needs and priorities. The Sergeant First Class Heath Robinson Honoring our Promise to Address Comprehensive Toxics (PACT) Act of 2022 amended VA's Major Lease threshold for Congressional approval to the amount in 40 U.S.C. § 3307. Circular A-11, signed on August 11, 2023, amended the lease threshold in 40 U.S.C. § 3307 from \$3,613,000 in fiscal year 2024 to \$3,926,211 for fiscal years 2025 and 2026.

The three SCIP lists are found in *Volume 4, Chapter 5: Strategic Capital Investment Planning Process Project Lists*, tables 5-1, 5-2, and 5-3, respectively. Diagrams of the decision criteria models for construction, lease and NRM projects can be found in figures 2-3, 2-4 and 2-5 of this chapter. The decision criteria definitions for construction, lease, and NRM projects can be found in appendices A, B and C, respectively.

The goal of the SCIP process is to identify necessary capital projects to address Departmental infrastructure needs and service gaps to support the delivery of benefits and services to Veterans. The main components of the SCIP process, which are described in more detail beginning on page 6.2-6, are:

- 1. Gap Analysis:** An analysis is conducted for service gaps identified at the Department and facility levels. Gap data is reported in the action plan for each facility and rolled up to the appropriate VISN, Memorial Service Network (MSN), region or area level, where possible.
- 2. Strategic Capital Assessment (SCA):** A narrative is developed at the VISN, MSN, region and area levels to describe the strategic approach to closing gaps over the long range SCIP planning horizon and ensure all proposed capital investments are aligned with future Veteran needs.
- 3. Long Range Action Plan (or action plan):** This detailed plan of specific new (not funded or partially funded) investments is developed by each facility and includes individual capital projects and lump sum resource requirements to reduce gaps over a 10-year planning horizon.
- 4. Budget Formulation (includes project prioritization):** The Department's annual President's Budget submission for capital projects is informed by the results of the current year's SCIP process and the requirements of on-going projects funded and approved in prior years.

Each Administration and VHA VISN was provided with corporate-level gap data, which is the basis on which they developed a SCA that outlines an action plan to correct identified gaps within a 10-year planning horizon. Action plans contain project-specific capital investments required to correct identified gaps and meet established targets. All action plans were reviewed and approved by the SCIP Board, which is comprised of leadership-level officials from Administrations and SOs, as well as subject matter expert groups. Once action plans were validated through the VA governance process, 2026 BC applications were prepared for all Major Construction, Minor Construction and Lease projects above established dollar thresholds. Approximately 147 BCs were reviewed and scored by the SCIP Panel, whose members support the SCIP Board. The outcomes of this year's scoring process are the two Department-wide prioritized lists:

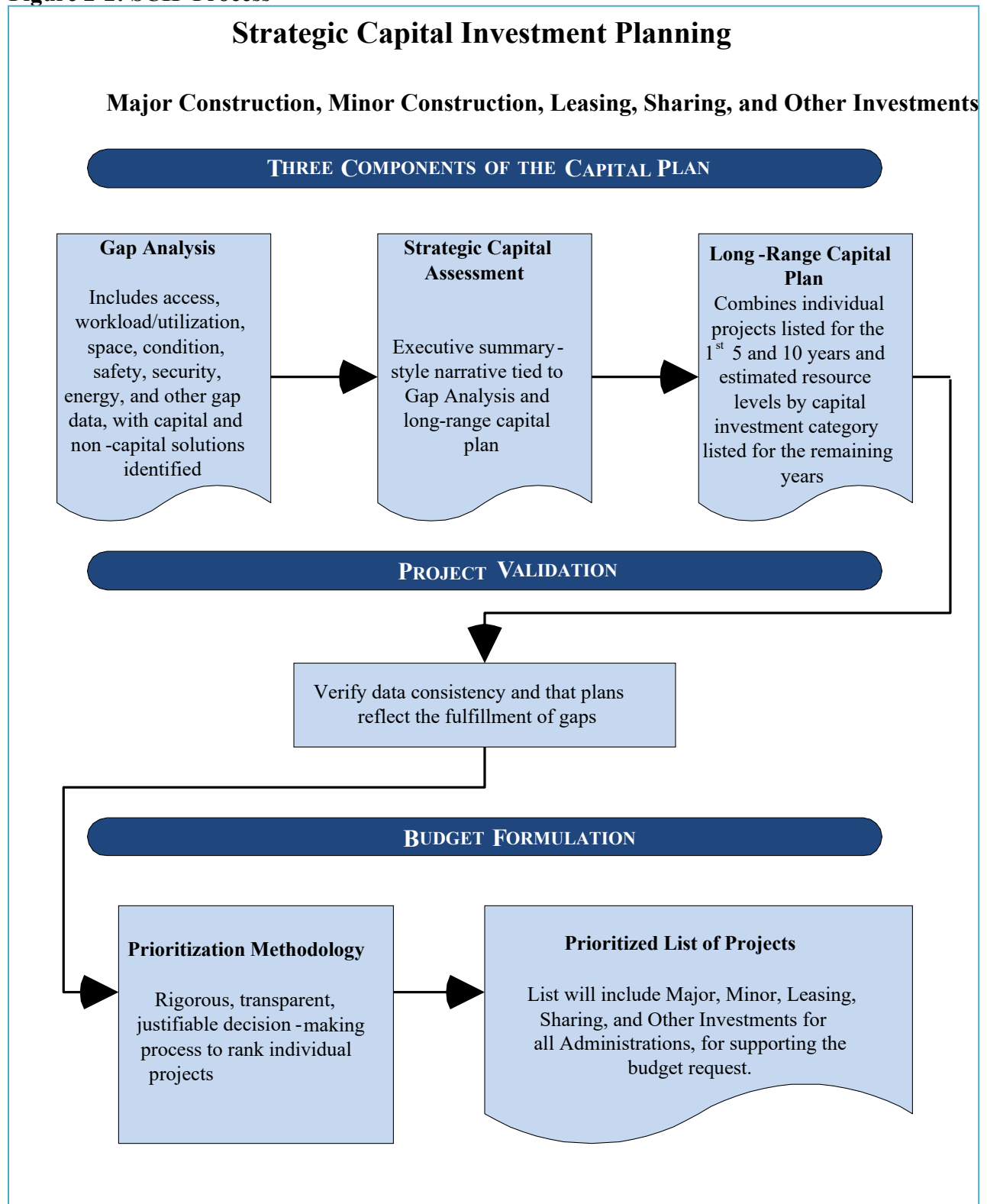
- 2026 Construction SCIP list consisting of 97 scored projects
- 2026 Lease SCIP list consisting of 50 scored projects

The construction and Major Lease SCIP lists were approved through the VA governance process and can be found in their entirety in *Volume 4, Chapter 5: Strategic Capital Investment Planning Process Project Lists*. Two sub-sets of the 2026 Construction SCIP list are also provided in this chapter. Table 2-2 lists only the newly scored Major and Minor Construction projects included in VA's 2026 capital budget request. Table 2-3 provides a listing of only the newly scored 2026 major construction projects that could be added to the five-year development plan (FYDP), which is provided in table 2-4.

In addition, a prioritized list of VHA's NRM projects was created based on SCIP-approved action plan projects that are the VISN's top-priority needs in 2026. The VISN-prioritized NRM lists were combined, and projects were reprioritized based on their VISN priority rank, Facility Condition Assessment (FCA) data and planning priorities to create a national NRM priority list for inclusion in the 2026 Long Range Capital Plan. The 2026 VHA NRM SCIP List can be found in Table 5-4 in *Volume 4, Chapter 5: Strategic Capital Investment Planning Process Project Lists*.

The flow chart in figure 2-2 illustrates the SCIP process from the development of action plans to the submission of this year's budget request.

Figure 2-2: SCIP Process



1) GAP ANALYSIS

SCIP Gaps

To achieve the Department's strategic goals, VA must fully understand Veterans' unmet needs and the continuing changes in Veteran demographics, medical and information technology, health care and Veteran benefits and services delivery. In the development of the SCIP process, projects supporting VA's four fundamental principles: Access, Advocacy, Outcomes and Excellence, were identified by VA leadership, as requirements for capital investment across VA's portfolio. These priorities provided a framework upon which VA defined the following main deficiency categories (or gaps):

- **Access Gap:** Defined as the ability of Veterans to obtain needed services. This gap applies only to NCA (access to a burial option) and VBA (access by virtual means).
- **Utilization Gap:** For VHA, defined as the difference between most recent available workload (2023) and projected 2033 demand for outpatient clinic stops and inpatient bed days of care. For NCA, defined as the difference between the number and type of gravesites currently available and the projected 2039 demand for those types of gravesites.
- **Space Gap:** Defined as the difference between current space inventory plus in-process projects and projected 2033 space need. A positive gap indicates a need for additional space. A negative gap indicates excess space in need of disposal.
- **Condition Gap:** Defined as the cost estimate to correct all currently identified deficiencies in buildings and infrastructure, including seismic corrections in existing buildings.
- **Sustainability Gaps:** Sustainability gaps are based on compliance with Federal and Departmental sustainability goals requiring Federal agencies to increase energy and water efficiency.
- **Functional Gaps:** Functional gaps are measures of capability for operational sufficiency that are directly applicable to each administration. VHA functional gaps are medical/surgical bed privacy, patient-aligned care team (PACT) and parking at medical centers. NCA functional gaps are National Shrine Commitment and earliest depletion date. VBA functional gaps are Click 2 benefit rooms, counselor offices, duress alarms, hearing rooms and public/ non-public separation.
- **Other Gaps:** Includes correcting safety and security issues; information technology deficiencies; and complying with sterile processing department, operating room, inpatient privacy, benefits delivery standards for privacy and security, maintaining the National Shrine Commitment to cemeteries and parking standards.

Each year at the beginning of the SCIP process, each Administration (NCA, VBA, OIT, and SOs) and each VHA VISN is provided gap data from corporate databases that demonstrate the difference (or gap) between current or baseline state (including infrastructure being constructed or in the process of being acquired) and future projected need and compares them to corporate targets for closing these gaps. These service gaps form the basis for each project entered into the Long Range Action Plan.

Use of Non-Capital Solutions

SCIP also incorporates the use of non-capital solutions to meet gaps. Non-capital approaches include methods such as the use of tele-medicine, extended hours for the provision of services on site and purchasing care from private sources through contracts or on a fee-basis (care in the community). Incorporating such non-capital approaches can reduce the total amount of capital needed to increase access or add space. For example, tele-medicine technologies allow patients to receive care, diagnostic services or monitoring at home or in other convenient locations, reducing patient travel and the number of exam rooms needed, saving energy costs and better utilizing providers remotely. Another example is extending hours of service, reducing the need for capital at outpatient care sites experiencing high utilization rates or projecting increased demand.

VA may also utilize care in the community in lieu of facility construction, renovation/expansion or leasing in certain circumstances to address access needs and space gaps or to reduce the local footprint. This approach is useful where the demand for a particular service is low.

NCA has established information kiosks at cemeteries and VBA, NCA, and SO use telework agreements when appropriate to reduce the need for space. VBA and OIT have reconfigured their offices by using smaller cubicle sizes to fit more people into the same space. VBA has also incorporated paperless technology to reduce the space needed for file storage.

Capital Asset Inventory

The SCIP process considers the existing portfolio of capital assets, as well as those that are in the process of being built and compares them with future needs. VA has a vast holding of diverse capital assets consisting of Government (VA) owned buildings and real estate, VA-leased buildings, enhanced-use leases and sharing agreements pertaining to capital assets. Assets include hospitals, clinics, cemeteries and office buildings. The number and composition of assets in the VA portfolio is constantly changing in response to VA's needs and priorities. The following table summarizes VA's recent capital holdings.

Table 2-1: VA Capital Asset Inventory

	VA Capital Asset Inventory - Data as of 10-31-2024						
	Owned Assets					Leased Assets	
	Buildings	Historic Buildings	Building Square Feet	Vacant Square Feet	Land Acres	Operational Leases	Lease Square Feet
VHA	5,595	2,025	153,728,667	5,199,319	16,004	1,700	24,508,738
VBA	12	0	718,361	0	31	162	4,252,967
NCA	639	140	1,398,529	53,528	23,610	5	17,982
Staff	10	1	1,809,769	0	193	85	2,643,952
VA Totals	6,256	2,166	157,665,326	5,252,847	39,838	1,952	31,423,639
Data Source: VA Capital Asset Inventory System							

2) STRATEGIC CAPITAL ASSESSMENT

This is a narrative produced by the Administrations and SOs describing infrastructure deficiencies and service gaps within the organization and the strategic approach behind closing gaps over the long range SCIP planning horizon while ensuring all investments are aligned with future Veteran needs. This strategic narrative includes: planning assumptions; constraints; historic building issues; broad range plans to improve security and emergency preparedness; and the approach for meeting energy standards. Strategic capital assessments are developed at the VISN, MSN, region, or area level.

3) LONG RANGE ACTION PLAN

The Long Range Action Plan includes 1,717 capital projects that would be necessary to close all currently identified gaps within a 10-year planning horizon. Individual projects for Major Construction, Minor Construction, NRM, and Leasing are entered into the action plan. Construction and NRM project cost estimates include acquisition costs only and will likely change as projects move through the investment process and as project requirements become more refined. For example, estimates are fine-tuned from action plan to BC to President's budget (project prospectus for Major Construction and Major Lease) to final design, construction documents and project award.

Lease costs are represented as the first year's annual unserviced rent plus any associated build out costs. The lease costs do not include future annual rent payments. This is because specific terms of the individual leases are not known at this stage of the planning process, particularly for leases planned for future years in the long-range plan. Total estimated costs for leases are preliminary planning costs and are considered to be the mean cost plus or minus 10%.

All capital investments in the action plan should support the Department's Strategic goals to consistently provide Veterans easy access, greater choice and clear information to make informed decisions; highly reliable and integrated care and support and excellent customer service; and modernized systems. Also, in support of the VA MISSION Act of 2018, strategic principles and guidance were utilized to encourage use of capital and non-capital solutions for expanding access and developing a high performing network, while being good financial stewards. However, some capital solutions were required to meet VA's planning priorities and were submitted in the Long Range Action Plan.

4) BUDGET FORMULATION (INCLUDES PROJECT PRIORITIZATION)

All SCIP projects prioritized and approved through SCIP demonstrate the Department's highest capital priorities and inform the budget request. The approval for Lease and NRM (including NRM energy management) projects is contingent on results of final funding allocations, contracting timelines, feasibility studies, and Congressional authorization (major medical construction projects) or resolution (major medical facility leases). Therefore, the budget formulation process described in this section pertains only to VA's construction programs. Formulation of the construction budget request is comprised of three components: newly prioritized budget year

projects; ongoing projects from prior years; and construction programs line items (Major Construction only). These three components are discussed in more detail, on the following page.

a) Newly Prioritized Budget Year Construction Projects

Only newly scored and prioritized Major Construction projects from NCA and Minor Construction projects from all Administrations and SOs contained in the budget year of the SCIP cycle or first year of the Long Range Action Plan, inform the Major Construction and Minor Construction budget requests. Projects in the budget year plus one through nine are considered potential future year needs and are not included in the funding request for the budget year. BCs are developed only for the budget year projects in the action plan that are over established dollar thresholds and contain the necessary project specific justifications that are used for scoring each project. The scoring process results in an integrated, Department-wide, prioritized list (known as the construction SCIP List) of new unfunded capital projects used to formulate a portion of the total construction program's budget requests. Approximately 97 Major and Minor Construction projects that submitted BCs from across the department were reviewed, scored and prioritized for the 2026 SCIP cycle.

Project Prioritization

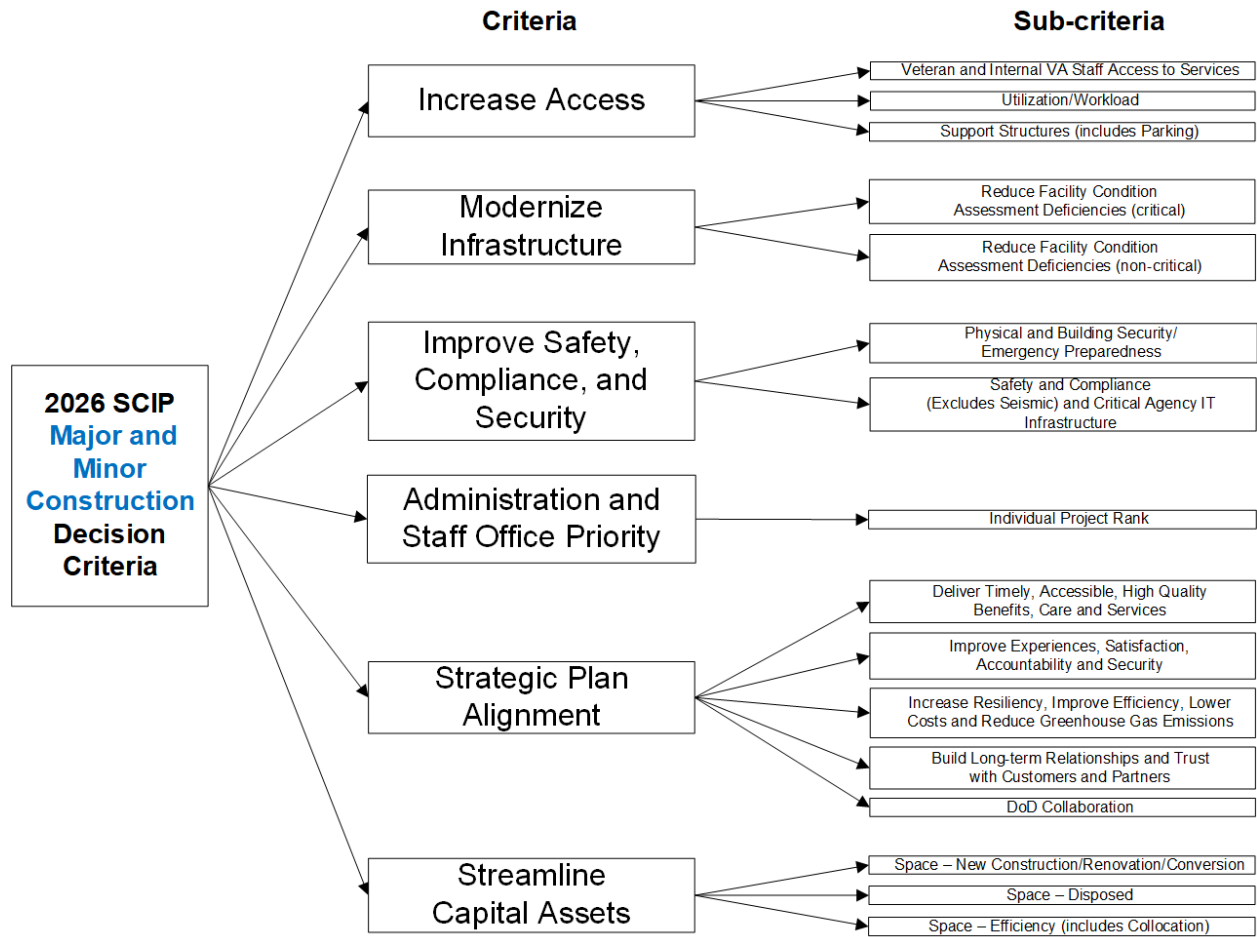
A multi-attribute decision methodology — the analytic hierarchy process — was used to develop the decision criteria and priority weights and to score SCIP projects. This methodology facilitates complex decision making by allowing multiple evaluators to consider a number of diverse criteria when making a decision. The decision criteria and priority weights were developed based on the recommendations of the SCIP Board and approved through the VA governance process. The three decision criteria models provided on the following pages in figures 2-3, 2-4 and 2-5 were used to prioritize construction projects, applicable lease projects and VHA NRM projects, respectively. Criteria definitions for each model can be found in Volume 4, Chapter 8: Appendices A, B and C, respectively.

BCs for construction and applicable lease projects were evaluated by SCIP Panel members who scored projects on how well they addressed questions and demonstrated their contribution to the goals and missions of each sub-criterion, including reducing the gaps defined on page 6.2-7. Decision software was used to apply the criteria weights to the Panel scores and generate two lists of priority-ranked investments — Construction SCIP list and Lease SCIP list, which can be found in Volume 4, Chapter 5: Strategic Capital Investment Planning Process Project Lists.

VHA NRM projects were scored and prioritized on a separate decision model that allows greater focus on local VHA VISN priorities. The VHA NRM projects list was created based on SCIP approved action plan projects that are the VISN's top priority needs for 2026 and can also be found in *Volume 4, Chapter 5: Strategic Capital Investment Planning Process Project Lists*.

The 2026 construction SCIP list projects submitted for funding consideration were evaluated based on the decision criteria shown in figure 2-3. The standardized construction BC contained 16 questions related to the sub-criteria that make up the six major decision criteria and address a mix of objective and subjective areas.

Figure 2-3: 2026 SCIP Construction BC Decision Criteria Model



The list on the following page is an excerpt from the full 2026 construction SCIP list in *Volume 4, Chapter 5: Strategic Capital Investment Planning Process Project Lists* and only includes the newly scored projects for which construction funds are requested.

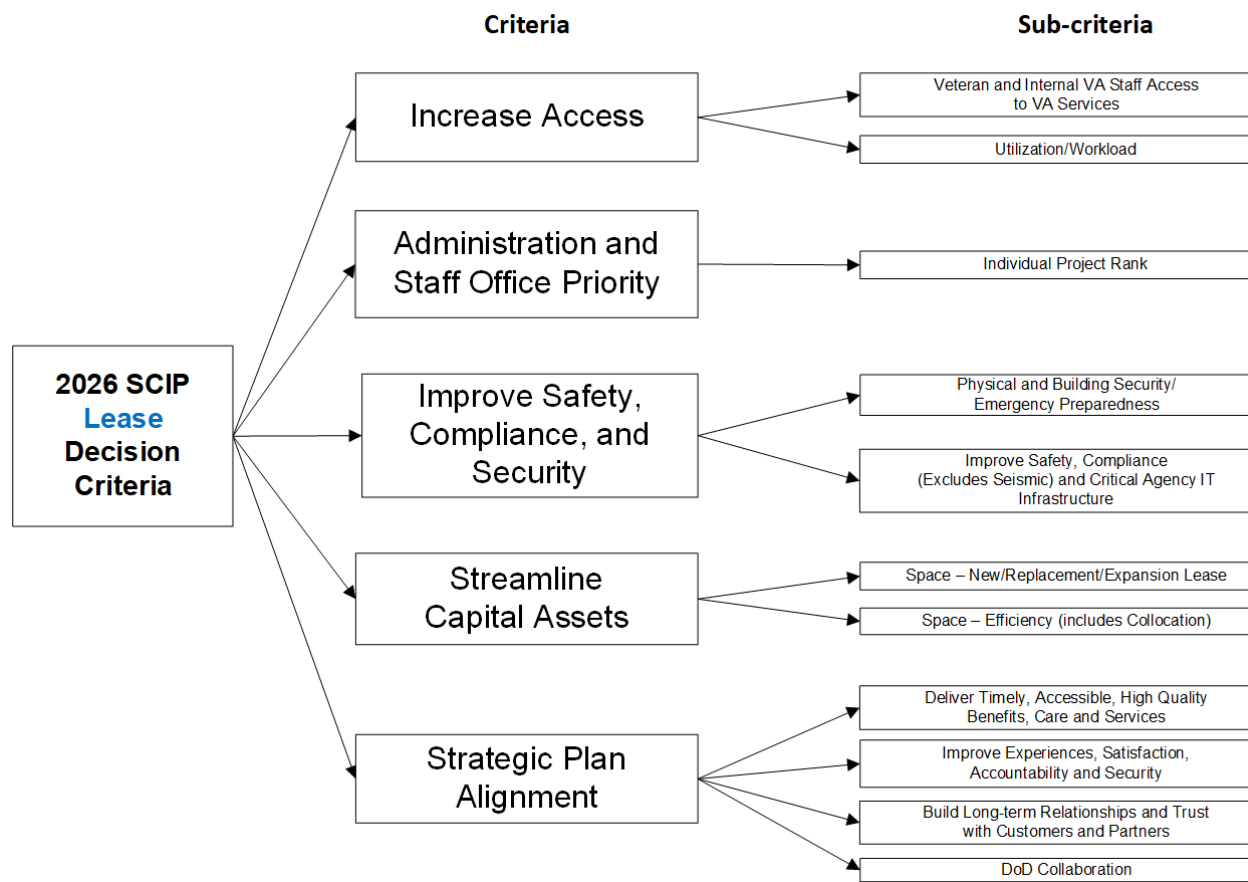
Table 2-2: 2026 SCIP Potential Construction Projects (Sorted by Priority)

Full SCIP List Priority #	VISN/Admin	Station/ Cemetery	ST	2026 SCIP Potential Construction Projects	Total Score	Cons. Prog.	Total Est. Project Cost (\$000)	2026 Request (\$000)
				Projects Considered for 2026 Funding Project Name - Short Description				
1	NCA	Chattanooga	TN	Gravesite Expansion	0.7013	Major	\$102,100	\$0
2	17	San Antonio	TX	Replace San Antonio Hospital	0.6839	Major	\$2,500,000	\$0
3	NCA	Riverside	CA	Gravesite Expansion	0.6790	Major	\$185,100	\$185,100
4	NCA	Ohio Western Reserve	OH	Gravesite Expansion	0.6044	Major	\$132,800	\$0
5	NCA	Natchez	MS	Construct Storage Building and Stabilize Slope	0.5931	Minor	\$11,920	\$1,192
6	15	Wichita	KS	Construct Addition and Renovate Building 61 for Eye Clinic and Audiology	0.5789	Minor	\$22,170	\$2,217
7	10	Indianapolis	IN	Emergency Department Modernization and Expansion	0.5280	Minor	\$24,281	\$2,428
8	12	Hines	IL	Expansion of the Emergency Department	0.5267	Minor	\$24,438	\$2,444
9	NCA	San Joaquin Valley	CA	Renovate Public Restroom and Atrium, Construct Vehicle Washback, and Construct Vehicle Storage	0.4790	Minor	\$13,380	\$1,338
10	NCA	West Virginia	WV	Gravesite Expansion	0.4775	Minor	\$6,780	\$678
11	20	Portland	OR	Add Elevator and Stairs Bldg. 20, Vancouver	0.4691	Minor	\$9,700	\$970
12	NCA	Nashville	TN	Repair Rostrum and Perimeter Wall to Resolve FCA Deficiencies	0.4553	Minor	\$2,770	\$277
13	21	Sacramento	CA	Construct and Renovate for Specialty Services and Urgent Care, Martinez	0.4546	Minor	\$23,148	\$2,315
14	NCA	Jefferson Barracks	MO	Expand Irrigation System to Entire Cemetery	0.4509	Minor	\$9,020	\$902
15	NCA	Western New York	NY	Gravesite Expansion	0.4459	Minor	\$2,350	\$235
16	NCA	Nashville	TN	Repair Vehicle Bridge and Restore Historical Gateway	0.4246	Minor	\$2,220	\$222

Full SCIP List Priority #	VISN/Admin	Station/ Cemetery	ST	2026 SCIP Potential Construction Projects	Total Score	Cons. Prog.	Total Est. Project Cost (\$000)	2026 Request (\$000)
				Projects Considered for 2026 Funding Project Name - Short Description				
17	NCA	Rock Island	IL	Expand/Renovate Administration and Maintenance Building	0.4239	Minor	\$7,220	\$722
18	NCA	Mill Springs	KY	Gravesite Expansion	0.4232	Minor	\$5,030	\$503
19	NCA	Soloman Saratoga	NY	Gravesite Expansion	0.4075	Minor	\$18,300	\$1,830
20	23	St Cloud	MN	Expand Building 1 for Acute Diagnostic Imaging Center	0.4027	Minor	\$22,555	\$2,256
21	2	Montrose	NY	Build a New Garage for Emergency Response Vehicles, including Ambulances	0.3917	Minor	\$8,285	\$828
22	5	Washington	DC	Convert Building 1 Admin Space to Oncology/Cancer Center	0.3894	Minor	\$19,566	\$1,957
23	1	Providence	RI	Expand Building 35 for Research Wet Laboratories	0.3890	Minor	\$23,912	\$2,391
24	4	Erie	PA	Renovate Second Floor Near Ambulatory Surgery	0.3880	Minor	\$24,301	\$2,430
40	OIT	Hines	IL	Replace Perimeter Fencing and Gates	0.2882	Minor	\$4,251	\$4,251
41	OIT	Washington	DC	VACO Fiber Optic Cable	0.2841	Minor	\$11,797	\$11,797
42	Staff	Martinsburg	WV	Security Enhancements	0.2802	Minor	\$13,855	\$13,855
Total, Potential 2026 Construction Projects								\$243,137

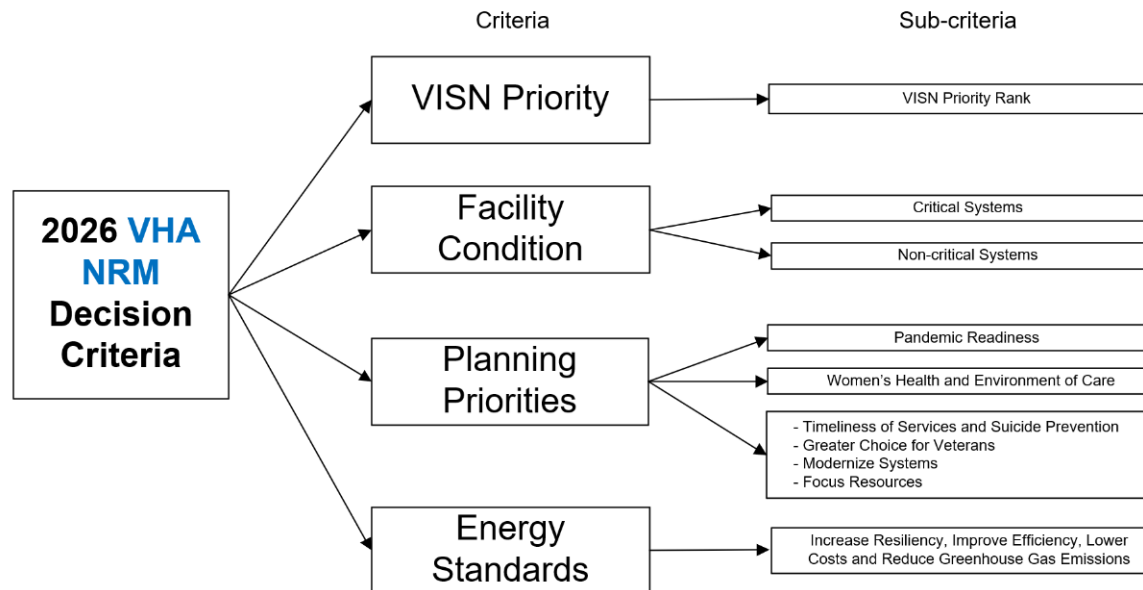
The applicable 2026 Lease SCIP list projects submitted for funding consideration/approval were evaluated based on the decision criteria shown in Figure 2-4. The 2026 Lease SCIP list can be found in *Volume 4, Chapter 5: Strategic Capital Investment Planning Process Project Lists*. The standardized Lease BC contained 11 questions related to the sub-criteria that make up the five major decision criteria and address a mix of objective and subjective areas.

Figure 2-4: 2026 SCIP Lease BC Decision Criteria Model



VHA NRM projects submitted in approved action plans were evaluated based on the decision criteria shown in figure 2-5. This list can be found in *Volume 4, Chapter 5: Strategic Capital Investment Planning Process Project Lists*.

Figure 2-5: 2026 SCIP NRM Decision Criteria Model



b) On-going Projects from Prior Years

Major and Minor Construction projects that are construction-ready and in active development make up a portion of each year's construction programs budget request. Ongoing Minor Construction projects are those that are also included in approved operating plans and/or included in previous VA capital plans as budget year planned projects. Major Construction projects that are being actively developed and require additional funding to complete are included in table 2-4: 2026 Five Year Development Plan (FYDP).

Five-Year Development Plan

The FYDP is VA's funding plan for Major Construction projects for the next five years. The FYDP complies with Public Law 114-223 (section 258) that directed VA budget justification documents to include the funding requested for the budget year and "the 4 fiscal years succeeding the budget year". The FYDP provides more rigor to the planning process to ensure that proposed Major Construction projects make the best case possible for why they should receive funding and that the requested funding is a valid estimate of the actual cost to complete the identified projects.

Projects included in the FYDP are high priority Major Construction projects on which VA has begun active planning in order to include in a current or future budget submission for design and/or construction funding. Major VHA projects are eligible for funding consideration once they have met the 35% design requirement. The 35% design requirement was implemented starting with the 2015 budget process to ensure more accurate budget and project cost estimates for Major Construction projects. The estimated total cost of a project is not locked in, and the project cannot request construction funds in a budget request until the 35% design requirement is met. NCA and VHA projects using a design-build method of delivery do not have this requirement. These projects are selected for funding consideration based on their SCIP

priority, their ability to award a contract in the budget year and the Department’s best estimate of potential near-future Major Construction resources. The priority order for all VHA projects listed in the FYDP is locked; they do not have to recompute in SCIP and would not need to submit a new SCIP BC application in 2027. The specific projects on the FYDP requested for future-year funding will not necessarily be determined solely by priority order but also by the number of available resources and ability to execute in the budget year.

Each year newly scored Major Construction projects can be added to the FYDP. The 2026 SCIP list was used to identify additional Major Construction projects for the FYDP and future funding consideration. See Table 2-3, below for a list of the newly scored Major Construction projects. Two newly prioritized Major Construction projects located in San Antonio, Texas and Riverside, California were added to the 2026 FYDP. Additional changes for the FYDP include removing the nine previously prioritized Minor Construction projects added in 2025 that are no longer Major Construction projects and addition of seven future year Major Construction replacement medical centers. Because gravesite expansion projects also prevent closure at existing National Cemeteries, they are paramount to supporting VA’s ability to continue to offer burial services to Veterans in those locations that are in danger of closing without expansion. BCs for these future year projects will be submitted and prioritized in a future year.

In addition, fourteen on-going Major Construction projects currently on the FYDP and previously funded by other appropriations require additional funding and authorizations to move forward with a subsequent phase. One of the fourteen on-going Major Construction projects is included in the 2026 request and located in St. Louis, Missouri. The prospectus for this project is in *Volume 4, Chapter 2: Construction, Major Projects*.

Table 2-3: New Major Construction Projects – Excerpt from 2026 Construction SCIP List

Full SCIP List Priority	Major Only Priority #	VISN/Admin	City/ Cemetery	ST	2026 Construction Projects SCIP List	Total Score
					Major Construction Projects Only	
					Project Name - Short Description	
1	1	NCA	Chattanooga	TN	Gravesite Expansion	0.7013
2	2	17	San Antonio	TX	Replace San Antonio Hospital	0.6839
3	3	NCA	Riverside	CA	Gravesite Expansion I	0.6790
4	4	NCA	Ohio Western Reserve	OH	Gravesite Expansion	0.6044

Table 2-4: 2026 Five Year Development Plan¹ (Dollars in Thousands)

City/ Cemetery	ST	Project Name - Short Description	TEC ²	Funding thru 2025	2026	2027	2028	2029	2030	Remaining Need After 2030
Manhattan	NY	Medical Center - Flood Recovery	495,400	367,208	0	0	0	0	0	128,192
Portland	ORC A	Upgrade Buildings 100 and 101 for Seismic Retrofit and Renovation, Roadway and Site Improvements, New Specialty Care Facility, Demolition and Expansion of Parking Facilities	2,424,209	613,000	0	0	0	0	0	1,811,209
San Francisco	CA	New Research Facility, Parking Structure and Demolition	355,400	264,500	0	0	0	0	0	90,900
Palo Alto	CA	Centers for Polytrauma/Blind Rehabilitation, Ambulatory Care and Research	1,587,797	472,473	0	0	0	0	0	1,115,324
West Los Angeles	CA	Build New Critical Care Center	1,464,000	115,790	0	1,348,210	0	0	0	0
West Los Angeles ³	CA	Seismic Corrections to Buildings 212 and 300	168,067	105,500	0	0	0	0	0	62,567
San Diego	CA	Spinal Cord Injury and Seismic Building 11	504,547	311,700	0	0	0	0	0	192,847
Livermore	CA	Realignment and Closure	589,545	505,000	0	0	0	0	0	84,545
Roseburg	OR	Seismic Upgrade and Renovate Bldg. 2 and Replace Bldg. 1	746,629	0	0	0	0	0	0	746,629
Reno	NV	Replace Department of Veterans Affairs (VA) Sierra Nevada Health Care System (VASNHCS) Medical Center – including Land Acquisition	2,461,800	223,800	0	0	2,238,000	0	0	0
Fort Harrison ³	MT	Seismic Upgrade and Specialty Care Improvements	703,500	88,600	0	0	0	0	0	614,900
St. Louis (JC)	MO	Replace Bed Tower, Clinical Building Expansion, Consolidated Administrative Building and Warehouse, Utility Plant and Parking Garages	1,762,668	135,340	1,627,328	0	0	0	0	0
West Haven	CT	New Surgical and Clinical Space Tower, Renovation of Buildings 1 and 2 and Demolition	759,200	153,128	0	606,072	0	0	0	0

City/ Cemetery	ST	Project Name - Short Description	TEC ²	Funding thru 2025	2026	2027	2028	2029	2030	Remaining Need After 2030
Dallas ³	TX	Clinical Expansion for Mental Health, Expansion of Parking Facilities and Land Acquisition	762,300	93,100	0	0	0	0	0	669,200
Tampa	FL	Construct and Renovate Spinal Cord Injury and Polytrauma Transitional Rehab Program Beds Building 38	762,300	0	0	0	0	0	0	762,300
Gainesville	FL	Correct Non-compliant Surgical, Emergency, Pharmacy and Sterile Process	1,129,201	0	0	0	0	0	0	1,129,201
Charleston	SC	Bed Tower Replacement	2,500,000	0	0	0	0	0	2,500,000	0
Tampa	FL	Expand VA Medical Center Primary Care	TBD	0	0	0	0	0	0	TBD
Denver ³	CO	Ft. Logan NC - Gravesite Expansion, Phase 1	82,750	50,000	0	0	0	0	0	32,750
Long Beach	CA	Spinal Cord Injury/Disease, Physical Medicine and Rehabilitation, and Prosthetics Center	2,020,450	0	0	0	0	0	0	2,020,450
St Cloud	MN	Mental Health Residential Rehabilitation Treatment Program Building	246,855	0	0	0	0	0	0	246,855
Asheville	NC	Community Living Center and Renovate Primary and Specialty Care Clinics	679,981	0	0	0	0	0	0	679,981
Indianapolis	IN	Acquire Replacement Medical Center	2,500,000	0	0	0	0	0	0	2,500,000
Sacramento	CA	Construct New Addition and Renovate McClellan CBOC for VA/DoD Joint Project Initiative	77,456	0	0	0	0	0	0	77,456
Omaha	NE	Replace Hospital	2,500,000	0	0	0	0	0	0	2,500,000
San Diego	CA	UCSD Land Acquisition and Surface Parking Renovation	150,798	0	0	0	0	0	0	150,798
San Antonio	TX	Replacement Medical Center	2,500,000	0	0	0	0	2,500,000	0	0
Riverside	CA	Riverside NC - Gravesite Expansion, Phase 6	185,100	0	185,100	0	0	0	0	0
Phoenix	AZ	Replacement Medical Center	2,500,000	0	0	0	0	0	2,500,000	0
Raleigh-Durham	NC	Replacement Medical Center	2,500,000	0	0	0	0	0	0	2,500,000
Washington	DC	Replacement Medical Center	2,500,000	0	0	0	0	0	0	2,500,000
Atlanta	GA	Replacement Medical Center	2,500,000	0	0	0	0	0	0	2,500,000
Nashville	GA	Replacement Medical Center	2,500,000	0	0	0	0	0	0	2,500,000
Philadelphia	PA	Replacement Medical Center	2,500,000	0	0	0	0	0	0	2,500,000
Manhattan	NY	Replacement Medical Center	2,500,000	0	0	0	0	0	0	2,500,000

City/ Cemetery	ST	Project Name - Short Description	TEC ²	Funding thru 2025	2026	2027	2028	2029	2030	Remaining Need After 2030
Minneapolis	MN	Ft. Snelling NC - Gravesite Expansion, Phase 2	93,900	0	0	93,900	0	0	0	0
Rittman	OH	Ohio Western Reserve NC - Gravesite Expansion, Phase 4	132,800	0	0	132,800	0	0	0	0
Holly	MI	Great Lakes NC - Gravesite Expansion, Phase 3	93,100	0	0	93,100	0	0	0	0
Chattanooga	TN	Chattanooga Replacement NC - Cemetery Development, Phase 1	102,100	0	0	102,100	0	0	0	0
Bridgeville	PA	National Cemetery of the Alleghenies - Gravesite Expansion, Phase 4	97,700	0	0	97,700	0	0	0	0
Quantico	VA	National Memorial Cemetery at Quantico - Gravesite Expansion, Phase 3	107,200	0	0	107,200	0	0	0	0
Elwood	IL	Abraham Lincoln NC, Gravesite Expansion, Phase 4	100,000	0	0	0	100,000	0	0	0
Bourne	MA	Massachusetts NC - Gravesite Expansion, Phase 5	100,000	0	0	0	100,000	0	0	0
Phoenix	AZ	National Memorial Cemetery of Arizona - Gravesite Expansion, Phase 4	100,000	0	0	0	100,000	0	0	0
Dixon	CA	Sacramento Valley NC - Gravesite Expansion, Phase 3	100,000	0	0	0	0	100,000	0	0
Honolulu	HI	National Memorial Cemetery of the Pacific - Gravesite Expansion, Phase 2	115,600	0	0	0	0	115,600	0	0
Portland	OR	Willamette Replacement NC - Cemetery Development, Phase 1	135,000	0	0	0	0	135,000	0	0
Bushnell	FL	Florida NC - Gravesite Expansion, Phase 6	100,000	0	0	0	0	0	100,000	0
Dallas	TX	Dallas/Ft. Worth NC - Gravesite Expansion, Phase 6	110,000	0	0	0	0	0	110,000	0
Total, Five Year Development Plan				3,499,139	1,812,428	2,581,082	2,538,000	2,850,600	5,210,000	30,616,104

¹The specific projects on the FYDP that will be requested for the future-year funding will not necessarily be determined solely by priority order but also by the amount of available resources in the budget year.

²Total estimated cost (TEC) listed is a magnitude cost that may change as project is fully developed and funds are requested.

³Funding per 2025 Full Year CR (P.L. 119-4). Final distribution is pending at publication time. This will be updated for the 2027 Budget Submission.

c) Major Construction Program Line Items

Costs for construction program line items for: advance planning and design funds; asbestos; claims analysis; hazardous waste; construction and facilities management staff; and non-departmental Federal entity for project management support are also included in the annual construction programs budget request. Descriptions of these line items can be found in *Volume 4, Chapter 2: Construction, Major Projects*.

Applying the SCIP Process to the Construction Programs Budget

VA leadership combines the three components discussed in the Budget Formulation section, starting on page 6.2-8, to formulate the construction programs budget request. Once the budget year's potential new construction projects are prioritized through SCIP, a decision must be made about which projects to include in the annual construction programs budget request. The construction programs budget request consists of the funding necessary to support: construction-ready Major Construction projects in the VA FYDP (table 2-4, above); completion of existing ongoing Minor Construction projects; Major Construction line items; and newly prioritized Major Construction projects (for planning and design of VHA and VBA projects and for construction of NCA projects) and Minor Construction projects from the 2026 SCIP list (*Volume 4, Chapter 5: Strategic Capital Investment Planning Process Project Lists*).

Each year emphasis is placed on finding the right balance of funding to support new Major Construction projects from the FYDP, ongoing Major Construction FYDP projects, ongoing Minor Construction projects, Major Construction line items and new critical requirements from the SCIP list. This three-step process is outlined below.

Step One: Choose the specific ongoing Major Construction and ongoing Minor Construction projects, from previous years, including the FYDP to fund based on the ability to execute a contract award within the budget year.

Step Two: Add an amount for Major Construction line items for each Administration and the SOs.

Step Three: Add newly prioritized construction projects, in priority order, until prescribed funding levels for each construction program are reached. This step can also include selecting one or more of the highest ranked new VHA Major Construction projects to be added to the FYDP.

Occasionally Major Construction projects may not be included in the funding request, resulting in projects selected out of priority order, due to several reasons. These include the need to acquire land, complete studies, dependence on a previous project phase, programmatic reasons (such as new program guidance or directives that would impact infrastructure decisions), expected resource levels or other reasons that would not allow a contract to be awarded in the budget year. It is important to also point out that the SCIP process is a management tool that assists senior VA officials in making their capital investment decisions; it is not a mechanism by which funding amounts are determined. SCIP identifies Department-wide needs/gaps and determines the relative criticality of projects for the budget year (the SCIP list) and long-range potential projects (future year needs), after a rigorous evaluation process using specific criteria (prioritization).

Leases

VA may utilize leasing in lieu of facility construction to address access needs and space gaps. Leasing enables VA to quickly respond to health care advances and adopt changing technology in order to provide state-of-the-art healthcare to Veterans. Leasing provides flexibility to help address the constant challenge to keep up with the ever-changing pace of medical advancement. Leasing also provides flexibility to rapidly adjust to current and future demographic shifts and changing service demands. More specifically, leasing allows VA to scale real property assets to adapt to changes without committing the Department to long-term obligations.

VA's capital needs also change quickly with the evolution of medical technology and leasing provides a flexible alternative to construction. For example, under a lease, should the government no longer have a need for the asset due to the changing demographics of the Veteran population, the Government has no future responsibility after the expiration of the lease. Federal ownership means the government bears the responsibility of disposing of the owned asset. Disposal also requires additional outlays of funds, time and personnel resources; with leasing, these resources may be redirected toward serving our Veteran community.

In all leasing scenarios, Office of Management and Budget (OMB) Circular A-11 outlines the budgetary treatment of the lease. The criteria for determining lease treatment are in place to ensure that the lease makes financial sense for the government. A copy of this test is provided to VA's authorizing committees with each Congressional notification package for Major Lease awards, as required by Public Law 113-146 (the Veterans Choice Act). Another benefit of leasing is that the lessor bears the responsibility of maintaining the leased space. This degree of continuity is important because any potential concerns with the space can be quickly addressed and resolved by the lessor. Should the government no longer have a need for the leased space, the government can quickly dispose of the asset by simply returning the space to the lessor. This benefits Veterans by eliminating a strain on resources that could result from maintaining outdated assets, freeing funding to potentially provide additional facilities to increase access for Veterans.

To further illustrate the flexibility that leasing provides, between July 2014 (2014) and November 2024 (2024), General Services Administration (GSA) approved 3154 lease delegation requests from VA. Of those, 1,509 (48%) involved existing contracts and 1,645 (52%) involved new contracts. Existing contracts involved minor within-scope modifications (expansions) or instances where the lease continued within its original scope (extensions and renewals). New contracts consisted of situations where either no lease had existed (new) or where an existing lease was replaced with a new lease (new/replacing, succeeding or superseding). One subset of new contracts consisted of instances where there was a new requirement to provide Veterans services in a specific service area, but no facility existed within the service area. In these cases, VA sought delegations to obtain 500 new leases and 100% of these new leases therefore resulted from a change in requirements, in this case a brand new requirement. The other subset of new contracts consisted of replacement contracts which were instances where an existing lease was replaced with, succeeded by or superseded by a new lease.

In these cases, VA sought delegations to obtain 1,148 replacement contracts and 574 (50%) of these leases involved a change in requirements that necessitated either a new lease scope and/or a move to a new location. As a result, the flexibility provided by leasing in those instances where VA needed to move locations or change the scope of a leased facility is clearly demonstrated in the majority of the delegation requests that involved new contracts.

The 2026 SCIP lease projects are not included in the construction program's budget request because they are funded from individual Administration's and SO operating accounts. All leases are approved to be awarded in 2026 based on funding availability, programmatic needs and priorities, and, for the nine VHA Major Leases above the updated Circular A-11 threshold, Congressional resolution. The 2026 Major Lease SCIP list can be found in *Volume 4, Chapter 5: Strategic Capital Planning Process Project Lists*.

The Sergeant First Class Heath Robinson Honoring our Promise to Address Comprehensive Toxics (PACT) Act of 2022 amended the Major Lease threshold for Congressional approval to the amount in 40 U.S.C. § 3307. Circular A-11, signed on August 11, 2023, amended the lease threshold in 40 U.S.C. § 3307 from \$3,613,000 in fiscal year 2024 to \$3,926,211 for fiscal year 2025 and \$3,961,412 for fiscal year 2026. In all cost and project tables, Major Leases have an annual unserviced rent of \$3.926 million or more and Minor Leases have an annual unserviced rent of less than \$3.926 million.

VHA NRM Projects

VHA uses its NRM projects to make additions, alterations, and modifications to land, buildings, other structures, non-structural improvements of land, and fixed equipment (when the equipment is acquired under contract and becomes permanently attached to or part of the building or structure); to maintain and modernize existing campus facilities, buildings, and building systems; replace existing building system components; provide for adequate future functional building system capacity without constructing any new building square footage for functional program space; and/or provide for environmental remediation and abatement and building demolition.

The NRM program is the primary means of addressing VHA's most pressing infrastructure needs as identified by FCAs. These assessments are performed at each facility every three years and highlight a building's most pressing and mission critical repair and maintenance needs. The three NRM project types are described below. NRM-Sustainment (NRM-Sus) and NRM-Infrastructure Modernization (NRM-IM) are included in the SCIP process.

NRM-Sustainment (NRM-Sus):

NRM-Sus projects involve the provision of resources that will convert functional space to a different program function within existing buildings or spaces, without adding any new space. Each sustainment project must be less than or equal to the amount set forth in title 38, United States Code, section 8104 (currently \$30 million, as adjusted in the *National Defense Authorization Act for Fiscal Year 2024, P.L. 108-136*). The total project cost includes all amounts and expenditures associated with design, impact, contingency, and construction costs.

NRM Infrastructure Modernization (NRM-IM):

NRM-IM projects involve the provision of resources to repair, modernize, replace, renovate, and provide for new “building systems,” and do not convert functional space to a different program function. Such projects have no project cost limitation; however, any work to be done beyond the underlying building system must be ancillary to the overall total project cost (not exceed 25% of the total project cost). The overall total project cost includes all amounts and expenditures associated with design, impact, contingency, and construction costs. The 2025 and 2026 advance appropriation requests supports continued implementation of Electronic Health Record Modernization (EHRM) by supporting infrastructure modifications at VA facilities that are necessary prerequisites to the completion of the initial operating capacity phase and broader nationwide rollout. More information on EHRM can be found in *Volume V Information Technology Programs and Electronic Health record Modernization*.

The types of building systems permitted for NRM-IM projects consist of the following: building thermal and moisture protection; doors and windows; interior finishes only directly related with building system work; conveyance and transport systems; fire suppression; plumbing; heating, ventilation and air conditioning; electrical systems; communication systems; safety and security systems; utility systems, boiler plants, chiller plants, water filtration and treatment plants, cogeneration plants, central energy plants, elevator towers, connecting corridors, and stairwells.

Clinical Specific Initiative (CSI):

CSI projects are not included in the SCIP process. CSI projects are emergent projects that cannot be planned due to dynamic health care environments. Associated funding for these projects is distributed to the VISNs at the beginning of each year, to obligate towards existing clinical building space and address workload gaps or support access within the following VHA high profile categories:

- Women’s Health
- Mental Health
- High-Cost/High Tech medical equipment Site Prep/Installations (only this CSI project type may involve the construction of new program functional building space)
- Reduce the footprint reduction (includes building demolition or conversion of under-utilized space to clinical functions)
- Donated building site preparation (e.g., Fisher House) when constructed on VHA land
- Other emergent need categories may be added to the CSI program based on direction from the Under Secretary for Health.

CSI Program Actuals for Prior Five Fiscal Years				
FY20	FY21	FY22	FY23	FY24
\$66,132,301	\$74,284,874	\$43,705,419	\$62,878,930	\$69,284,196

Forecasted needs for the CSI program are \$70 million per year. Since the CSI program (by definition) are emergent projects that cannot be planned due to dynamic healthcare environments, there is not a specific amount dedicated to this program. Needs are converted as needed and as requested (and budgeted/planned by the VISN CAM at the VISN level).

NRM-Sus and NRM-IM projects were submitted from all VHA facilities nationwide and were prioritized using the SCIP NRM decision criteria and weights. The 2026 NRM decision criteria model can be found in Figure 2-5, on page 6.2-14. See *Volume 4, Chapter 8: Appendices: Appendix C* for the NRM criteria definitions. The prioritized listing of potential VHA NRM projects for 2026 can be found in *Volume 4, Chapter 5: Strategic Capital Investment Planning Process Project Lists*. NRM projects are funded from the Medical Facilities appropriation and are subject to change during execution based on funding availability and project readiness.

SCIP Results

The SCIP long range action plan includes 1,717 capital projects that would be necessary to close all currently identified gaps with an estimated magnitude cost of between \$187 and \$207 billion, including activation costs. It is important to note that this estimate is a snapshot in time, it is based on current market conditions, baseline capital portfolio and demographic data and projected needs. In addition, future innovations in health care or benefits service delivery or increases in the use of non-capital solutions, may significantly reduce the need for infrastructure. In addition, there may be some locations and facilities undergoing study, ongoing environmental studies, etc., therefore the 2025 SCIP list projects and potential future projects listed in the long-range capital plan should not be construed as VA having made decisions to execute projects at these sites. The individual project cost estimates provided include acquisition costs only and will likely change as projects move through the investment process and cost estimating and project requirements become more refined. For example, estimates are fine-tuned from action plan to BC to project prospectus (for Major Construction and Major Lease) to final design and construction documents.

As part of the SCIP process, VA developed an activation cost budget model tool to support estimates of non-recurring and recurring activation needs for new VHA capital projects. The tool includes information technology (IT) costs associated with each project and is intended to identify “all-in” costs to support the capital budget. The tool calculates activation needs based on estimated patient workload (clinic stops and bed days of care) and building square footage being added or renovated. It includes activation costs for all capital initiatives (Major Construction, Minor Construction, NRMs and Leases) to support SCIP, and incorporates activation needs for each project based on geographic location, size of project and relative functional categories within the project (such as dental, surgical, primary care, etc.). The aggregate activation costs are provided in Table 2-7: VA Capital Investment Projects by Type (VA-wide, on the following page).

VA Capital Investment Projects by Type

Total Estimated Costs (TEC) provided in the table below are preliminary planning costs and are considered to be the mean cost in a range of plus or minus 5%. The cost to correct all currently identified gaps for the Department is estimated to be between \$187 and \$207 billion, including activation costs. This range is an estimate only; costs may change as projects are further refined.

Table 2-7: VA Capital Investment Projects by Type

VA	2026		Future Years	
Project Type	# of Projects	2026 TEC (\$000)	# of Projects	Future Year TEC (\$000) ¹
Major Construction	1	\$185,100	60	\$34,660,304
Leases	127	\$610,971	259	\$6,502,823
Minor Construction	23	\$311,249	310	\$5,117,085
NRM	184	\$1,986,753	717	\$9,476,183
Other (includes seismic, disposal and sharing projects)	0	\$0	36	\$77,679
Project Specific Subtotal	335	\$3,094,072	1,382	\$55,834,073
Future year planning (Minors and NRM) ¹	N/A	\$0	-	\$120,662,959
Below threshold/Emergent needs ²	TBD	\$0	-	\$2,057,221
Non-recurring activation costs ³	-	\$489,675	-	\$7,086,152
Recurring activation costs ³	-	\$524,801	-	\$5,987,273
IT Non-recurring activation costs ³	-	\$78,452	-	\$1,123,299
IT recurring activation costs ³	-	\$26,151	-	\$374,433
Total	335	\$4,213,152	1,382	\$193,125,410

¹Future year planning includes estimates for NRM, Minor Construction, Minor Lease, disposal and sharing projects for the ten-year planning horizon.

²VA action plans include lump sum, emergent needs and below established dollar threshold that will be allocated in execution.

³Non-recurring and recurring activation totals are inclusive of the entire cost over a 10-year time frame and are reflected in the first funding year for each project.

Potential Future/Outyear Projects

Table 2-8 (on the following page) provides a list of planned leases and potential future year (beyond 2026) projects. Total estimated costs in the table below are preliminary planning costs and are subject to change as projects are further refined. The NCA long term planning horizon cost estimate range does not include under-threshold or out-year planning estimates. Table 2-9 represents the full VHA ten-year planning horizon by VISN. Detailed prioritized listings of potential VHA projects for 2026 can be found in *Volume 4, Chapter 5: Strategic Capital Investment Planning Process Project Lists*, and detailed VHA potential future-year above threshold projects can be found in *Volume 4, Chapter 6.3: Veterans Health Administration*.

For planning purposes, VA utilizes an established dollar amount for project-specific inclusion in the action plans. The costs for all below-threshold projects are included in the overall VA estimate in above Table 2-7 as a lump-sum.

Table 2-8: Potential Future/Outyear Projects (Sorted by State, by Parent Station/ Cemetery)

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
20	Anchorage	AK	Renovate Transitional Housing Unit Bldg. 944	NRM-IM	\$13,000
20	Anchorage	AK	Primary Care Expansion	Minor Const.	\$20,000
7	Birmingham	AL	Replace Guntersville Community Based Outpatient Clinic	Minor Lease	\$2,838
7	Birmingham	AL	Replace Jasper Community Based Outpatient Clinic	Minor Lease	\$2,838
7	Birmingham	AL	Replace Gadsden Community Based Outpatient Clinic	Minor Lease	\$3,499
7	Birmingham	AL	Replace Childersburg Community Based Outpatient Clinic	Minor Lease	\$3,610
7	Birmingham	AL	Renovate Canteen Kitchen Areas	NRM-IM	\$5,074
7	Birmingham	AL	Upgrade Steam Driven Motive Pumps to Electric	NRM-IM	\$6,150
7	Birmingham	AL	Replace Interior Doors	NRM-IM	\$7,000
7	Birmingham	AL	Replace Birmingham Administrative Annex Lease	Minor Lease	\$8,800
7	Birmingham	AL	Replace Huntsville Outpatient Clinic	Major Lease	\$24,738
7	Birmingham	AL	Replace Birmingham VA Clinic and Parking Deck	Major Lease	\$44,990
7	Birmingham	AL	Lease Huntsville Healthcare Center (HCC) Space	Major Lease	\$249,640
7	Montgomery	AL	Replace Columbus Downtown Clinic Lease	Minor Lease	\$1,686
7	Montgomery	AL	Replace Water Tower and Main Piping	NRM-IM	\$5,325
7	Montgomery	AL	Renovate Intensive Care Unit	NRM-SUS	\$5,514
7	Montgomery	AL	Improve Parking, Roadways and Accessibility	NRM-IM	\$5,675
7	Montgomery	AL	Replace Fan Coils Units and Correct Air Handler Deficiencies in Building 68	NRM-IM	\$9,324
7	Montgomery	AL	Renovate Building 5 - Phase 2	NRM-IM	\$11,250
7	Montgomery	AL	Repair Site Deficiencies in the Natural Fuel System, and Steam Distribution Line	NRM-IM	\$12,750
7	Montgomery	AL	Renovate Building 44 - Phase 1	NRM-IM	\$15,000
7	Montgomery	AL	Renovate Building 9	NRM-IM	\$15,750
7	Montgomery	AL	Renovate Building 69 - Phase 1	NRM-IM	\$16,000
7	Montgomery	AL	Renovate Building 1	NRM-IM	\$16,275
7	Montgomery	AL	Replace Montgomery Health Care Center Lease	Major Lease	\$24,457
VBA	Montgomery	AL	Renew Lease at Mobile Vocational Rehabilitation and Employment Office	Minor Lease	\$20

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
VBA	Montgomery	AL	Renew Lease at Huntsville Vocational Rehabilitation and Employment Office	Minor Lease	\$53
7	Tuscaloosa	AL	Restore Campus Masonry Exterior Walls	NRM-IM	\$6,400
7	Tuscaloosa	AL	Renovate Dental - Building 1	NRM-SUS	\$8,160
7	Tuscaloosa	AL	Install New Generator – Bldgs. 18 and 138	NRM-IM	\$13,700
7	Tuscaloosa	AL	Expand Radiology - Main Building	Minor Const.	\$19,462
7	Tuscaloosa	AL	Construct Cottages Phase 3 - Bldg. 152	Minor Const.	\$23,170
16	Fayetteville	AR	Community Living Center	Minor Lease	\$46,130
16	Little Rock	AR	Renovate North Entry of Building 170	Minor Const.	\$8,709
16	Little Rock	AR	Construct Radiation Oncology Center	Minor Const.	\$23,922
16	Little Rock	AR	Construct Research Center	Minor Const.	\$24,710
16	Little Rock	AR	Construct Optometry Center	Minor Const.	\$24,949
VBA	North Little Rock	AR	North Little Rock Regional Office New Lease Build Out	Minor Const.	\$8,275
NCA	National Memorial Cemetery of Arizona	AZ	Gravesite Expansion Phase IV	Major Const.	\$100,000
22	Phoenix	AZ	Reroof Building 8	NRM-IM	\$5,000
22	Phoenix	AZ	Variable Air Volume, Controls and Heating Hot Water Loop Piping Upgrade Phase 1	NRM-IM	\$9,994
22	Phoenix	AZ	New Research and Dental Lease	Minor Lease	\$22,400
22	Phoenix	AZ	New Support Services Center Lease	Major Lease	\$32,730
22	Phoenix	AZ	New Northwest Surprise Health Care Center Lease	Major Lease	\$92,940
22	Phoenix	AZ	New Residential Rehab Treatment Program and Community Living Center Lease	Major Lease	\$105,000
22	Phoenix	AZ	Construct New Hospital Bed Tower	Major Const.	\$2,858,892
22	Prescott	AZ	Renovate NW Corner of B117 for Primary Care	NRM-SUS	\$5,265
22	Prescott	AZ	Construct Women Veteran's Clinic B162 F12	NRM-SUS	\$5,895
22	Prescott	AZ	Install Handicap Elevators in Buildings 12, 13, 28, 70 and 78	NRM-IM	\$8,028
22	Prescott	AZ	Repair and Resurface Roads, Ph 5	NRM-SUS	\$9,250
22	Prescott	AZ	Renovate, Reconfigure and Seismically Retrofit Bldg. 12	NRM-IM	\$15,000
22	Prescott	AZ	Construct Ambulatory Care Surgical Center	Minor Const.	\$15,641
22	Prescott	AZ	Renovate, Reconfigure and Seismically Retrofit Bldg. 14	NRM-IM	\$22,851
22	Prescott	AZ	Renovate, Seismically Retrofit, Reconfigure and Expand the Domiciliary - Bldg. 151	Minor Const.	\$26,227

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
22	Tucson	AZ	Renovate for SPS, Clinical and Support Space	NRM-SUS	\$6,050
22	Tucson	AZ	Backfill Clinical Space in Building 2	NRM-SUS	\$7,403
VHA	Tucson	AZ	Expand the Tucson CMOP Production Floor	Minor Const.	\$9,337
22	Tucson	AZ	Construct Combined Power Plant	NRM-IM	\$9,900
22	Tucson	AZ	Upgrade Boiler Infrastructure	NRM-IM	\$9,949
22	Tucson	AZ	Replace Warehouses	Minor Const.	\$20,411
22	Tucson	AZ	Construct New Parking Garage	Minor Const.	\$20,900
22	Tucson	AZ	Expand Inpatient Mental Health, B67	Minor Const.	\$20,900
21	Fresno	CA	Replace Building 24 Air Handling Unit's	NRM-IM	\$6,600
21	Fresno	CA	Upgrade Engineering Control Systems to Metasys	NRM-IM	\$9,900
21	Fresno	CA	Construct Community Center	Minor Const.	\$12,400
21	Fresno	CA	Renovate Building 34 and Modify Utilities	NRM-SUS	\$16,500
21	Fresno	CA	Renovate Building 27 and Modify Utilities	NRM-SUS	\$16,500
21	Fresno	CA	Renovate Building 24 and Modify Utilities	NRM-SUS	\$16,500
21	Fresno	CA	Renovate Building 25 and Modify Utilities	NRM-SUS	\$16,500
21	Fresno	CA	Demolish and Replace Asphalt Parking Lots A, B,C,G, and E	NRM-IM	\$18,972
21	Fresno	CA	Expand Community Living Center for Privacy	Major Const.	\$69,449
21	Fresno	CA	Demolish Building 1, OPC, LC2, and Modify Utilities	Major Const.	\$357,000
21	Fresno	CA	Lease a Fresno/Clovis Hospital	Major Lease	\$485,000
NCA	Ft. Rosecrans	CA	Site Improvement project	Minor Const.	\$8,770
22	Loma Linda	CA	Widen Perimeter Road and Parking	NRM-SUS	\$5,500
22	Loma Linda	CA	Replace Irrigation System	NRM-IM	\$6,600
22	Loma Linda	CA	Renovate Support Service Building	NRM-SUS	\$8,250
22	Loma Linda	CA	Renovate Corridors and Finishes - First Floor	NRM-SUS	\$11,000
22	Loma Linda	CA	Renovate Corridors - Second Floor	NRM-SUS	\$11,000
22	Loma Linda	CA	Renovate Corridors - Third Floor	NRM-SUS	\$11,000
22	Loma Linda	CA	Renovate 3NE	NRM-SUS	\$13,200
22	Loma Linda	CA	Rehabilitate Campus Parking Lots	NRM-SUS	\$14,285
22	Loma Linda	CA	Convert Decorative Ponds to Retention and Dry Swales	NRM-IM	\$15,400
22	Loma Linda	CA	Expand North Entrance	Minor Const.	\$15,840
22	Loma Linda	CA	Construct Whole Health, Employee Wellness and Employee Daycare Building	Minor Const.	\$15,950
22	Loma Linda	CA	Renovate 4NE Med/Surg Ward for Private Beds	NRM-SUS	\$16,500
22	Loma Linda	CA	Renovate 3SE	NRM-SUS	\$16,775
22	Loma Linda	CA	Renovate 3SW	NRM-SUS	\$16,775
22	Loma Linda	CA	Renovate 4NE	NRM-SUS	\$16,775

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
22	Loma Linda	CA	Renovate Community Living Center, Dementia Unit, Nurse Education and Simulation	NRM-SUS	\$18,700
22	Loma Linda	CA	Construct Operating Room #9	NRM-SUS	\$19,800
22	Loma Linda	CA	Construct Addition to Audiology Bldg. 30	Minor Const.	\$23,100
22	Loma Linda	CA	Construct Mental Health Building	Minor Const.	\$24,200
22	Loma Linda	CA	Construct Parking Structure Expansion	Minor Const.	\$24,200
22	Loma Linda	CA	Construct Radiation Oncology Building	Minor Const.	\$24,420
22	Long Beach	CA	Expand Access to the Morgue	NRM-SUS	\$5,199
22	Long Beach	CA	Northeast Campus Substation and Replace 12kV Transformers	NRM-IM	\$10,989
22	Long Beach	CA	Demolition and Renovation of Buildings 5 and 5A	Minor Const.	\$24,163
22	Long Beach	CA	Renovation of Building 138 Basement Vivarium	NRM-IM	\$27,391
22	Long Beach	CA	Construct Surgical Tower and Building 126 Inpatient Modernization	Major Const.	\$593,273
VBA	Los Angeles	CA	Renew Lease at Los Angeles Regional Office	Major Lease	\$5,989
VBA	Los Angeles	CA	Renovate and Realign Regional Office at lease renewal	Minor Const.	\$12,000
21	Martinez	CA	Renovate B209 McClellan	NRM-IM	\$8,700
21	Martinez	CA	Renovate Building 98 Pharmacy and Administrative Wing, McClellan	NRM-SUS	\$9,000
21	Martinez	CA	Renovate and Upgrade Building 20 Community Living Center Space	NRM-SUS	\$10,200
21	Martinez	CA	Correct B700 Hospital Louvered Roof Enclosure and Correct Mechanical	NRM-IM	\$15,800
21	Martinez	CA	Construct Building for Infectious Disease and Autoimmune Disorders	Minor Const.	\$20,563
21	Martinez	CA	Correct Electrical Systems at Mather and Martinez	NRM-IM	\$50,000
21	Mather	CA	Install Mather Security Fence and Barricades	NRM-IM	\$10,000
21	Mather	CA	Renovate and Upgrade Mather Kitchen and Canteen	NRM-SUS	\$18,800
21	Mather	CA	Construct Outpatient Imaging Center	Minor Const.	\$19,694
21	Mather	CA	Construct consolidated wet and desktop dry lab research space	Minor Const.	\$22,594
21	Mather	CA	Construct Parking Structure to Support Inpatient Bed Tower	Minor Const.	\$24,295
21	Menlo Park	CA	Upgrade Fire Alarm System at multiple buildings	NRM-IM	\$10,000

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
21	Menlo Park	CA	Replace roofs	NRM-IM	\$12,000
21	Menlo Park	CA	Remodel building 8, 9 and 301	NRM-SUS	\$16,000
VBA	Oakland	CA	Renew lease for Oakland OGC	Minor Lease	\$22
VBA	Oakland	CA	Renew Lease at Sacramento-Sacramento Vocational Rehabilitation and Employment Office	Minor Lease	\$86
VBA	Oakland	CA	Renew Lease at Fresno Vocational Rehabilitation and Employment Office	Minor Lease	\$152
VBA	Oakland	CA	Renew Lease at Oakland Regional Office	Minor Lease	\$4,952
OIT	Oakland	CA	Lease for Oakland, CA	Minor Lease	\$1,327
21	Palo Alto	CA	Upgrade Basic Science Research Building 710	NRM-IM	\$7,734
21	Palo Alto	CA	Improve building 500 Patient Safety and Efficiency	NRM-IM	\$8,174
21	Palo Alto	CA	Upgrade Exterior Doors	NRM-IM	\$14,262
21	Palo Alto	CA	Expand and Renovate Building 1002 for Research at Sunnyvale	Major Const.	\$192,111
21	Sacramento	CA	Construct Musculoskeletal Center to Replace deficient Physical Medicine and Rehabilitation Building	Minor Const.	\$23,283
21	Sacramento	CA	Construct Radiation Therapy Department	Major Const.	\$40,700
NCA	Sacramento Valley	CA	Gravesite Expansion and Site Improvement Phase III	Major Const.	\$100,000
VBA	San Diego	CA	Renew Lease at Moreno Valley Vocational Rehabilitation and Employment Office	Minor Lease	\$98
22	San Diego	CA	Heating, Ventilation and Air Conditioning Re-Commissioning - Site	NRM-IM	\$5,500
22	San Diego	CA	Install Parking Guidance and Tracking System	NRM-SUS	\$5,500
22	San Diego	CA	Install Lighting Occupancy Sensors and Retrofit Fixtures, Site	NRM-IM	\$6,160
22	San Diego	CA	Replace Automatic Transfer Switches 1-14	NRM-IM	\$6,600
22	San Diego	CA	Refurbish Seismic Frame Paint Coating, Bldg. 1	NRM-IM	\$8,400
22	San Diego	CA	Renovate and Secure Interstitial Space Entrances - Group 2	NRM-IM	\$8,721
22	San Diego	CA	Renovate Transition Center for Health Care Needs Combat Veterans	NRM-SUS	\$8,800
22	San Diego	CA	Renovate Inpatient Med/Surg Unit 3-North D-pod	NRM-SUS	\$8,800
22	San Diego	CA	Modernize Ambulatory Clinic Waiting Area, Building 1	NRM-SUS	\$11,000

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
22	San Diego	CA	Replace Primary Electrical Distribution Leg - High Voltage - Group 2	NRM-IM	\$13,695
22	San Diego	CA	Correct Stairwell Deficiencies	NRM-IM	\$15,000
22	San Diego	CA	Energy Controls Integration Upgrades - Group 2	NRM-IM	\$15,000
22	San Diego	CA	Construct Additional Floor - Parking Garage 1	Minor Const.	\$15,400
22	San Diego	CA	Convert Rooms to Airborne Infectious Isolation, Bldg. 1	NRM-IM	\$15,400
22	San Diego	CA	Enhance and Correct Physical Security Deficiencies - Group 1	NRM-IM	\$15,412
22	San Diego	CA	Repair Basement Waterproofing, Bldg. 1	NRM-IM	\$15,750
22	San Diego	CA	Energy Controls Integration Upgrades - Group 3	NRM-IM	\$16,500
22	San Diego	CA	Renovate Center Core, Floor 2-4	NRM-SUS	\$16,500
22	San Diego	CA	Upgrade Air Handling Unit and Replace Corroded Air Intakes, West Wing, Bldg. 1	NRM-IM	\$16,500
22	San Diego	CA	Replace Fire Alarm System	NRM-IM	\$16,500
22	San Diego	CA	Expand and Renovate Ambulatory Care Unit/Post Ambulatory Care Unit, 5W, Building 1 - Phase 3	NRM-SUS	\$17,600
22	San Diego	CA	Renovate Canteen Services	NRM-SUS	\$17,600
22	San Diego	CA	Correct Stairwell 10 Life Safety Deficiencies	NRM-SUS	\$17,600
22	San Diego	CA	New San Diego County Multispecialty Clinic Lease	Major Lease	\$18,458
22	San Diego	CA	Renovate Inpatient Psychiatry, B01, 2S-B and C	NRM-SUS	\$19,800
22	San Diego	CA	Install Back-up AC Unit Atop Stair Towers, Building 1	NRM-IM	\$19,800
22	San Diego	CA	Research Renovation 6E - A and B	NRM-SUS	\$20,000
22	San Diego	CA	Renovate Research 6E - C and D	NRM-SUS	\$20,000
22	San Diego	CA	Renovate Research 6N - B and C	NRM-SUS	\$20,000
22	San Diego	CA	Research Renovation 6N - A and D	NRM-SUS	\$20,000
22	San Diego	CA	Repair/Upgrade Building 1 Envelope	NRM-IM	\$20,000
22	San Diego	CA	Renovate and Expand Geropsychiatry, B01 - SW	Minor Const.	\$20,900
22	San Diego	CA	Replace Failing Riser System, Building 1 - Group 2	NRM-IM	\$22,000
22	San Diego	CA	Replace Air handlers and Exhaust Fans - Group 3	NRM-IM	\$22,000
22	San Diego	CA	Additional Independent Electrical Service	NRM-IM	\$22,000
22	San Diego	CA	Renovate Cardiology, 4N B and C - Phase 1	Minor Const.	\$23,100

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
22	San Diego	CA	Construct Additional Levels to Parking Structure 2	Minor Const.	\$24,200
22	San Diego	CA	Repair Roads and Parking and Install Lighting	NRM-IM	\$24,200
22	San Diego	CA	Replace Air handlers and Exhaust Fans - Phase 2	NRM-IM	\$27,500
22	San Diego	CA	Replace Air handlers and Exhaust Fans - Phase 4	NRM-IM	\$66,000
22	San Diego	CA	Construct Mental Health Building	Major Const.	\$572,000
21	San Francisco	CA	Execute Santa Rosa Succeeding Lease	Minor Lease	\$1,339
NCA	San Francisco	CA	Site Improvement Project	Minor Const.	\$11,900
22	Sepulveda	CA	Replace Cast Iron Steam Traps, Condensate, and Galvanized Irrigation Water Pipes	NRM-IM	\$5,720
22	Sepulveda	CA	Repair Below Grade Water Proofing Building 99 and Connecting Corridors	NRM-IM	\$7,000
22	Sepulveda	CA	Renovate B23 for Rehabilitative Medicine	NRM-IM	\$9,600
22	Sepulveda	CA	Replace Water Mains and Valves	NRM-IM	\$10,000
22	Sepulveda	CA	Renovate B200 First Floor Radiology and Common Spaces	NRM-IM	\$10,030
22	Sepulveda	CA	Replace Air Handlers and Variable Air Volume Boxes B22 and 25	NRM-IM	\$10,153
22	Sepulveda	CA	Repair Roads, Curbs, Gutters, and Parking Lots	NRM-IM	\$10,500
22	Sepulveda	CA	Replace Roof Buildings 7, 10 and 20	NRM-IM	\$11,897
22	Sepulveda	CA	Upgrade Campus Lighting and Systems Controls SACC and LAACC	NRM-IM	\$12,000
22	Sepulveda	CA	Renovate for Outpatient Surgery	NRM-IM	\$13,616
21	Stockton	CA	Construct Urgent Care Clinic	Minor Const.	\$22,782
22	West Los Angeles	CA	Renew Westside Residence Hall Lease	Minor Lease	\$545
22	West Los Angeles	CA	Renew Santa Barbara VA Clinic Lease	Minor Lease	\$1,375
22	West Los Angeles	CA	Expand San Luis Obispo VA Clinic Lease	Minor Lease	\$6,111
22	West Los Angeles	CA	Renovate B295 for Engineering Shops	NRM-IM	\$8,703
22	West Los Angeles	CA	Structural - Renovate B226 Theater	Seismic	\$12,179
22	West Los Angeles	CA	Construct New Recycling Center, Grounds, and Engineering Buildings	Minor Const.	\$12,634
22	West Los Angeles	CA	Renovate DOM B214 to Improve Conditions for Veterans	NRM-IM	\$15,000

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
22	West Los Angeles	CA	Upgrade B500 Electrical Systems	NRM-IM	\$15,000
22	West Los Angeles	CA	Upgrade B500 Non-Structural Seismic Systems	NRM-IM	\$15,000
22	West Los Angeles	CA	Upgrade B500 Mechanical Systems	NRM-IM	\$15,000
22	West Los Angeles	CA	Upgrade B500 Plumbing Systems	NRM-IM	\$15,000
22	West Los Angeles	CA	Renovate Community Living Center B215 to Improve Conditions for Veterans	NRM-IM	\$15,776
22	West Los Angeles	CA	Execute New Lease - South Los Angeles VA Clinic	Minor Lease	\$23,005
22	West Los Angeles	CA	Expand Community Living Center B213	Minor Const.	\$24,834
22	West Los Angeles	CA	Expand Community Living Center B215	Minor Const.	\$24,834
22	West Los Angeles	CA	Expand DOM B214	Minor Const.	\$24,993
22	West Los Angeles	CA	Expand DOM B217	Minor Const.	\$24,993
22	West Los Angeles	CA	Install Automated Water Temperature and Quality Systems Multiple Buildings	NRM-IM	\$28,500
22	West Los Angeles	CA	Construct New Long-Term Care (Community Living Center) Facilities	Major Const.	\$977,814
VBA	Denver	CO	Renew Lease at Grand Junction Vocational Rehabilitation and Employment Office	Minor Lease	\$9
VBA	Denver	CO	Renew lease at Denver HRC-DFC Bldg. 53	Minor Lease	\$174
19	Denver	CO	Construct a Radiation Oncology Suite at Existing RMR Medical Center Campus	Minor Const.	\$24,312
19	Grand Junction	CO	Construct Residential Care and Treatment Phase 1	Minor Const.	\$20,152
VBA	Hartford	CT	Renovate and Realign Hartford Regional Office	Minor Const.	\$8,927
1	VACHS	CT	Renovate Radiology	NRM-IM	\$6,107
1	VACHS	CT	Replace And Expand Elevators in Buildings 3, 12, and 42	NRM-IM	\$6,500
1	VACHS	CT	Renovate Mental Health - Building 1	NRM-SUS	\$6,805
1	VACHS	CT	Replace And Expand Elevators in Building 2E	NRM-IM	\$7,150
1	VACHS	CT	Replace Sanitary Sewer System	NRM-IM	\$7,150
1	VACHS	CT	Repair Facades, buildings 1, 2C, 2E, 2W	NRM-IM	\$7,810
1	VACHS	CT	Upgrade Water Distribution and Plumbing	NRM-IM	\$13,800

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
1	VACHS	CT	Repair Facade, Building 2	NRM-IM	\$16,500
1	VACHS	CT	Repair Facade, Building 1	NRM-IM	\$17,225
1	VACHS	CT	Construct Multi-Specialty Facility	Major Const.	\$110,000
Staff	Washington	DC	Floors 2 and 3 Renovation 811 Vermont	Minor Const.	\$15,162
Staff	Washington	DC	Floors 5 and 6 Renovation 810 Vermont	Minor Const.	\$18,174
VBA	Washington	DC	Renew Lease at Washington Appeals Mgmt. Office	Major Lease	\$5,644
5	Washington	DC	Install Distribution Piping for Process Cooling	NRM-IM	\$6,050
5	Washington	DC	Establish a new Loudoun County Clinic	Minor Lease	\$9,316
5	Washington	DC	Acquire clinic and Admin lease from Armed Forces Retirement Home	Minor Lease	\$11,000
5	Washington	DC	Replace Terminal Distribution Boxes	NRM-IM	\$12,900
5	Washington	DC	Replace and Upgrade Air Handling Units- Bldgs. 1,4,6	NRM-IM	\$13,200
5	Washington	DC	Replace and Upgrade Air Handling Unit and Exhaust for Bldg. 1,4, and 6- Phase 2	NRM-IM	\$13,200
5	Washington	DC	Build a standalone Dental Clinic in Prince William County	Minor Lease	\$15,598
5	Washington	DC	Demolish and Relocate Parking Garage 6P	Minor Const.	\$24,795
5	Washington	DC	Establish a new Fairfax County Multi Specialty Clinic	Minor Lease	\$25,954
OIT	Washington	DC	Fiber Optic Cabling	Minor Const.	\$13,000
4	Wilmington	DE	Expand the Parking Garage	Minor Const.	\$7,786
4	Wilmington	DE	Construct Addition for Pharmacy	Minor Const.	\$25,190
8	Bay Pines	FL	Improve CWBY Site Conditions	NRM-IM	\$5,500
8	Bay Pines	FL	Renovate B22 3rd Floor	NRM-SUS	\$5,901
8	Bay Pines	FL	Renovate B106 1st Floor for GI/Endo	NRM-SUS	\$9,001
8	Bay Pines	FL	Renovate Kitchen and HUB at B102 Dom	NRM-SUS	\$10,467
8	Bay Pines	FL	Renovate B100 Patient Ward 5B for Inpatient Privacy - Phase 1	NRM-SUS	\$11,735
8	Bay Pines	FL	Renovate B100 Patient Ward 5B for Inpatient Privacy - Phase 2	NRM-SUS	\$11,735
8	Bay Pines	FL	Renovate B100 5C Medical Surgical Ward - Phase 1	NRM-SUS	\$11,930
8	Bay Pines	FL	Renovate B100 5C Medical Surgical Ward - Phase 2	NRM-SUS	\$11,930
8	Bay Pines	FL	Renovate B102 Dom B for Eye Clinic and Optical Shop	NRM-SUS	\$13,076
8	Bay Pines	FL	Remodel and Renovate the Total Interior Building 35	NRM-SUS	\$13,200
8	Bay Pines	FL	Renovate 4B for Cardiology	NRM-SUS	\$13,860

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
8	Bay Pines	FL	Renovate B23 2nd Floor	NRM-IM	\$14,817
8	Bay Pines	FL	Construct New GI/Endo Building	Minor Const.	\$20,633
8	Bay Pines	FL	Construct Cancer Infusion Therapy Center	Minor Const.	\$24,876
8	Bay Pines	FL	Lee County Community Living Center with Small Home Model	Major Lease	\$36,123
NCA	Florida	FL	Replace Pre-Cast Columbarium Caps and Limestones	Minor Const.	\$5,000
NCA	Florida	FL	Gravesite Expansion, Phase 6	Major Const.	\$100,000
8	Gainesville	FL	Replace Windows	NRM-IM	\$6,600
8	Gainesville	FL	Conduct Feasibility Study	NRM-IM	\$9,900
8	Gainesville	FL	Renovate Corridors Finishes Bldg. 1	NRM-IM	\$11,000
8	Gainesville	FL	Replace Hospital Finishes Phase 2	NRM-IM	\$11,850
8	Gainesville	FL	Update Patient Room Toilets	NRM-IM	\$11,850
8	Gainesville	FL	Replace Hospital Finishes Phase 3	NRM-IM	\$11,900
8	Gainesville	FL	Repair Plumbing FCA Deficiencies	NRM-IM	\$12,000
8	Gainesville	FL	Upgrade Transport Systems	NRM-IM	\$13,100
8	Gainesville	FL	Correct Steam Generation FCAs	NRM-IM	\$13,200
8	Gainesville	FL	Correct Heating, Ventilation and Air Conditioning FCA Deficiencies	NRM-IM	\$14,250
8	Gainesville	FL	Construct Central Chiller Plant	NRM-IM	\$16,500
8	Gainesville	FL	Replace Existing Jacksonville OPC and Interim Leases	Major Lease	\$188,134
8	Gainesville	FL	Improve Functional Space	Major Const.	\$701,000
8	Gainesville	FL	Establish New Hospital in Jacksonville Florida	Major Const.	\$2,477,695
8	Lake City	FL	Construct Parking Garage 1	Minor Const.	\$18,100
8	Lake City	FL	Correct FCA Deficiencies	NRM-IM	\$11,000
8	Miami	FL	Parking lease Near Miami VA Medical Center	Minor Lease	\$2,888
8	Miami	FL	Renovate Biomedical Engineering space for technical work	NRM-SUS	\$5,386
8	Miami	FL	Complete site security updates	NRM-IM	\$5,500
8	Miami	FL	Correction to Main hospital security project PDSM deficiency	NRM-IM	\$5,501
8	Miami	FL	Renovate Inpatient and Outpatient pharmacy	NRM-IM	\$5,758
8	Miami	FL	Auxiliary Parking Area Improvements	NRM-IM	\$6,840
8	Miami	FL	Relocate Logistics and Engineering Services	NRM-SUS	\$7,077
8	Miami	FL	Retrofit stairwells in building one for safety	NRM-IM	\$8,102
8	Miami	FL	Renovate specialty clinics	NRM-SUS	\$8,164
8	Miami	FL	Renovate Primary Care clinic 1 - Red and gold team	NRM-IM	\$8,186

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
8	Miami	FL	Abate asbestos containing mastic adhesive and Remove asbestos containing Heating, Ventilation and Air Conditioning	NRM-IM	\$8,281
8	Miami	FL	Replace sanitary sewer main Floors 6, 7, and 8 and branches Phase III	NRM-IM	\$8,700
8	Miami	FL	Renovate Interior Corridors Building 1 2nd and 3rd Floors phase 2	NRM-IM	\$9,000
8	Miami	FL	Relocate ENT, Specialty care, dermatology	NRM-SUS	\$9,570
8	Miami	FL	Replace and relocate Electrical Panelboards/transformers Building 1	NRM-IM	\$10,000
8	Miami	FL	Convert remaining non private rooms to private	NRM-SUS	\$10,000
8	Miami	FL	Construct new facility wide uninterruptable power supply (UPS) for primary and	NRM-IM	\$10,000
8	Miami	FL	Renovate primary care clinic 2 - Blue and Green team	NRM-SUS	\$10,302
8	Miami	FL	Replace sanitary sewer main Floors 3, 4, and 5 and branches Phase II	NRM-IM	\$10,757
8	Miami	FL	Repair or replace Architectural fixed equipment	NRM-IM	\$10,770
8	Miami	FL	Replace building 7 hood system	NRM-IM	\$11,862
8	Miami	FL	Replace chillers 1, 2 and 3 on medical center campus	NRM-IM	\$14,651
8	Miami	FL	Upgrade 11 AB Wards	NRM-IM	\$14,885
8	Miami	FL	Upgrade 11CD Wards	NRM-IM	\$14,885
8	Miami	FL	Renovate Physical Medicine and Rehabilitation service	NRM-IM	\$15,299
8	Miami	FL	Specialty care cluster relocation	NRM-SUS	\$15,575
8	Miami	FL	Renovate 4AB for a new eye clinic	NRM-SUS	\$17,208
8	Miami	FL	This project will renovate nurse call in inpatient spaces	NRM-SUS	\$18,501
8	Miami	FL	Relocate research from main hospital to new research building for Mental Health	NRM-SUS	\$18,556
8	Miami	FL	Additional Mental Health ambulatory Care department	NRM-SUS	\$19,077
8	Miami	FL	Upgrade 12 AB wards	NRM-IM	\$21,274
8	Miami	FL	Renovate the Fourth Floor of the Community living center for spinal cord injury	NRM-SUS	\$21,403
8	Miami	FL	New Broward NE county Clinic with expanded services	Major Lease	\$22,150
8	Miami	FL	Upgrade 12 CD wards	NRM-IM	\$22,694

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
8	Miami	FL	Lease Community Living Center in the Homestead area	Minor Lease	\$23,789
8	Miami	FL	Construct a Medical office building on campus	Minor Const.	\$23,802
8	Miami	FL	Lease a new Community Living Center in the Miami area	Minor Lease	\$23,889
8	Miami	FL	Lease a new Community Living Center in the Fort Lauderdale Area	Minor Lease	\$23,889
8	Miami	FL	Primary Care Clinical for main hospital	Minor Const.	\$24,048
8	Miami	FL	Renovate third 3 floor building 7	NRM-IM	\$25,192
8	Miami	FL	Renovate Pathology and Laboratory third floor Main Hospital	NRM-IM	\$26,955
8	Miami	FL	Construct a 500 space expandable parking garage	Major Const.	\$33,825
8	Miami	FL	Expand community living center building 10 relocate offices CLC 4	Major Const.	\$66,699
8	Miami	FL	Lease Ambulatory care Community Living Center and Clinical Support Center	Major Lease	\$69,100
8	Orlando	FL	Convert Viera Operating Rooms to Procedure Rooms	NRM-IM	\$8,465
8	Orlando	FL	Expand Pharmacy at Lake Baldwin	Minor Const.	\$9,858
8	Orlando	FL	Convert Inpatient beds to Mental Health	NRM-IM	\$10,000
8	Orlando	FL	Renovate Infusion Clinic at Lake Nona	NRM-SUS	\$12,271
8	Orlando	FL	Renovate Building 500 4th Floor for Primary Care	NRM-SUS	\$14,067
8	Orlando	FL	Create New Long-Term Care (CLC), Viera	Major Lease	\$19,845
8	Orlando	FL	Create New Long-Term Care (CLC), Daytona	Major Lease	\$19,845
8	Orlando	FL	Create Police Training and Admin Building at Lake Baldwin	Minor Const.	\$24,676
8	Orlando	FL	Create New Specialty Care Lease near Lake Nona	Minor Lease	\$24,856
8	Orlando	FL	Expand Infusion at Lake Nona	Minor Const.	\$25,783
8	Orlando	FL	Renovate Building 504 at Lake Baldwin	NRM-IM	\$26,912
8	Orlando	FL	Expand Building 13 at Lake Nona- 2B	Minor Const.	\$27,181
8	Orlando	FL	Expand Specialty Clinics at Lake Baldwin	Minor Const.	\$29,003
8	Orlando	FL	Expand Lake County Clinic	Major Lease	\$35,856
8	Orlando	FL	Create New Lease - Lake Nona	Major Lease	\$136,500
8	Tampa	FL	Replace Prosthetics/PSAS Lease	Minor Lease	\$450
8	Tampa	FL	Replace Hazard Storage Building 37	Minor Const.	\$550
8	Tampa	FL	Enclose Emergency Management storage at parking garage	Minor Const.	\$1,100

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
8	Tampa	FL	Relocate Grounds and Transportation	Minor Const.	\$2,020
8	Tampa	FL	Construct Waste Water Storage	NRM-IM	\$6,100
8	Tampa	FL	Remodel Halls and Walls Bed Tower Floors 3 and 4	NRM-IM	\$6,600
8	Tampa	FL	Correct Remaining Electrical FCAs - Campus wide	NRM-IM	\$6,600
8	Tampa	FL	Renovate Building 1-2nd Floor for Support Services	NRM-SUS	\$7,150
8	Tampa	FL	Replace Branch Domestic and Sanitary Piping, Bldg. 30	NRM-IM	\$8,800
8	Tampa	FL	Replace stormwater distribution system bldg. #1	NRM-IM	\$9,045
8	Tampa	FL	Replace Risers in chases Ph 3	NRM-IM	\$11,000
8	Tampa	FL	Replace Risers in chases Ph 4	NRM-IM	\$11,000
8	Tampa	FL	Renovate Building 1-Ground Floor Nutrition and Food Service for Logistics	NRM-SUS	\$16,500
8	Tampa	FL	Renovate Building 32, 1st floor - Oncology Diagnostic Services	NRM-SUS	\$16,500
8	Tampa	FL	Replace South Hillsborough Clinic	Major Lease	\$38,347
8	Tampa	FL	Consolidate Clinical Leases	Major Lease	\$63,750
8	Tampa	FL	Replace Tampa Primary Care Annex	Major Lease	\$73,200
8	Tampa	FL	Construct Post-Deployment, Rehab, and Eval Program	Major Lease	\$178,790
8	West Palm Beach	FL	Lease Okeechobee Primary Care Clinic	Minor Lease	\$2,949
8	West Palm Beach	FL	Expand Oncology Infusion Center	Minor Const.	\$3,300
8	West Palm Beach	FL	Replace Steam Header	NRM-IM	\$5,500
8	West Palm Beach	FL	Replace Cooling Towers- Equipment	NRM-IM	\$6,051
8	West Palm Beach	FL	Ambulatory Care	Minor Lease	\$6,600
8	West Palm Beach	FL	Renovate Kitchen Space to Replace Equipment	NRM-IM	\$9,000
8	West Palm Beach	FL	Renovate Ambulatory Care Unit 5A	NRM-SUS	\$9,900
8	West Palm Beach	FL	Roof replacement Program	NRM-IM	\$11,981
8	West Palm Beach	FL	Construct parking garage phase 1	Minor Const.	\$13,000

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
8	West Palm Beach	FL	Renovate Inpatient 3C Mental Health	NRM-IM	\$14,478
8	West Palm Beach	FL	Enhance 7B Privacy by Converting to Private Rooms	NRM-SUS	\$14,620
8	West Palm Beach	FL	Construct Outpatient Mental Health Clinic phase 1	Minor Const.	\$17,822
8	West Palm Beach	FL	Replace Elevator Program	NRM-IM	\$19,941
8	West Palm Beach	FL	Upgrade Electrical Distribution System	NRM-IM	\$20,000
8	West Palm Beach	FL	Construct Outpatient Multispecialty Clinic on campus	Minor Const.	\$20,000
8	West Palm Beach	FL	Replace Air Handling Units	NRM-IM	\$20,000
8	West Palm Beach	FL	Construct Outpatient Mental Health Clinic phase 2	Minor Const.	\$22,000
8	West Palm Beach	FL	Construct parking garage phase 2	Minor Const.	\$24,000
8	West Palm Beach	FL	Modernize Utility Center	Non-Capital	\$61,000
8	West Palm Beach	FL	Community Living Center	Major Lease	\$76,500
VBA	Atlanta	GA	Renew Lease at Columbus GA Vocational Rehabilitation and Employment Office	Minor Lease	\$66
7	Atlanta	GA	Replace Covington VA Clinic Lease	Minor Lease	\$2,826
7	Atlanta	GA	Replace Pickens County VA Clinic Lease	Minor Lease	\$2,826
7	Atlanta	GA	Replace West Cobb County VA Clinic Lease	Minor Lease	\$2,826
7	Atlanta	GA	Replace South Fulton County MH VA Clinic Lease	Minor Lease	\$2,826
7	Atlanta	GA	Replace Decatur VA Research and Development Lease	Minor Lease	\$2,981
7	Atlanta	GA	Replace Oakwood VA Clinic Lease	Minor Lease	\$5,209
7	Atlanta	GA	Replace Atlanta Specialty Care VA Clinic Lease	Major Lease	\$24,745
7	Atlanta	GA	Lease space for Gwinnett County Community Living Center	Minor Lease	\$44,558
7	Atlanta	GA	Lease space for Gwinnett County Health Care Center	Major Lease	\$246,799
7	Augusta	GA	Replace Air Handling Unit - Bldg. 110	NRM-IM	\$5,861
7	Augusta	GA	Replace Air Handling Unit - Bldg. 801	NRM-IM	\$6,840
7	Augusta	GA	Athens VA Dental and Specialty Care Clinic	Minor Lease	\$12,313

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
7	Augusta	GA	Correct Electrical Deficiencies, Bldg. 110, Uptown	NRM-IM	\$16,000
7	Augusta	GA	Correct Electrical Deficiencies - Bldg. 801, Downtown	NRM-IM	\$16,000
7	Augusta	GA	Renovate Community Living Center - Wing 1C, Building 110, Uptown	NRM-IM	\$29,868
7	Augusta	GA	Renovate Community Living Center - Wing 3F, Building 110, Uptown	NRM-IM	\$30,913
7	Dublin	GA	Renovate Pathology (1st Fl) and Convert Dental to Pathology (2nd Fl) - Bldg. 3	NRM-SUS	\$11,819
7	Dublin	GA	Lease Albany Community Based Outpatient Clinic Space	Minor Lease	\$20,062
VBA	Honolulu	HI	Renew Lease at Hilo Vocational Rehabilitation and Employment Office	Minor Lease	\$32
21	Honolulu	HI	Execute Succeeding Lease for VA Logistics Warehouse	Minor Lease	\$1,066
NCA	National Memorial Cemetery of the Pacific	HI	Replace Irrigation system	Minor Const.	\$2,540
NCA	National Memorial Cemetery of the Pacific	HI	Site Improvement Project	Minor Const.	\$17,960
NCA	National Memorial Cemetery of the Pacific	HI	Gravesite Expansion	Major Const.	\$115,600
VBA	Des Moines	IA	Renew Lease at Des Moines Regional Office	Minor Lease	\$1,292
VBA	Des Moines	IA	Renew Lease AT Des Moines Human Resource Center	Minor Lease	\$1,340
23	Des Moines	IA	Renovate Old Emergency Department Space	NRM-SUS	\$5,919
23	Des Moines	IA	Replace Fire Alarm System	NRM-IM	\$6,000
23	Des Moines	IA	Remodel Building 9	NRM-SUS	\$8,124
23	Des Moines	IA	Remodel Building 10	NRM-IM	\$10,322
23	Des Moines	IA	Remodel 2A Clinic	NRM-SUS	\$10,408
23	Iowa City	IA	Update Building 41 and 42	NRM-IM	\$5,060
23	Iowa City	IA	Construct Research Administrative Building	Minor Const.	\$8,250
23	Iowa City	IA	Upgrade and Replace Sanitary lines	NRM-IM	\$9,020
23	Iowa City	IA	Replace and Upgrade Building 1 Mechanical Systems	NRM-IM	\$10,120
23	Iowa City	IA	Lease Long Term Care Center	Minor Lease	\$30,689

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
20	Boise	ID	Connect Community Living Centers to Hospital	Minor Const.	\$4,400
20	Boise	ID	Obtain Boise Primary Care/Specialty Care Lease	Minor Lease	\$12,000
20	Boise	ID	Obtain West Ada County Primary Care/Specialty Care Lease	Minor Lease	\$12,000
20	Boise	ID	Construct Ambulatory Care Building	Major Const.	\$448,000
NCA	Abraham Lincoln	IL	Expansion and Cemetery Improvements, Phase 4	Major Const.	\$100,000
VBA	Chicago	IL	Renew Lease at Belleville Vocational Rehabilitation and Employment Office	Minor Lease	\$28
12	Chicago	IL	Lease Chicago Administrative (JB Swing Space)/Telehealth	Minor Lease	\$660
12	Chicago	IL	Renovate Outpatient Dialysis - Taylor Bldg. 1st floor	NRM-SUS	\$5,533
12	Chicago	IL	Remodel for Community Living Center Nursing, Bldg. 40 6W	NRM-SUS	\$7,400
12	Chicago	IL	Lease Adam Benjamin, Jr. Crown Point Community Based Outpatient Clinic	Major Lease	\$8,000
12	Chicago	IL	Common/Swing/Construction	NRM-SUS	\$16,500
12	Danville	IL	Renewal Lease for Bloomington Community Based Outpatient Clinic	Minor Lease	\$870
12	Danville	IL	Renewal Lease for Decatur Community Based Outpatient Clinic	Minor Lease	\$1,017
12	Danville	IL	Renewal Lease for Peoria Community Based Outpatient Clinic	Minor Lease	\$2,244
12	Danville	IL	Replacement Lease for Mattoon Community Based Outpatient Clinic	Minor Lease	\$4,061
12	Danville	IL	Correct Secondary Electrical Distribution System FCAs	NRM-IM	\$5,645
12	Danville	IL	Construct Two Small Community Living Center Homes 9 and 10	Minor Const.	\$18,706
12	Danville	IL	Establish Springfield Medium Multi-Specialty Community Based Outpatient Clinic	Minor Lease	\$28,993
12	Danville	IL	Establish Champaign-Urbana Multi-Specialty Community Based Outpatient Clinic	Major Lease	\$46,854
12	Hines	IL	Drive-thru Vaccination Station	Minor Const.	\$2,922
12	Hines	IL	Renovate Elevators in Buildings 1 and 228	NRM-SUS	\$8,360
12	Hines	IL	Renovate 10th Floor of Building 200	NRM-IM	\$17,305
12	Hines	IL	Construct New Toilet Rooms in Building 1	Minor Const.	\$19,514
12	Hines	IL	Renovate Outer Corridor	Minor Const.	\$27,513

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
12	Hines	IL	Construct Multi-level Parking Garage	Major Const.	\$35,389
12	Hines	IL	Construct a New Hospital	Major Const.	\$2,580,881
OIT	Hines	IL	B215 - ADA Compliant Restroom Upgrade	Minor Const.	\$4,251
15	Marion	IL	Relocate Paducah, KY Community Based Outpatient Clinic and Expand into Multi-Specialty Clinic	Minor Lease	\$9,279
15	Marion	IL	Building 2 - Expand and Renovate Canteen	Minor Const.	\$14,682
15	Marion	IL	Building 42 – Vertical Expansion 2nd Floor Addition for Sterile Processing	Minor Const.	\$18,348
15	Marion	IL	Construction of a New Standalone Building to Replace Modular Buildings 1, 3, and	Minor Const.	\$23,633
15	Marion	IL	Building 42 – Expansion to Provide Service Delivery and Logistics	Minor Const.	\$24,868
15	Marion	IL	Building 42 - Vertical Expansion 2nd Floor Addition for Relocated Physical Medicine and Rehabilitation Services	Minor Const.	\$24,924
15	Marion	IL	Building 42 - Expand and Renovate Main Entrance	Minor Const.	\$24,948
15	Marion	IL	Building 42 - Vertical Expansion 2nd Floor for Med Specialties	Minor Const.	\$24,983
12	North Chicago	IL	Expand Building 196 - Parking Garage	Minor Const.	\$20,832
VBA	Indianapolis	IN	Renew Lease at Indianapolis Basement File Storage	Minor Lease	\$14
VBA	Indianapolis	IN	Renew Lease at Indianapolis Fiduciary Hub	Minor Lease	\$173
VBA	Indianapolis	IN	Renew Lease at Indianapolis Regional Office	Minor Lease	\$1,639
10	Indianapolis	IN	Modernize Electrical Distribution	NRM-IM	\$6,600
VBA	Indianapolis	IN	Renovate and Realign Indianapolis Regional Office	Minor Const.	\$10,800
10	Indianapolis	IN	Correct Heating, Ventilation and Air Conditioning Deficiencies	NRM-IM	\$12,221
10	Indianapolis	IN	Modernize A-Wing Electrical Distribution	NRM-IM	\$12,650
10	Indianapolis	IN	Modernize Operating Rooms and Sterile Processing Department	NRM-IM	\$18,700
10	Marion	IN	Renovate Basement Building 138	NRM-SUS	\$17,600
NCA	New Albany	IN	Correct FCA Deficiencies	Minor Const.	\$3,280
15	Leavenworth	KS	Install New Heating, Ventilation, and Air Conditioning (HVAC) System Building 71	NRM-IM	\$5,280
15	Leavenworth	KS	Construct New Primary Care Facility - Phase II	Minor Const.	\$17,200
15	Leavenworth	KS	Construct New Primary Care Facility - Phase I	Minor Const.	\$18,600
15	Leavenworth	KS	Correct Cast Iron Components Campus Wide	NRM-IM	\$26,400

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
15	Topeka	KS	Repair Parking lots and Curb and Gutters Seal Parking Lots and exterior way find	NRM-IM	\$6,000
15	Topeka	KS	Correct Physical Security deficiencies	NRM-IM	\$8,000
15	Topeka	KS	Survey of Cast Iron Components Campus Wide	NRM-IM	\$8,800
15	Topeka	KS	B6 Addition for Long Term Community Care and Hospice	Minor Const.	\$15,400
15	Wichita	KS	Install and Correct Perimeter Fencing, Building Physical Security, Life Safety	Minor Const.	\$17,479
15	Wichita	KS	Construct Addition to Building 1C for Relocating Radiology and Co-Locating with Nuclear Medicine	Minor Const.	\$22,198
15	Wichita	KS	Construct Mental Health Addition for Psychological Rehabilitation Recovery Center, Suicide Prevention and Tele-health	Minor Const.	\$22,337
15	Wichita	KS	Construct Addition and Renovate 2nd Floors building 19 and 2 for Cath Lab Expansion	Minor Const.	\$22,572
15	Wichita	KS	Construct Addition and Renovate Building 1 ICU for Patient Privacy	Minor Const.	\$24,249
9	Lexington	KY	Construct Community Clinic London/Corbin	Minor Lease	\$3,950
9	Lexington	KY	Repair Various Infrastructure Deficiencies	NRM-SUS	\$5,000
9	Lexington	KY	Remediate Hazmat Conditions	NRM-SUS	\$5,000
9	Lexington	KY	Repair and Upgrade Various Information Technology Deficiencies	NRM-SUS	\$5,000
9	Lexington	KY	Repair Various Storm Water Deficiencies	NRM-SUS	\$5,000
9	Lexington	KY	Construct Additional Surface Parking	NRM-SUS	\$8,000
9	Lexington	KY	Replace and Repair Façade on Buildings	NRM-SUS	\$10,000
9	Lexington	KY	Repair Various Structural Deficiencies	NRM-SUS	\$10,000
9	Lexington	KY	Renovate Building 25 Second Floor for Whole Health Clinics	NRM-SUS	\$11,600
9	Lexington	KY	Renovate Building 25 Second Floor for Out- Patient Mental Health Clinics	NRM-SUS	\$13,800
9	Lexington	KY	Renovate Building 3 For Radiology and MRI Suite Phase 1	NRM-SUS	\$14,700
9	Lexington	KY	Renovate Building 3 For Radiology Suite Phase 2	NRM-SUS	\$14,700
9	Lexington	KY	Repair Various Architectural Deficiencies	NRM-SUS	\$15,000
9	Lexington	KY	Repair Various Plumbing Deficiencies	NRM-SUS	\$15,000
9	Lexington	KY	Repair Various Transport Deficiencies	NRM-SUS	\$15,000
9	Lexington	KY	Renovate and Repair Building 28 Ground for Specialty Clinics	NRM-SUS	\$15,400

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
9	Lexington	KY	Repair Mechanical Systems	NRM-SUS	\$20,000
9	Lexington	KY	Construct New Multi-Specialty Medical Building	Minor Const.	\$25,000
9	Louisville	KY	Replace Administrative Lease	Minor Lease	\$3,200
9	Louisville	KY	Construct Transportation Building	Minor Const.	\$5,000
9	Louisville	KY	Future Space Expansion	Minor Lease	\$6,000
VBA	Louisville	KY	Build out Louisville Regional Office 1	Minor Const.	\$7,650
9	Louisville	KY	Preparation of Existing Zorn Avenue Campus for Disposition	NRM-SUS	\$18,000
9	Louisville	KY	Construct Gymnasium Building	Minor Const.	\$22,000
9	Louisville	KY	Construct Education Building	Minor Const.	\$25,000
9	Louisville	KY	Create Louisville Community Living Center Lease	Major Lease	\$40,222
9	Louisville	KY	Lease Louisville Metro Outpatient Clinic	Major Lease	\$45,240
16	Alexandria	LA	Replace Jennings Community Based Outpatient Clinic Lease	Minor Lease	\$2,191
16	Shreveport	LA	Modernize Building 1 Common Areas	NRM-IM	\$5,000
16	Shreveport	LA	Replace Building 1 Elevators	NRM-IM	\$6,600
16	Shreveport	LA	Replace Doors and Install Electronic Key System, Main Campus	NRM-IM	\$14,800
1	Bedford	MA	Adult Day Care	Minor Const.	\$11,050
1	Bedford	MA	Replacement Hospital	Major Const.	\$3,650,000
VBA	Boston	MA	Renew Lease at Boston Regional Office	Minor Lease	\$3,373
1	Boston (JP)	MA	Neuroscience Research Renovation	NRM-IM	\$5,537
1	Boston (JP)	MA	Lowell Outpatient Clinic	Minor Lease	\$7,978
1	Boston (JP)	MA	Renovate 6D/6E for Oncology	NRM-SUS	\$12,083
1	Boston (JP)	MA	Research Lease	Major Lease	\$13,000
1	Boston (JP)	MA	Upgrade Electrical Substation	NRM-IM	\$15,900
1	Boston (JP)	MA	Building 1 Elevator Modernization	NRM-IM	\$23,780
1	Boston (JP)	MA	Replace Exterior Panels	NRM-IM	\$324,253
1	Boston (WR)	MA	Upgrade Electrical Systems Buildings 1,2,3 - Phase 4	NRM-IM	\$5,582
1	Boston (WR)	MA	Replace Roofs Buildings 1,2,3	NRM-IM	\$6,336
1	Boston (WR)	MA	Ward Renovation Patient Privacy	NRM-SUS	\$6,600
1	Boston (WR)	MA	Upgrade Heating Ventilating Air Conditioning Building 3	NRM-IM	\$8,496
1	Boston (WR)	MA	Repair Parking Lots	NRM-IM	\$10,800
1	Boston (WR)	MA	Central Chiller Plant	NRM-IM	\$22,000
1	Boston (WR)	MA	West Roxbury Clinical Addition	Major Const.	\$315,040
1	Brockton	MA	Building 24 Renovation	NRM-IM	\$6,857
1	Brockton	MA	Stream Pipe Replacement	NRM-IM	\$8,800

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
1	Brockton	MA	Water Main Replacement	NRM-IM	\$9,982
1	Brockton	MA	Community Living Center Lease	Major Lease	\$10,000
1	Brockton	MA	Connecting Corridor Roof Replacement	NRM-IM	\$11,006
1	Brockton	MA	SPS Infrastructure Improvements	NRM-IM	\$12,675
1	Brockton	MA	Life Safety and Interior Door FCA Corrections	NRM-SUS	\$15,500
1	Brockton	MA	Long Term Spinal Cord Injury Center Phase I	Minor Const.	\$25,250
NCA	Massachusetts	MA	Gravesite Expansion Phase V	Major Const.	\$100,000
1	Northampton	MA	Renovate Building 15 for Facility Management Storage	NRM-SUS	\$7,175
1	Northampton	MA	Modernize Building 16 Warehouse	NRM-SUS	\$10,830
1	Northampton	MA	Repair / Replace Stormwater Conveyance System	NRM-IM	\$11,220
1	Northampton	MA	Renovate Building 25 for Education, Police Services and EMS	NRM-IM	\$11,797
1	Northampton	MA	Renovate Mountain Building (B11) for Wellness Center	NRM-IM	\$13,686
1	Northampton	MA	North Worcester County Community Based Outpatient Clinic	Minor Lease	\$13,753
1	Northampton	MA	Update Acute Mental Health Space Building 4 Lower South	NRM-SUS	\$13,934
1	Northampton	MA	Renovate Building 5 - Nutrition	NRM-SUS	\$14,178
1	Northampton	MA	Repair/Replace Upper Campus Storm Water System, including Covered Walkway	NRM-IM	\$14,937
1	Northampton	MA	Upgrade Marsh Building (B26) Heating, Ventilation and Air Conditioning and Roof	NRM-IM	\$15,255
1	Northampton	MA	Renovate Birch Building (B12) for Administration	NRM-IM	\$15,435
1	Northampton	MA	Build New Physical and Occupation Therapy and Prosthetics Center	Minor Const.	\$16,842
1	Northampton	MA	Renovate Building 26 (Marsh) for Domiciliary Residential Rehab Treatment Program	NRM-SUS	\$24,114
1	Northampton	MA	Build Worcester Small Homes	Major Lease	\$44,068
1	Northampton	MA	Build Hampden County Small Homes	Major Lease	\$44,068
VBA	Baltimore	MD	Renew Lease at Baltimore Regional Office 2	Minor Lease	\$261
VBA	Baltimore	MD	Renew Lease at Baltimore Training Academy	Minor Lease	\$706
VBA	Baltimore	MD	Renew Lease at Baltimore Regional Office	Minor Lease	\$1,606
NCA	Baltimore	MD	Repave Roads, Replace Curbs and Site Drainage	Minor Const.	\$2,340
NCA	Baltimore	MD	Replace Fence and Improve Property Border	Minor Const.	\$2,410

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
5	Baltimore	MD	Renew Baltimore W. Fayette Street Annex Lease	Minor Lease	\$4,000
5	Baltimore	MD	Upgrade Locks to Digital System	NRM-IM	\$5,442
5	Baltimore	MD	Renovate Dental Suite	NRM-IM	\$5,782
5	Baltimore	MD	Bel Air Community Based Outpatient Clinic	Minor Lease	\$7,607
5	Baltimore	MD	Expand and Consolidate Biomed Space	Minor Const.	\$8,418
5	Baltimore	MD	Convert Primary Care Space	NRM-SUS	\$11,000
5	Baltimore	MD	Renovate and Expand Surgical Intensive Care Unit	NRM-IM	\$12,484
5	Baltimore	MD	Modernize Heating, Ventilation and Air Conditioning System	NRM-IM	\$13,200
5	Baltimore	MD	Loch Raven Renovate Building 1 - Phase 2	NRM-IM	\$15,000
5	Baltimore	MD	Converting Research Space to Surgery	NRM-SUS	\$21,000
5	Baltimore	MD	Expand Nutrition and Food Service Kitchen	Minor Const.	\$23,196
5	Baltimore	MD	Research Annex	Minor Lease	\$41,418
NCA	Loudon Park	MD	Site Improvement Project	Minor Const.	\$4,850
5	Perry Point	MD	Replace Chiller #3	NRM-IM	\$5,600
5	Perry Point	MD	Upgrade Connecting Corridor Mechanical Units	NRM-IM	\$11,000
5	Perry Point	MD	Upgrade Site Surveillance System	NRM-IM	\$11,000
5	Perry Point	MD	Improve Physical Security	NRM-IM	\$15,000
5	Perry Point	MD	Construct Replacement Canteen Service Building to Correct FCA, Seismic and Structural	Minor Const.	\$24,500
5	Perry Point	MD	Renovate Building 314 Complex as Wellness Facility	NRM-IM	\$25,000
1	Togus	ME	Togus Warehouse (Harpers) Replacement Lease	Minor Lease	\$826
1	Togus	ME	Renovate Gym	NRM-SUS	\$7,700
1	Togus	ME	Renovate Interventional Radiology Suite	NRM-SUS	\$8,250
1	Togus	ME	Replace Elevators in B205, B206 and B207	NRM-SUS	\$8,250
1	Togus	ME	Renovate Same Day Surgery and PACU	NRM-SUS	\$9,900
1	Togus	ME	Lease Portland Specialty Care Clinic	Minor Lease	\$11,000
1	Togus	ME	Renovate B210	NRM-IM	\$11,000
1	Togus	ME	Tuckpointing and Masonry Repairs	NRM-IM	\$13,200
1	Togus	ME	Replace Water Storage Tank and Replace Domestic Water Service Lines	NRM-IM	\$13,750
1	Togus	ME	Reconstruct and Repave Roads and Parking Lots Phase II	NRM-IM	\$14,050
1	Togus	ME	Renovate Inpatient Mental Health	NRM-IM	\$17,050
1	Togus	ME	Replace Steam and Condensate Lines Phase 2	NRM-IM	\$22,000

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
1	Togus	ME	Renovate Primary Care	NRM-IM	\$25,850
1	Togus	ME	FCA Corrections	NRM-IM	\$48,542
1	Togus	ME	Replace Boilers and Extend Natural Gas Service	NRM-IM	\$53,000
1	Togus	ME	Replace Togus Medical Center	Major Const.	\$330,000
10	Ann Arbor	MI	Update Electrical Systems on Campus	NRM-IM	\$15,000
10	Ann Arbor	MI	Replace Roofs Multiple Buildings	NRM-IM	\$15,000
10	Ann Arbor	MI	Tuckpoint Bldgs. 3, 1W, 1E, 28, 29, 30	NRM-IM	\$15,000
10	Ann Arbor	MI	Upgrade Walks and Drives	NRM-IM	\$15,000
10	Ann Arbor	MI	Upgrade Air Handling Units Bldgs. 1W and 1E	NRM-IM	\$15,000
10	Ann Arbor	MI	Upgrade Plumbing and Sanitary systems Bldg. 1W and 1E.	NRM-IM	\$15,000
10	Ann Arbor	MI	Add last level to East Parking Deck	Minor Const.	\$15,820
10	Ann Arbor	MI	Renovate 3rd Floor	NRM-SUS	\$16,000
10	Ann Arbor	MI	Renovate 5 West	NRM-SUS	\$16,000
10	Ann Arbor	MI	Update and Renovate Radiology and Nuclear Medicine	NRM-SUS	\$16,000
10	Ann Arbor	MI	Renovate 5 East	NRM-SUS	\$16,000
10	Ann Arbor	MI	Renovate Emergency Department	NRM-SUS	\$16,000
10	Ann Arbor	MI	Relocate and Expand Jackson Lease	Minor Lease	\$17,723
10	Ann Arbor	MI	Relocate and Expand Flint Community Based Outpatient Clinic	Minor Lease	\$17,723
10	Ann Arbor	MI	Relocate Pathology/Laboratory Service	Minor Const.	\$26,000
10	Battle Creek	MI	Replace Various Heating, Ventilation and Air Conditioning Systems, B 2 and 39	NRM-IM	\$6,720
VBA	Detroit	MI	Renew lease for Grand Rapids Vocational Rehabilitation and Employment Parking	Minor Lease	\$45
VBA	Detroit	MI	Renew lease at East Lansing Vocational Rehabilitation and Employment Office	Minor Lease	\$61
VBA	Detroit	MI	Renew Lease at Detroit Regional Office Regional Office 1	Minor Lease	\$2,470
10	Detroit	MI	Rework Chillers and Piping	NRM-IM	\$16,800
NCA	Great Lakes	MI	Gravesite Expansion	Major Const.	\$93,100
12	Iron Mountain	MI	New Administrative Lease in Iron Mountain 2	Minor Lease	\$1,150
12	Iron Mountain	MI	Replace Rhinelander Community Based Outpatient Clinic	Minor Lease	\$4,150
NCA	Ft. Snelling	MN	Gravesite Expansion Project	Major Const.	\$93,900
23	Minneapolis	MN	Upgrade Campus Cooling Capacity	NRM-IM	\$5,500
23	Minneapolis	MN	Upgrade Emergency Power Generating Capacity	NRM-IM	\$6,600

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
23	Minneapolis	MN	Renovate for Expanded Polytrauma Program, Phase 3	NRM-SUS	\$11,000
23	Minneapolis	MN	Renovate for a Private Patient Medical Bed Ward (3L)	NRM-SUS	\$13,200
23	Minneapolis	MN	Renovate for a Private Patient Medical Bed Ward (2L)	NRM-SUS	\$13,200
23	Minneapolis	MN	Construct Outpatient Mental Health Center	Minor Const.	\$22,500
23	Minneapolis	MN	Expand Twin Ports Community Based Outpatient Clinic	Minor Lease	\$24,829
VBA	St Paul	MN	Renew St Paul Regional Office Parking lease	Minor Lease	\$32
VBA	St Paul	MN	Renew Lease at St Paul Regional Office	Major Lease	\$5,838
VBA	St Paul	MN	Build Out Regional Office	Minor Const.	\$9,600
23	St. Cloud	MN	Construct Community Living Center Cottage for Hospice	Minor Const.	\$20,868
23	St. Cloud	MN	Construct Community Living Center Cottage West	Minor Const.	\$23,510
15	Columbia	MO	Succeeding MH Transitional Residence Lease	Minor Lease	\$200
15	Columbia	MO	Renovate Behavioral Health Clinic Phase 2	NRM-SUS	\$6,720
15	Columbia	MO	Construct Parking Garage	Minor Const.	\$8,900
15	Columbia	MO	Renovate Behavioral Health Phase 3	NRM-SUS	\$9,413
15	Columbia	MO	Address Physical Security Deficiencies Phase 1	Minor Const.	\$12,118
15	Kansas City	MO	Replacement MH Residential Rehab Lease	Minor Lease	\$4,910
15	Kansas City	MO	Replace Cast Iron Fittings on Medium and High-Pressure Steam Distribution System	NRM-IM	\$5,000
15	Kansas City	MO	Renovate Building 26 to relocate Prosthetics	NRM-SUS	\$9,325
15	Kansas City	MO	Construct Pharmacy and Outpatient Clinic Addition	Minor Const.	\$20,521
15	Kansas City	MO	Expand Radiology, Cardiology and Right-Size Laboratory Services	Minor Const.	\$20,608
15	Kansas City	MO	Construct Parking Garage Addition	Minor Const.	\$23,270
15	Kansas City	MO	Expand 4th floor Inpatient Medicine Bed Addition for Patient Privacy	Minor Const.	\$23,918
15	Kansas City	MO	Construct 4th Floor Inpatient Medicine Bed Addition for Patient Privacy	Minor Const.	\$24,163
15	Kansas City	MO	Expand 3rd Floor Inpatient Bed addition for Patient Privacy and Right-sizing	Minor Const.	\$24,418
15	Kansas City	MO	Construct Small House Model Community Living Center	Major Lease	\$43,534
15	Poplar Bluff	MO	Construct Parking Structure	Minor Const.	\$0
15	Poplar Bluff	MO	Cripple Creek Succeeding Lease	Minor Lease	\$245

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
15	Poplar Bluff	MO	Acquire Adjacent Real-estate for Ingress to Medical Center	Minor Const.	\$4,600
15	Poplar Bluff	MO	Correct Physical Security Findings - Phase 1	NRM-IM	\$5,000
15	Poplar Bluff	MO	Renovate Floor 1 Building 1 Common Space and Specialty Clinics	NRM-SUS	\$7,200
15	Poplar Bluff	MO	Renovate and Right Size Sterile Processing Service	NRM-IM	\$7,700
15	Poplar Bluff	MO	Expand Dental Service	Minor Const.	\$9,068
15	Poplar Bluff	MO	Lease Small House Model Community Living Center	Minor Lease	\$13,140
15	Poplar Bluff	MO	Expand Clinical Pharmacy for Inpatient and Outpatient Services	Minor Const.	\$14,200
15	Poplar Bluff	MO	Construct Women's Health and Physical Therapy Addition	Minor Const.	\$24,000
15	Poplar Bluff	MO	Replace Building 5: Co-Locate Administration and Support Services	Minor Const.	\$25,000
15	Poplar Bluff	MO	Expand Residential Rehabilitation Treatment Program	Minor Const.	\$25,000
15	St Louis (JB)	MO	Renovate 3rd Floor East Wing B1	NRM-IM	\$5,120
15	St Louis (JB)	MO	Construct Water Treatment Facility	Minor Const.	\$6,667
15	St Louis (JB)	MO	Create Hospice House	Minor Const.	\$17,233
15	St Louis (JC)	MO	Replace and expand St. Clair County VA Clinic Lease	Minor Lease	\$4,538
VBA	St Louis (JC)	MO	Renew Lease at St Louis Regional Office	Minor Lease	\$4,544
15	St Louis (JC)	MO	St. Louis VA Outpatient Clinic	Minor Lease	\$36,581
15	St Louis (JC)	MO	Replace Seismically Deficient Building 1, 1CA and 2	Major Const.	\$1,887,000
16	Biloxi	MS	Correct GCVHCS Florida Community Based Outpatient Clinic Utility Deficiencies	NRM-IM	\$8,100
16	Biloxi	MS	Expand JACC Phase 2 for Community Programs, Whole Health and Support Services	Minor Const.	\$14,870
16	Jackson	MS	Succeeding Lease - Regional Counsel	Minor Lease	\$901
16	Jackson	MS	Succeeding Lease - Home Based Primary Care Administration	Minor Lease	\$3,162
16	Jackson	MS	Succeeding Lease - Dental Clinic	Minor Lease	\$4,381
16	Jackson	MS	Repurpose Primary Care Space for Emergency Department	NRM-SUS	\$5,180
VBA	Jackson	MS	Renovate and Realign Jackson Regional Office	Minor Const.	\$9,274
16	Jackson	MS	Renovate Primary Care Green for PACT	NRM-IM	\$10,051
16	Jackson	MS	Renovate Emergency Department	NRM-IM	\$11,952

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
16	Jackson	MS	Repurpose Research Space for Non-Clinical Support Use	NRM-SUS	\$16,500
16	Jackson	MS	Renovate Common and Non-Clinical Support Space Main Hospital	NRM-SUS	\$16,513
16	Jackson	MS	Lease Primary Care/Diagnostics Clinic	Minor Lease	\$27,288
16	Jackson	MS	Lease Community Living Center	Minor Lease	\$43,630
16	Jackson	MS	Renovate Inpatient and Outpatient Mental Health	NRM-IM	\$93,136
6	Asheville	NC	Expand Emergency Capabilities	NRM-IM	\$6,720
6	Asheville	NC	Correct Condition Deficiencies - Access and Site	NRM-IM	\$7,840
6	Asheville	NC	Lease - Outpatient Mental Health #1	Minor Lease	\$7,932
6	Asheville	NC	Lease - Outpatient Mental Health #2	Minor Lease	\$7,932
6	Asheville	NC	Lease - Outpatient Mental Health #3	Minor Lease	\$7,932
6	Asheville	NC	Lease Space for Ancillary/Diagnostic Services	Minor Lease	\$8,435
6	Asheville	NC	Repair and/or Replace Roofs Multiple Buildings	NRM-IM	\$8,960
6	Asheville	NC	New Lease - Weaverville	Minor Lease	\$9,432
6	Asheville	NC	New Outpatient Lease - Canton	Minor Lease	\$9,432
6	Asheville	NC	Correct FCA Deficiencies Architectural Bldgs. 47 and 62	NRM-IM	\$12,000
6	Asheville	NC	Correct FCA Electrical Deficiencies Bldg. 47, 62, and 57	NRM-IM	\$12,100
6	Asheville	NC	Correct FCA Deficiencies for Out Buildings	NRM-IM	\$12,100
6	Asheville	NC	Renovate SPS for Support of Operating Room Suite	NRM-SUS	\$12,480
6	Asheville	NC	Increase Capacity of Boiler Plant and Chiller Plant	NRM-IM	\$15,100
6	Asheville	NC	Utility System Improvements	NRM-IM	\$16,800
6	Asheville	NC	Renovate Ward 4 South for Private Inpatient Med Surg Beds	NRM-SUS	\$17,185
6	Asheville	NC	Construct Space for Patient Education and Support Space	Minor Const.	\$22,298
6	Asheville	NC	Parking Garage 1	Minor Const.	\$22,300
6	Asheville	NC	Expand Imaging Department	Minor Const.	\$22,523
6	Asheville	NC	Parking Garage #2	Minor Const.	\$24,974
6	Asheville	NC	Parking Garage #3	Minor Const.	\$25,008
6	Asheville	NC	Construct New Warehouse	Minor Const.	\$25,177
6	Asheville	NC	Construct Surgical Clinics Adjacent to Operating Suite	Minor Const.	\$25,253
6	Asheville	NC	Lease Outpatient Clinic - Hendersonville	Minor Lease	\$27,909

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
6	Asheville	NC	Expand Outpatient Services	Major Const.	\$385,072
6	Durham	NC	Renew National Teleradiology Offices Lease at Croasdaile	Minor Lease	\$2,150
6	Durham	NC	Renovate Halls and Walls 6th and 7th Floors	NRM-IM	\$5,600
6	Durham	NC	Replace Air Handling Units 17, 18 and 22	NRM-IM	\$6,000
6	Durham	NC	Replace Fire Alarm System	NRM-IM	\$6,100
6	Durham	NC	Replace Auxiliary Chillers	NRM-IM	\$6,200
6	Durham	NC	Correct Building 1 and 23 Façade Deficiencies	NRM-IM	\$9,000
6	Durham	NC	Improve Main Hospital Entry	Minor Const.	\$12,000
6	Durham	NC	Install SPS Air Handling Unit	NRM-IM	\$12,000
6	Durham	NC	Construct New Main Hospital and Supportive Infrastructures	Major Const.	\$2,623,600
6	Fayetteville	NC	Lease Community Living Center for Coast	Minor Lease	\$16,155
6	Salisbury	NC	New Lease-Community Based Outpatient Clinic-Randolph Co.	Minor Lease	\$9,218
6	Salisbury	NC	New Lease-Community Based Outpatient Clinic-Union County	Minor Lease	\$9,249
6	Salisbury	NC	New Lease-Community Based Outpatient Clinic-Mooresville/Lake Norman	Minor Lease	\$9,331
6	Salisbury	NC	Replace fan coil units throughout campus.	NRM-IM	\$17,947
6	Salisbury	NC	Mechanical - Steam Generation: Building 18	NRM-IM	\$18,495
6	Salisbury	NC	Construct New Parking Garage	Minor Const.	\$24,766
23	Fargo	ND	Replace Bemidji Community Based Outpatient Clinic	Minor Lease	\$4,960
23	Fargo	ND	Perform Electrical Distribution System Work - Part 3	NRM-IM	\$5,000
23	Fargo	ND	Prepare Rooms for Replacement DR's - 2027	NRM-IM	\$5,001
23	Fargo	ND	Repair Asphalt and Concrete Drives, Parking, Etc.	NRM-IM	\$5,028
23	Fargo	ND	Replace Perimeter Fence	NRM-IM	\$6,000
23	Fargo	ND	Perform Electrical Distribution System Work - Phase 2	NRM-IM	\$6,500
23	Fargo	ND	Perform Electrical Distribution System Work - Phase 1	NRM-IM	\$6,500
23	Fargo	ND	Fargo Metro Area - MS-Community Based Outpatient Clinic	Minor Lease	\$15,675
23	Fargo	ND	Construct Additional Parking	Minor Const.	\$24,632
23	Omaha	NE	Replace Sanitary Sewer Cast Iron Piping (GI)	NRM-IM	\$5,000
23	Omaha	NE	Correct Legionella Deficiencies (GI)	NRM-IM	\$5,000
23	Omaha	NE	Correct Legionella Deficiencies Phase 2	NRM-IM	\$5,000
23	Omaha	NE	Renovate to Vacate Campus Research	NRM-SUS	\$5,500

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
23	Omaha	NE	Replace Campus Air Handlers (GI)	NRM-IM	\$6,050
23	Omaha	NE	Add Community Living Center Space	NRM-SUS	\$6,600
23	Omaha	NE	Renovate GRI TR House	NRM-SUS	\$7,150
23	Omaha	NE	Replace Sanitary Sewer Cast Iron Piping	NRM-IM	\$8,000
23	Omaha	NE	Add Common Space - Phase 1	NRM-SUS	\$11,000
23	Omaha	NE	Add Common Space - Phase 2	NRM-SUS	\$11,000
23	Omaha	NE	Renovate Grand Island Community Living Center Phase 1	NRM-SUS	\$12,100
23	Omaha	NE	Construct 2nd Floor of PT and Prosthetics Bldg.	Minor Const.	\$22,283
23	Omaha	NE	Construct PT Prosthetics and Whole Health GRI	Minor Const.	\$23,623
VBA	Manchester	NH	Renew Lease at Manchester Regional Office 2	Minor Lease	\$90
1	Manchester	NH	Upgrade Water Distribution, Sanitary, and Stormwater Systems	NRM-IM	\$5,500
1	Manchester	NH	Renovate Building 1 Basement for Support Services- Phase I-South and West wings	NRM-SUS	\$13,513
1	Manchester	NH	Renovate Building 1, First Floor for Nutrition, Canteen, and Police	NRM-IM	\$14,334
1	Manchester	NH	Renovate Building 1 Basement for Support Services- Phase II North wing	NRM-SUS	\$17,072
1	Manchester	NH	Renovate Building 1 6th floor for Specialty Care	NRM-SUS	\$18,117
1	Manchester	NH	Renovate Building 1 5th Floor for Mental Health	NRM-SUS	\$18,141
1	Manchester	NH	Renovate Building 15 Basement	NRM-SUS	\$19,695
1	Manchester	NH	Combine and Expand NH Seacoast Community Based Outpatient Clinics	Minor Lease	\$24,975
1	Manchester	NH	Construct Parking Deck	Minor Const.	\$25,294
1	Manchester	NH	Construct Parking Garage	Minor Const.	\$27,095
1	Manchester	NH	Lease Community Living Center	Major Lease	\$45,795
NCA	Beverly	NJ	Site Improvement Project	Minor Const.	\$3,370
OIT	Eatontown	NJ	Lease for Eatontown, NJ	Minor Lease	\$1,118
NCA	Finn's Point	NJ	Historic Wall Restoration	Minor Const.	\$2,120
2	Lyons	NJ	Repurpose Abandon ICU to Dialysis Suite	NRM-IM	\$8,740
VBA	Newark	NJ	Renew Lease at Newark Regional Office 1	Minor Lease	\$2,610
VBA	Albuquerque	NM	Renew Lease for Albuquerque Parking	Minor Lease	\$9
22	Albuquerque	NM	Provide Seismic Upgrade for Building 13	Seismic	\$4,500
22	Albuquerque	NM	Restore Exteriors Building 2 and 3	NRM-IM	\$6,000
22	Albuquerque	NM	Correct Site Storm Drainage	NRM-IM	\$6,000

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
22	Albuquerque	NM	Upgrade for Site Safety and Security on Campus	NRM-IM	\$6,375
22	Albuquerque	NM	Replace-Repair Water Mains on Campus	NRM-IM	\$6,550
22	Albuquerque	NM	Construct New Surface Parking Spaces	NRM-IM	\$6,600
22	Albuquerque	NM	Correct FCA Deficiencies, B41 (Phase 1)-Architectural, Mechanical, Electrical a	NRM-IM	\$8,250
22	Albuquerque	NM	Correct FCA Deficiencies, B1-Architectural, Electrical, Mechanical, Plumbing	NRM-IM	\$8,800
22	Albuquerque	NM	Repair-Replace Power Systems on Campus	NRM-SUS	\$8,800
22	Albuquerque	NM	Renovate Canteen Kitchen and Dining Areas	NRM-IM	\$9,050
22	Albuquerque	NM	Correct Deficiencies and Renovate B-3 for Architectural, Electrical, Mechanical,	NRM-SUS	\$9,950
22	Albuquerque	NM	Expand B-77 for Ancillary-Diagnostic Services	Minor Const.	\$15,400
22	Albuquerque	NM	Repair Roads and Upgrade Pedestrian Circulation on Campus	NRM-IM	\$15,500
22	Albuquerque	NM	Improve Main Entrance to Campus	NRM-IM	\$16,500
22	Albuquerque	NM	Expand Canteen Service Space	Minor Const.	\$18,200
22	Albuquerque	NM	Renovate SPS/Distribution Service Area	NRM-IM	\$18,300
22	Albuquerque	NM	Renovate and Expand Radiology	Minor Const.	\$18,700
22	Albuquerque	NM	Construct Dental Clinic Space	Minor Const.	\$19,200
22	Albuquerque	NM	Renovate B-41, 5D for Inpatient Single Bed Unit	Minor Const.	\$19,500
22	Albuquerque	NM	Renovate Spinal Cord Injury Building	NRM-IM	\$19,800
22	Albuquerque	NM	Build Women's Health Clinic	Minor Const.	\$20,500
22	Albuquerque	NM	Expand/Renovate B41 2A and B for Surgical Specialty Clinics	Minor Const.	\$20,850
22	Albuquerque	NM	Construct Specialty Clinics Building	Minor Const.	\$21,250
22	Albuquerque	NM	Upgrade Operating Rooms (B-41)	Minor Const.	\$23,000
22	Albuquerque	NM	Construct New Parking Garage	Minor Const.	\$23,500
22	Albuquerque	NM	Consolidate Medical and Surgical Intensive Care Unit	Minor Const.	\$23,500
22	Albuquerque	NM	Expand Community Living Center (CLC) Space	Minor Const.	\$23,800
22	Albuquerque	NM	Construct Medical Support Complex	Minor Const.	\$24,700
22	Albuquerque	NM	Expand the Emergency Department	Minor Const.	\$24,900
22	Albuquerque	NM	NMVAHCS Lease Swing Space	Minor Lease	\$32,177
21	Las Vegas	NV	Replacement of Roofs for Buildings 2,3,5,6 and 7	NRM-IM	\$6,053
21	Las Vegas	NV	Construct Engineering Building	Minor Const.	\$25,000

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
21	Las Vegas	NV	Replacement Lease - Southeast (Henderson) Multi-Specialty Community Based Outpatient Clinic	Minor Lease	\$29,251
21	Las Vegas	NV	Replacement Lease – Southwest (Spring Valley) Multi-Specialty Community Based Outpatient Clinic	Minor Lease	\$29,732
21	Las Vegas	NV	Replacement Lease - Northwest (Centennial Hills) Multi-Specialty Community Based Outpatient Clinic	Minor Lease	\$36,557
21	Las Vegas	NV	Replacement Lease – Northeast (Medical District) Multi-Specialty Community Based Outpatient Clinic	Major Lease	\$71,964
21	Reno	NV	Upgrade for Compliance with Physical Security Standards Campus-Wide	NRM-IM	\$5,172
21	Reno	NV	Correct Electrical System Deficiencies in Building 1	NRM-IM	\$5,500
21	Reno	NV	Replace Utility System Piping from Building 12 to Buildings 1, 1D and 10	NRM-IM	\$6,000
21	Reno	NV	Retrofit Building 1D Domestic Hot and Cold Water System	NRM-IM	\$8,250
21	Reno	NV	Replace North Campus Lease	Minor Lease	\$12,190
2	Albany	NY	Repair Campus Roads and Surface Parking	NRM-IM	\$8,800
2	Albany	NY	Upgrade Deficient Air Handlers and Exhaust Fans	NRM-IM	\$13,313
2	Albany	NY	Renovate 9B for Cardiology	NRM-SUS	\$15,061
2	Brooklyn	NY	Replace Electrical Panels	NRM-IM	\$5,500
2	Brooklyn	NY	Upgrade Electrical Distribution	NRM-IM	\$8,800
2	Brooklyn	NY	Replace Windows Basement through 4th floor	NRM-IM	\$13,200
2	Brooklyn	NY	Replace Chillers #1, #2, #4 and #5.	NRM-IM	\$24,200
2	Buffalo	NY	Infill D-Wing for Dialysis	Minor Const.	\$24,661
2	Buffalo	NY	Expand Patient Parking Ramp (Phase 2)	Minor Const.	\$26,665
2	Canandaigua	NY	Connect Campus to New Switch Gear	NRM-IM	\$11,200
2	Castle Point	NY	Replace High Pressure Steam Lines and Pumps in Tunnel and Trench at Castle Point C	NRM-SUS	\$6,600
2	Castle Point	NY	Replace Building 16 Air Handling Unit	NRM-SUS	\$7,150
2	Castle Point	NY	Relocate Prosthetics suite	Minor Const.	\$10,175
2	Castle Point	NY	Enlarge Building 15H Community Living Center	Minor Const.	\$14,300
2	Castle Point	NY	Update and modernize building 21, first floor, to become a Community Living Cent	Minor Const.	\$16,500
2	Castle Point	NY	New specialty and support services	Major Const.	\$55,550

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
2	Castle Point	NY	Health Care Center (HCC)	Major Lease	\$119,920
NCA	Long Island	NY	Irrigation Project, Phase 1	Minor Const.	\$2,630
2	Montrose	NY	Build new Community Living Center of excellence that resembles "home" (2) Ph B	Minor Const.	\$14,850
2	Montrose	NY	Build new Community Living Center of excellence that resembles "home" (3) Ph B	Minor Const.	\$15,100
2	Montrose	NY	Build new veteran centered community living centers of excellence Phase 4 B	Minor Const.	\$16,000
2	Montrose	NY	Build new Community Living Center of excellence that resembles "home" (2) Ph A	Minor Const.	\$16,000
2	Montrose	NY	Build new veteran centered community living centers of excellence Home 4 Phase A	Minor Const.	\$17,000
2	Montrose	NY	New Veteran Community Living Center Home Lease	Major Lease	\$35,875
2	Montrose	NY	Modernize Community Living Center Facility at Montrose	Major Const.	\$161,600
2	New York City	NY	Replace Motor Control Center Air Handling Unit/Controls	NRM-IM	\$8,500
2	New York City	NY	Replace Steam Condensate Pumps	NRM-IM	\$8,800
2	New York City	NY	Replace Sanitary Piping	NRM-IM	\$8,800
2	New York City	NY	Upgrade Elevator Phase 2	NRM-IM	\$8,800
2	Northport	NY	Replace Perimeter Fences	NRM-IM	\$5,000
2	Northport	NY	Replace Secondary Distribution Buildings 63, 64, 65	NRM-IM	\$5,500
2	Northport	NY	Replace Secondary Electrical Distribution Building 200, 200N	NRM-IM	\$7,150
2	Northport	NY	Install Advanced Metering	NRM-IM	\$9,900
2	Northport	NY	Renovate Research	NRM-SUS	\$15,196
2	Northport	NY	Replace Plumbing Piping and Fixtures Building 200	NRM-IM	\$24,000
2	Northport	NY	Relocate Intensive Care Unit	Minor Const.	\$24,972
2	Northport	NY	Build Community Living Center 5	Major Const.	\$320,721
2	Northport	NY	Build Community Living Center 6	Major Const.	\$801,800
2	St. Albans	NY	Upgrade Site Security	NRM-IM	\$6,600
2	St. Albans	NY	Abate Asbestos	NRM-IM	\$6,600
2	St. Albans	NY	Repair Accessibility Deficiencies	NRM-IM	\$8,800
2	St. Albans	NY	Construct Wing Expansion B, C,D, E Buildings	Major Const.	\$220,000
2	Syracuse	NY	Eliminate District Steam	NRM-IM	\$11,000
NCA	Woodlawn	NY	Gravesite Expansion	Minor Const.	\$4,170
10	Cincinnati	OH	Replace Air Handlers at Cincinnati	NRM-IM	\$6,880

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
10	Cincinnati	OH	Infrastructure Improvements	NRM-IM	\$6,950
10	Cincinnati	OH	Perform Lighting Upgrades at Cincinnati	NRM-IM	\$6,980
10	Cincinnati	OH	Replace Windows and Tuckpoint	NRM-IM	\$11,952
10	Cincinnati	OH	Upgrade OR	NRM-SUS	\$12,156
10	Cincinnati	OH	Renovate Support Services in Basement	NRM-SUS	\$12,161
10	Cincinnati	OH	Improve Building Envelope	NRM-IM	\$12,500
10	Cincinnati	OH	Replace FTD Air Handler Units	NRM-IM	\$13,950
10	Cincinnati	OH	Replace Radiators with Hot Water	NRM-IM	\$17,100
10	Cincinnati	OH	Construct Northeast Cincinnati Community Based Outpatient Clinic	Minor Lease	\$17,984
10	Cincinnati	OH	Construct Outpatient Care Center	Major Lease	\$30,119
VBA	Cleveland	OH	Renew Lease at Cleveland Regional Office-2AJ Celebrezze Federal Building	Minor Lease	\$54
VBA	Cleveland	OH	Lease at Columbus Vocational Rehabilitation and Employment Office	Minor Lease	\$108
VBA	Cleveland	OH	Renew Lease at Cleveland Regional Office-AJ Celebrezze Federal Building	Minor Lease	\$2,594
VBA	Cleveland	OH	Build out Regional Office	Minor Const.	\$8,110
10	Cleveland	OH	New Community Living Center Lease in Summit-Portage County, OH	Major Lease	\$59,096
10	Columbus ACC	OH	Relocate Urgent Care and Specialty Clinics	Minor Const.	\$24,807
10	Dayton	OH	Convert UST to AST	NRM-IM	\$7,090
NCA	Ohio Western Reserve	OH	Gravesite Expansion	Major Const.	\$132,800
VBA	Muskogee	OK	Renew Lease at Muskogee Regional Office 2 NCC	Minor Lease	\$2,514
VBA	Muskogee	OK	Build Out Muskogee Regional Office 3 Call Center	Minor Const.	\$7,963
VBA	Muskogee	OK	Build Out Muskogee NCC	Minor Const.	\$8,200
NCA	Eagle Point	OR	Infrastructure Improvement Project	Minor Const.	\$15,900
NCA	Fort Stevens	OR	Gravesite Expansion and Restroom Renovation	Minor Const.	\$15,884
VBA	Portland	OR	Renew Lease at Portland Regional Office	Minor Lease	\$4,001
20	White City	OR	Renovate CC221 and CC222 for Barrier Free Ramps	NRM-IM	\$5,830
20	White City	OR	Replace Seismically Deficient Buildings 239, 240 and 248	Minor Const.	\$8,178
20	White City	OR	Renovate Structurally Deficient B200 for Administration Services	NRM-IM	\$15,147

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
20	White City	OR	Renovate B217A north wing, and B218A for MH	NRM-IM	\$17,820
NCA	Willamette	OR	Gravesite Expansion	Major Const.	\$135,000
4	Altoona	PA	Renovate Dental for Executive Leadership Team	NRM-SUS	\$5,180
4	Altoona	PA	Renovate Red Team for VCS Canteen and Retail Store	NRM-SUS	\$5,216
4	Altoona	PA	Replace Non-Fire and Non-Smoke Doors	NRM-IM	\$6,290
4	Altoona	PA	Renovate Chapel and Admin Space	NRM-SUS	\$6,456
4	Altoona	PA	Renovate Bldg. 1 First Floor Common Space	NRM-IM	\$6,828
4	Altoona	PA	Lighting Improvements	NRM-IM	\$8,335
4	Altoona	PA	Correct Site Security Deficiencies	NRM-IM	\$9,649
4	Altoona	PA	Replace B1 Plumbing and Heating, Ventilation and Air Conditioning Piping	NRM-IM	\$10,056
4	Altoona	PA	Renovate 7th Floor for Dental	NRM-SUS	\$13,363
4	Altoona	PA	Expand Behavior Health Building	Minor Const.	\$14,543
4	Altoona	PA	Expand Parking Garage	Minor Const.	\$17,365
4	Altoona	PA	Correct Electrical Study Deficiencies	NRM-IM	\$17,367
4	Altoona	PA	Correct Access Deficiencies	NRM-IM	\$18,375
4	Altoona	PA	Renovate Physical Medicine and Rehab	NRM-SUS	\$19,012
4	Altoona	PA	Renovate Bldg. 1 and 3 Non-Clinical Space	NRM-IM	\$20,149
4	Altoona	PA	Expand Warehouse and Admin Space	Minor Const.	\$21,900
4	Altoona	PA	Replace Johnstown Community Based Outpatient Clinic Lease	Minor Lease	\$30,308
4	Altoona	PA	Renovate Specialty North and West	NRM-IM	\$35,192
4	Altoona	PA	Correct PSRDM Deficiencies	Major Const.	\$167,389
4	Butler	PA	Upgrade Electrical Deficiencies	NRM-IM	\$8,000
4	Butler	PA	Renovate Building 47	NRM-SUS	\$9,080
4	Butler	PA	Install Campus Wide Building Automation System	NRM-IM	\$9,680
4	Butler	PA	Construct Butler Warehouse	Minor Const.	\$15,987
4	Butler	PA	Construct Grounds and Transportation Building	Minor Const.	\$15,987
4	Butler	PA	Replace Campus Water Distribution System	NRM-IM	\$16,600
4	Butler	PA	Replace Steam and Condensate Lines, Convert Buildings 20 and 21 Heating Systems	NRM-IM	\$18,700
4	Butler	PA	Construct Micro Hospital	Major Const.	\$165,000
4	Coatesville	PA	Replace Finishes Buildings 6, 7, 8, and 57	NRM-SUS	\$5,500
4	Coatesville	PA	Consolidate Heating, Ventilation and Air Conditioning Controls-Phase II	NRM-IM	\$5,500
4	Coatesville	PA	Renovate Building 1 - 1st and 2nd Floors East	NRM-SUS	\$9,900

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
4	Coatesville	PA	Upgrade Domestic Water System	NRM-IM	\$12,000
4	Coatesville	PA	Correct FCA Deficiencies - Building 139 Kitchen/Dining	NRM-IM	\$15,400
4	Coatesville	PA	Construct New Supply Chain Management Building	Minor Const.	\$16,000
4	Coatesville	PA	Renovate Building 2 - Primary Care PACT, Pharmacy and Patient Facing Services	NRM-SUS	\$17,600
4	Coatesville	PA	Renovate Building 39	NRM-SUS	\$20,000
4	Coatesville	PA	Renovate Building 39 - Phase 2	NRM-SUS	\$20,000
4	Coatesville	PA	Demolish Buildings and Revise East Campus Entrance	NRM-IM	\$22,000
4	Coatesville	PA	Install Fencing Campus-wide	NRM-IM	\$27,500
4	Erie	PA	Replace Warren PA Community Based Outpatient Clinic Lease	Minor Lease	\$3,255
4	Erie	PA	Correct Electrical Deficiencies - New 480V Distribution Rooms	NRM-IM	\$5,200
4	Erie	PA	Expand Community Living Center I and Community Living Center II Bed Capacity	Minor Const.	\$5,397
4	Erie	PA	Renovating Building 1 to create home for MRI	NRM-SUS	\$5,500
4	Erie	PA	Correct Community Living Center I Heating, Ventilation and Air Conditioning Deficiencies and Repurpose Space	NRM-IM	\$7,700
4	Erie	PA	Expand Lab and Pharmacy Space and Renovate Current Lab	NRM-SUS	\$7,792
4	Erie	PA	Renovate Ambulatory Surgery Area	NRM-SUS	\$8,287
4	Erie	PA	Renovate Floor One for Primary Care PACT and additional services	NRM-SUS	\$8,800
4	Erie	PA	Build Care in the Community and Consolidated Support Building	Minor Const.	\$8,800
4	Erie	PA	Renovate Legacy Mechanical Systems	NRM-IM	\$8,800
4	Erie	PA	Renovate Fifth Floor	NRM-SUS	\$11,959
4	Erie	PA	Construct New Parking Garage	Minor Const.	\$15,611
4	Erie	PA	Relocate SPS	Minor Const.	\$15,898
4	Erie	PA	Acquire Naval Reserve Center	Minor Const.	\$30,000
4	Lebanon	PA	Renovate B24 for Whole Health	NRM-IM	\$5,297
4	Lebanon	PA	Physical Security Upgrades Phase 2	NRM-IM	\$5,500
4	Lebanon	PA	Upgrade Heating, Ventilation and Air Conditioning for Pandemic Hardening Phase 1	NRM-IM	\$5,500
4	Lebanon	PA	Increase Parking Phase 1	NRM-IM	\$5,500
4	Lebanon	PA	Renovate Building 17, 3rd Floor for Eye Clinic	NRM-SUS	\$7,700

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
4	Lebanon	PA	Install Central Generator System	NRM-IM	\$8,800
4	Lebanon	PA	Expand Pharmacy	Minor Const.	\$10,475
4	Lebanon	PA	Relocate Public Entry to Emergency Department	Minor Const.	\$12,659
4	Lebanon	PA	Construct New Spiritual Whole Health Family Life Center	Minor Const.	\$18,048
4	Lebanon	PA	Renovate Building 1 for Specialty Clinics	NRM-IM	\$19,241
4	Lebanon	PA	Construct Outpatient BH Building	Minor Const.	\$22,000
4	Lebanon	PA	New Specialty Care Building Phase 1	Minor Const.	\$22,000
4	Lebanon	PA	New Radiology/Diagnostic Building	Minor Const.	\$22,000
4	Lebanon	PA	Community Living Center Town Center	Minor Const.	\$25,911
4	Lebanon	PA	OR/SPS Addition	Minor Const.	\$27,289
4	Lebanon	PA	Correct FCA Deficiencies Phase 1	NRM-SUS	\$27,500
4	Lebanon	PA	Replace Steam Distribution Piping	NRM-IM	\$27,500
4	Lebanon	PA	Construct Community Living Center Phase 4	Minor Const.	\$29,891
NCA	National Cemetery of Alleghenies	PA	Gravesite Expansion Phase 4	Major Const.	\$97,700
4	Philadelphia	PA	New Parking Lease	Minor Lease	\$900
4	Philadelphia	PA	New Bucks County VA Clinic Lease	Minor Lease	\$3,750
4	Philadelphia	PA	Replace Boilers, Phase 1	NRM-IM	\$5,391
4	Philadelphia	PA	Replace Heating, Ventilation and Air Conditioning Systems Building 2 Phase 3	NRM-IM	\$6,600
4	Philadelphia	PA	Replace / Repair Perimeter Fencing and Access Controls for Main Hospital and Community Living Center	NRM-IM	\$6,600
4	Philadelphia	PA	Renovate Building 2 Front Entrance	NRM-SUS	\$6,600
4	Philadelphia	PA	Upgrade Domestic Water Building 2, Phase 3	NRM-IM	\$6,600
4	Philadelphia	PA	Renovate for Radiology, Biomed and Lab B2	NRM-SUS	\$8,830
4	Philadelphia	PA	Renovate GI, Pulmonary and Clinical Research B1	NRM-SUS	\$10,049
4	Philadelphia	PA	Construct 2nd Story Community Living Center Addition - Phase A	Minor Const.	\$11,000
4	Philadelphia	PA	Convert 6 East To Single Inpatient Rooms	NRM-SUS	\$13,200
4	Philadelphia	PA	Upgrade Heating, Ventilation and Air Conditioning for MICU Pandemic Unit	NRM-IM	\$13,750
4	Philadelphia	PA	Upgrade Heating, Ventilation and Air Conditioning for SICU Pandemic Unit	NRM-IM	\$13,750
4	Philadelphia	PA	Renovate for Pandemic Procedure Unit	NRM-SUS	\$13,750
4	Philadelphia	PA	Convert 7 East to Single BH Inpatient Rooms	NRM-SUS	\$14,300
4	Philadelphia	PA	Convert 6 West to Single Inpatient Rooms	NRM-SUS	\$15,400

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
4	Philadelphia	PA	Repair Exteriors B1 and 2, PH2	NRM-IM	\$15,682
4	Philadelphia	PA	Renovate 5 South for Single Inpatient Rooms	NRM-SUS	\$16,500
4	Philadelphia	PA	Convert 7 West to Single BH Inpatient Rooms	NRM-SUS	\$17,600
4	Philadelphia	PA	New King of Prussia Health Care Center Lease	Major Lease	\$31,000
OIT	Philadelphia	PA	Renew and Upgrade Data Center Mechanical Support Systems	Minor Const.	\$10,000
VBA	Pittsburgh	PA	Renew lease for Pittsburgh Regional Office Parking	Minor Lease	\$5
4	Pittsburgh	PA	Replace Overhead Paging System at UD	NRM-IM	\$5,500
4	Pittsburgh	PA	Replace Mechanical Equipment	NRM-IM	\$11,000
4	Pittsburgh	PA	Resurface Roads and Upgrade Maintenance	NRM-IM	\$13,000
4	Pittsburgh	PA	Modernize Units 1-South and Ground South at HZ Building 50	NRM-SUS	\$13,036
4	Pittsburgh	PA	Lease space for a new Surgical Center for expanded VA supplied services	Minor Lease	\$14,000
4	Pittsburgh	PA	Modernize Unit Ground-North in HZ, Building 50	NRM-SUS	\$15,607
4	Pittsburgh	PA	Lease space for a new Community Based Outpatient Clinic for expanded VA supplied services	Minor Lease	\$15,790
4	Pittsburgh	PA	Modernize Inpatient Wards University Drive	NRM-IM	\$16,000
4	Pittsburgh	PA	Modernize HZ Boiler/Chiller Plant	NRM-IM	\$20,000
4	Pittsburgh	PA	Construct Expansion of Unit 5A in Building 1 at University Drive	Minor Const.	\$25,000
4	Wilkes Barre	PA	Renovate 2 North Radiology	NRM-IM	\$5,500
4	Wilkes Barre	PA	Replace Exterior Windows, Phase 2	NRM-IM	\$6,600
4	Wilkes Barre	PA	Upgrade Electrical Feeders and Panels	NRM-IM	\$8,800
4	Wilkes Barre	PA	Add Upper Level - Parking Garage	Minor Const.	\$8,800
4	Wilkes Barre	PA	Upgrade Operating Rooms	NRM-SUS	\$9,900
4	Wilkes Barre	PA	Emergency Management and Pandemic Storage	Minor Const.	\$9,900
4	Wilkes Barre	PA	Perform Exterior Tuck Pointing, Phase 1	NRM-IM	\$11,000
4	Wilkes Barre	PA	Renovate Sterile Processing Service	NRM-IM	\$11,000
4	Wilkes Barre	PA	Conduct Study for Life Safety	NRM-IM	\$11,000
4	Wilkes Barre	PA	Construct Community Living Center	Major Const.	\$550,000
8	San Juan	PR	Replace Secondary Electrical Power Distribution at Main Building	NRM-IM	\$10,350
8	San Juan	PR	Lease Space for the San Juan Radiation Oncology Center	Minor Lease	\$10,566

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
8	San Juan	PR	Upgrade Main Chiller Plant Capacity and Distribution	NRM-IM	\$18,000
8	San Juan	PR	Acquire Land and Construct Energy Plant	Minor Const.	\$18,200
8	San Juan	PR	Renovate and Expand Emergency Department Ancillary Support Functions	Minor Const.	\$19,464
8	San Juan	PR	Improve Air Handling Units and Air Distribution System at the San Juan Campus	NRM-IM	\$41,380
8	San Juan	PR	Upgrade Secondary Electrical and Fire Suppression System for San Juan Campus	NRM-IM	\$46,000
8	San Juan	PR	Correct Space Gap for San Juan Campus	Major Const.	\$71,000
8	San Juan	PR	Lease Space for San Juan Ambulatory Care and Rehabilitation Center	Major Lease	\$73,825
VBA	Providence	RI	Renew Lease at Regional Office 1	Minor Lease	\$151
VBA	Providence	RI	Renew Lease at Providence Regional Office	Minor Lease	\$1,922
VBA	Providence	RI	Build Out Providence Regional Office	Minor Const.	\$3,500
1	Providence	RI	Repair Brick Masonry at Outbuildings	NRM-IM	\$5,500
1	Providence	RI	Improve Slope Stabilization On Campus	NRM-IM	\$5,800
1	Providence	RI	Expand and Renovate 2A for Hybrid Operatory	Minor Const.	\$19,439
1	Providence	RI	Construct New Warehouse	Minor Const.	\$24,000
1	Providence	RI	Expand Building 35 for Research Animal Laboratories	Minor Const.	\$26,066
1	Providence	RI	Construct Parking Garage	Minor Const.	\$26,716
1	Providence	RI	FCA Corrections	NRM-IM	\$315,000
1	Providence	RI	Construct New Primary Care	Major Const.	\$612,000
VBA	Manila	RP	Renew lease VSCM N. Paul Loftis, Manila	Minor Lease	\$40
7	Charleston	SC	Replace James Island Administrative Lease	Minor Lease	\$3,031
7	Charleston	SC	Replace Goose Creek Specialty Clinic Lease	Minor Lease	\$3,738
7	Charleston	SC	Replace Montague Administrative Lease	Minor Lease	\$4,816
7	Charleston	SC	Repair Bravo Street Subsurface Conditions	NRM-IM	\$8,800
7	Charleston	SC	Replace Hinesville Community Based Outpatient Clinic Lease	Minor Lease	\$12,232
7	Charleston	SC	Replace Savannah Clinic Lease	Minor Lease	\$27,048
7	Charleston	SC	Replace North Charleston Clinic Lease	Major Lease	\$35,920
7	Charleston	SC	Replace Myrtle Beach Clinic Lease	Major Lease	\$40,230
7	Charleston	SC	Summerville Community Living Center	Major Lease	\$41,128
7	Charleston	SC	Summerville Residential Rehab Treatment Program	Major Lease	\$45,469
7	Charleston	SC	Lease Myrtle Beach Health Care Center Space	Major Lease	\$81,760
7	Charleston	SC	Savannah Health Care Center/Community Living Center Lease	Major Lease	\$189,837

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
7	Charleston	SC	Summerville Health Care Center	Major Lease	\$264,570
7	Charleston	SC	Existing Hospital Demolition for Replacement	Major Const.	\$2,304,486
7	Columbia	SC	Replace Columbia Admin (Leesburg) Lease	Minor Lease	\$2,773
VBA	Columbia	SC	Renew Lease at Columbia Regional Office	Major Lease	\$4,077
7	Columbia	SC	Convert ED space to Radiology - Bldg. 100	NRM-SUS	\$6,127
VBA	Columbia	SC	Build Out Columbia Regional Office	Minor Const.	\$8,000
7	Columbia	SC	Convert Non-Clinical Common Space to Support Space - Bldg. 2	NRM-SUS	\$11,000
7	Columbia	SC	Convert Non-Clinical Common Space to Pathology and Lab Services - Bldg. 101	NRM-SUS	\$12,000
7	Columbia	SC	Convert Non-Clinical Common Space to Administrative Space - Bldg. 4	NRM-SUS	\$12,000
7	Columbia	SC	Renovate Mental Health - B106	NRM-SUS	\$14,000
7	Columbia	SC	Replace Lease Anderson Community Based Outpatient Clinic	Minor Lease	\$19,582
7	Columbia	SC	Construct Women's Health Center	Minor Const.	\$20,180
7	Columbia	SC	Lease (Lexington) W. Columbia VA Clinic	Major Lease	\$38,001
7	Columbia	SC	Lease New Medical Park (CLC/Residential Rehab Treatment Program)	Major Lease	\$78,868
23	Fort Meade	SD	Upgrade Fire Department for Room Privacy	Minor Const.	\$220
23	Fort Meade	SD	Site Preparation for Medical Waste Treatment System	Minor Const.	\$750
23	Fort Meade	SD	Renovate Vacant Boiler Plant Bldg. 137 to Occupied Space	NRM-SUS	\$5,610
23	Fort Meade	SD	Upgrade Emergency Department	Minor Const.	\$6,035
23	Fort Meade	SD	Renovate and Consolidate PT/OT	NRM-SUS	\$14,051
23	Fort Meade	SD	Renovate Community Living Center E-Ward and Support Functions	Minor Const.	\$15,800
23	Hot Springs	SD	Renovate Acute/Community Living Center Ward	Minor Const.	\$16,000
23	Hot Springs	SD	Renovate Buildings 5, 6, and 7	NRM-SUS	\$17,600
23	Hot Springs	SD	Construct New Domiciliary Residential Rehab Treatment Program Building	Major Const.	\$93,500
23	Sioux Falls	SD	Upgrade Electrical Systems Building 5	NRM-IM	\$8,800
23	Sioux Falls	SD	Improve Steam Tunnel and Crawl Space Ventilation	NRM-IM	\$8,800
23	Sioux Falls	SD	Renovate Building 1 for Inpatient Mental Health and Administrative Services	NRM-SUS	\$8,831
23	Sioux Falls	SD	Enhance Campus and Building Electrical Systems	NRM-IM	\$12,100
23	Sioux Falls	SD	Construct New Pulmonary Clinic	Minor Const.	\$12,680

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
23	Sioux Falls	SD	Upgrade Heating, Ventilation and Air Conditioning Systems	NRM-IM	\$13,200
23	Sioux Falls	SD	Construct Long Stay and Dementia Cottage PH I	Minor Const.	\$16,000
23	Sioux Falls	SD	Improve Campus Building Exteriors	NRM-IM	\$16,500
23	Sioux Falls	SD	Build Chiller Plant	NRM-IM	\$22,000
23	Sioux Falls	SD	48 Bed Community Living Center Lease	Minor Lease	\$24,165
NCA	Chattanooga	TN	Gravesite Expansion	Major Const.	\$102,100
9	Memphis	TN	Memphis Warehouse Lease - Replacement	Minor Lease	\$120
9	Memphis	TN	Memphis Parking Space Lease - Replacement	Minor Lease	\$300
9	Memphis	TN	Establish lease for Jonesboro AR Community Based Outpatient Clinic	Minor Lease	\$4,580
9	Memphis	TN	Establish lease for Tupelo MS Community Based Outpatient Clinic	Minor Lease	\$4,625
9	Memphis	TN	Expand Jackson TN Community Based Outpatient Clinic	Minor Lease	\$4,785
9	Memphis	TN	Refinish Building 1A Bed Tower Halls and Walls	NRM-IM	\$5,000
9	Memphis	TN	Renovate Building 1A Ground Floor Logistics Supply	NRM-SUS	\$7,688
9	Memphis	TN	Replace Building 1 Heating, Ventilation and Air Conditioning Induction Units and Piping	NRM-IM	\$9,900
9	Memphis	TN	Relocate Ophthalmology to 2nd Floor of Building 1	NRM-SUS	\$10,085
9	Memphis	TN	Renovate Building 1A 3rd Floor to Relocate SPS	NRM-SUS	\$13,250
9	Memphis	TN	Steam Distribution System Improvements	NRM-IM	\$14,147
9	Memphis	TN	Renovate Building 1A 5th Floor Ward 5G Medical Beds for Patient Privacy	NRM-SUS	\$16,700
9	Memphis	TN	Replace Building 1, 1A, 5, 6, and 7 Heating, Ventilation and Air Conditioning Equipment	NRM-IM	\$17,000
9	Memphis	TN	Renovate Building 1A 4th Floor Ward 4E Surgical Beds for Patient Privacy	NRM-SUS	\$17,225
9	Memphis	TN	Renovate Building 1A 2nd Floor Cardio/Pulmonary	NRM-SUS	\$19,350
9	Memphis	TN	Renovate Building 7 Ground Floor Research	NRM-SUS	\$20,000
9	Memphis	TN	Correct Condition Deficiencies	NRM-IM	\$22,000
9	Memphis	TN	Construct Building 7 SCI/D 2nd Floor Addition Ward 2E	Minor Const.	\$25,000
9	Memphis	TN	Jackson TN Multi-Specialty Clinic	Minor Lease	\$25,600

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
9	Memphis	TN	Construct Building 7 SCI/D 2nd Floor Addition Ward 2W	Minor Const.	\$26,000
9	Memphis	TN	Construct Southeast Parking Garage and Bridge	Minor Const.	\$27,000
9	Memphis	TN	Establish Leased Community Living Center	Major Lease	\$46,100
9	Mountain Home	TN	Lease Greeneville Community Based Outpatient Clinic	Minor Lease	\$1,050
9	Mountain Home	TN	Lease Kingsport Community Based Outpatient Clinic	Minor Lease	\$1,875
9	Mountain Home	TN	Renovate Building 162 for Mental Health Residential Rehab	NRM-SUS	\$7,700
9	Mountain Home	TN	Correct Mechanical Condition Gaps	NRM-SUS	\$9,900
9	Mountain Home	TN	Correct Structural Condition Gaps	NRM-SUS	\$11,000
9	Mountain Home	TN	Correct Remaining Condition Gaps	NRM-SUS	\$13,200
9	Mountain Home	TN	Relocate Acute Inpatient Mental Health Ward	NRM-SUS	\$15,400
9	Mountain Home	TN	Renovate Building 160 for Community Living Center Phase 1	NRM-SUS	\$17,218
9	Mountain Home	TN	Lease Knoxville Community Living Center	Minor Lease	\$18,550
9	Murfreesboro	TN	Roadways, Lot and Site Improvements	NRM-IM	\$7,784
9	Murfreesboro	TN	Rehab Sanitary Sewer System	NRM-IM	\$11,200
9	Murfreesboro	TN	Establish Manchester VA Clinic	Minor Lease	\$12,000
9	Murfreesboro	TN	Rehab Storm Water System	NRM-IM	\$15,680
9	Murfreesboro	TN	Renovate and Expand Diagnostic Center and Primary Care Clinic	NRM-SUS	\$18,335
9	Murfreesboro	TN	Establish Crossville VA Clinic	Minor Lease	\$51,900
9	Murfreesboro	TN	Construct Replacement Community Living Center Village	Major Const.	\$854,149
VBA	Nashville	TN	Renew Lease at Nashville Regional Office 6	Minor Lease	\$14
VBA	Nashville	TN	Renew Lease at Nashville Regional Office 3	Minor Lease	\$49
VBA	Nashville	TN	Renew Lease at Nashville Regional Office 2	Minor Lease	\$128
VBA	Nashville	TN	Renew Lease at Clarksville Vocational Rehabilitation and Employment Office	Minor Lease	\$147
9	Nashville	TN	Exterior Revitalization	NRM-IM	\$5,040
9	Nashville	TN	ACRE Chiller System Upgrades	NRM-IM	\$5,161
9	Nashville	TN	Install Security Call Boxes	NRM-IM	\$5,448
9	Nashville	TN	Upgrade Pneumatics to Direct Digital Control	NRM-IM	\$6,389

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
9	Nashville	TN	Improve Accessibility I	NRM-IM	\$6,600
9	Nashville	TN	Improve Accessibility II	NRM-IM	\$6,600
9	Nashville	TN	Upgrade Mechanical Systems II	NRM-IM	\$7,858
9	Nashville	TN	Upgrade Mechanical Systems III	NRM-IM	\$7,858
9	Nashville	TN	Install Combined Heat and Power Plant and Ground Source Heat Pump Systems	NRM-IM	\$19,008
17	Amarillo	TX	Replace Update Chiller and Ice Plant	NRM-IM	\$6,500
17	Amarillo	TX	Renovate Community Living Center Wing to Single Occupancy	NRM-SUS	\$10,450
17	Amarillo	TX	Expand Data Center Building	Minor Const.	\$15,105
17	Amarillo	TX	Renovate Building 1 (4th Floor) for PACU, Prep/Recovery, and Endoscopy	NRM-SUS	\$16,500
17	Amarillo	TX	Renovate Former NFS Kitchen into ELT and Admin Space	NRM-SUS	\$19,500
17	Amarillo	TX	Create Substance Abuse Residential Recovery Treatment Program Unit	Minor Const.	\$24,934
OIT	Austin	TX	Install Roof Top energy efficient cooling system for Data Center	Minor Const.	\$3,300
OIT	Austin	TX	Computer Room Under Floor Rapid Disconnect Power System	Minor Const.	\$3,700
OIT	Austin	TX	Emergency Makeup Water Storage for Chiller Cooling Towers	Minor Const.	\$4,600
OIT	Austin	TX	Renovation Phase 6	Minor Const.	\$5,678
17	Big Spring	TX	Expand Dental	Minor Lease	\$4,315
17	Big Spring	TX	Expand Abilene Services	Minor Lease	\$16,632
17	Big Spring	TX	Construct Community Living Center Phase 4	Minor Const.	\$16,639
17	Big Spring	TX	Relocate services for Community Living Center	Minor Const.	\$17,900
17	Bonham	TX	Replace Building 1, 2 and 3 Fire Suppression PVC Lines	NRM-IM	\$5,500
17	Bonham	TX	Renovate Building 4 Bonham	NRM-IM	\$5,550
17	Bonham	TX	Upgrade Mechanical Systems	NRM-IM	\$6,600
17	Bonham	TX	Repair Roadways and Sidewalks for Accessibility	NRM-IM	\$7,700
17	Bonham	TX	Expand and Renovate Bonham Pharmacy, Phase 2	Minor Const.	\$13,200
17	Bonham	TX	Correct Electrical Deficiencies Bonham	NRM-IM	\$13,300
17	Bonham	TX	Construct Domiciliary Annex	Minor Const.	\$16,088
17	Bonham	TX	Correct Community Living Center for Patient Privacy, Phase 2	Minor Const.	\$16,100

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
17	Bonham	TX	Correct Community Living Center for Patient Privacy, Phase 3	Minor Const.	\$16,150
17	Dallas	TX	Replace Boilers	NRM-SUS	\$5,500
17	Dallas	TX	Renovate 1st Floor for Community Living Center in Garland	NRM-SUS	\$6,350
17	Dallas	TX	Remove and Replace Research Equipment Buildings 3 and 43	NRM-SUS	\$7,650
17	Dallas	TX	Renovate Research Building 3, Upper Level	NRM-SUS	\$8,100
17	Dallas	TX	Expand Bathrooms for Community Living Center Bed-Bath Compliance	Minor Const.	\$8,274
17	Dallas	TX	Upgrade Fire Sprinklers, Doors, and Notification System Campus Wide	NRM-SUS	\$9,000
17	Dallas	TX	Renovate Garland for Community Living Center, Phase 2 4th Floor	NRM-SUS	\$9,500
17	Dallas	TX	Replace Building 2J Air Handling Units Phase 1	NRM-SUS	\$9,900
17	Dallas	TX	Replace Dallas Building 2J Air Handling Units Phase 2	NRM-SUS	\$10,175
17	Dallas	TX	Repair and Replace Roof at Garland, Phase 2	NRM-IM	\$10,400
17	Dallas	TX	Improve VAMC Garland Campus Site Security PSRDM Upgrades, Phase 2	NRM-IM	\$11,000
17	Dallas	TX	Repair Building 2J Envelope	NRM-SUS	\$11,000
17	Dallas	TX	Repair Building 2 Envelope	NRM-SUS	\$11,000
17	Dallas	TX	Repair Building 1 Envelope and Replace Windows	NRM-SUS	\$11,000
17	Dallas	TX	Renovate Garland for Community Living Center, Phase 1 4th Floor	NRM-SUS	\$11,250
17	Dallas	TX	Energy Center Emergency Generator Upgrade	NRM-SUS	\$11,250
17	Dallas	TX	Renovate 900 Shiloh for Supporting Services	NRM-SUS	\$11,600
17	Dallas	TX	Renovate Radiology at Garland	NRM-IM	\$12,000
17	Dallas	TX	Renovate Garland for Community Living Center, 5th Floor	NRM-SUS	\$12,000
17	Dallas	TX	Renovate Garland for Community Living Center, Phase 3 4th Floor	NRM-SUS	\$14,850
17	Dallas	TX	Build IT Center for Equipment and Personnel	Minor Const.	\$16,700
17	Dallas	TX	Renovate Garland for Community Living Center, 3rd Floor, Phase 1	NRM-SUS	\$18,500
17	Dallas	TX	Expand and Renovate for SPS in Garland	Minor Const.	\$18,500
17	Dallas	TX	Expand Grand Prairie for Specialty Services	Minor Const.	\$18,962
17	Dallas	TX	Renovate Garland for Community Living Center, 3rd Floor, Phase 2	NRM-SUS	\$19,000

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
17	Dallas	TX	Construct SCI/D Activities of Daily Living Space and Renovate SCI/D PHYSICAL MEDICINE AND REHABILITATION	Minor Const.	\$25,000
NCA	Dallas/Fort Worth	TX	Gravesite Expansion - Phase 6	Major Const.	\$110,000
17	El Paso	TX	Replace Sleep Lab	Minor Lease	\$110
17	Harlingen	TX	Replace Laredo Outpatient Clinic	Minor Lease	\$1,235
17	Harlingen	TX	Replace Corpus Christi Lease SP	Minor Lease	\$2,238
17	Harlingen	TX	Replace McAllen OPC	Major Lease	\$4,071
17	Harlingen	TX	Right Size Laredo OPC	Minor Lease	\$7,677
17	Harlingen	TX	Right-Size Corpus Christi SC	Minor Lease	\$16,791
17	Harlingen	TX	Right-Size McAllen OPC	Major Lease	\$26,861
17	Harlingen	TX	Consolidate Harlingen Health Care Center	Major Lease	\$57,413
VBA	Houston	TX	Corpus Christi Lease Build Out for Vocational Rehabilitation and Employment Office	Minor Const.	\$1,559
16	Houston	TX	Superseding lease for Tomball Community Based Outpatient Clinic	Minor Lease	\$2,131
16	Houston	TX	Upgrade Finishes 4th,5th, and 6th Floors Building 100	NRM-IM	\$7,433
16	Houston	TX	Renovate Nutrition and Food Service Kitchen Space	NRM-IM	\$11,768
16	Houston	TX	Renovate Community Living Center Unit 2C	NRM-IM	\$12,620
16	Houston	TX	Renovate Community Living Center Unit 1D	NRM-IM	\$13,819
17	Kerrville	TX	Repair Structural floor for building 11	NRM-IM	\$5,500
17	Kerrville	TX	replace water tank for chilled water	NRM-IM	\$5,500
17	Kerrville	TX	Replace Heating, Ventilation and Air Conditioning	NRM-IM	\$5,500
17	Kerrville	TX	Repair Exterior Wall for Building 11 and 96	NRM-IM	\$5,500
17	Kerrville	TX	Upgrade Building 11 Fire Protection	NRM-IM	\$11,000
17	Kerrville	TX	Repair water line	NRM-IM	\$11,000
17	San Antonio	TX	Finishes in Research	NRM-IM	\$5,500
17	San Antonio	TX	Build New Community Living Center Parking Garage	Minor Const.	\$5,872
17	San Antonio	TX	Upgrade and Replace SPS Service	NRM-SUS	\$13,756
17	San Antonio	TX	Expand Pulmonary and Specialty Clinic	Minor Const.	\$15,017
17	San Antonio	TX	Renovate and Upgrade PACU	NRM-SUS	\$15,820
17	San Antonio	TX	Relocate Cardio Cath Lab to 2nd Floor	NRM-SUS	\$15,878
17	San Antonio	TX	Expand Podiatry and Orthopedics	Minor Const.	\$19,304
17	San Antonio	TX	Expand PCU 6A	NRM-SUS	\$22,000
17	San Antonio	TX	Lease New Domiciliary	Major Lease	\$29,033
17	San Antonio	TX	Lease Research Space	Minor Lease	\$31,857

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
17	San Antonio	TX	Replace North Central Federal Clinic	Minor Lease	\$33,175
17	San Antonio	TX	Lease Joint Venture DOD and VA	Major Lease	\$80,954
17	San Antonio	TX	Lease MD MSOC 1	Major Lease	\$216,779
17	San Antonio	TX	Replace San Antonio Hospital	Major Const.	\$2,500,000
17	Temple	TX	Provide Onsite Water Storage	NRM-IM	\$7,971
17	Temple	TX	Construct Logistics Warehouse	Minor Const.	\$9,168
17	Temple	TX	New Lease for San Marcos	Minor Lease	\$9,220
17	Temple	TX	Renovate Existing Surgery Suite	NRM-SUS	\$10,007
17	Temple	TX	Rightsize College Station Lease	Minor Lease	\$14,661
17	Temple	TX	Expand Pathology Under Bldg. 163 Overhang	Minor Const.	\$15,178
17	Temple	TX	Additional New Lease for Pflugerville to Rightsize Needs	Minor Lease	\$17,024
17	Temple	TX	Rightsize Cedar Park Lease	Minor Lease	\$40,533
17	Temple	TX	Construct Surgical and SPS Addition	Major Const.	\$90,967
17	Temple	TX	Additional New Lease for Killeen to Rightsize Needs	Major Lease	\$95,519
17	Temple	TX	Rightsize Austin Lease with Ambulatory Surgical Center	Major Lease	\$97,743
17	Temple	TX	Construct Outpatient Clinic	Major Const.	\$214,046
VBA	Waco	TX	Renew Lease at El Paso Vocational Rehabilitation and Employment	Minor Lease	\$77
VBA	Waco	TX	Renew Austin Vocational Rehabilitation and Employment Office	Minor Lease	\$188
17	Waco	TX	Expand Laundry Storage and Add Emergency Power to Bldg. 226	Minor Const.	\$5,866
17	Waco	TX	Renovate Bldg. 8 (Basement) to Rightsize Outpatient Behavioral Health and Canteen	NRM-SUS	\$6,659
17	Waco	TX	Renovate Bldg. 1 Third Floor for Primary Care	NRM-SUS	\$8,328
17	Waco	TX	Renovate Bldg. 5 (Basement) to Rightsize Audiology	NRM-SUS	\$10,768
17	Waco	TX	Renovate Bldg. 5 (Level 2) to Correct Deficiencies and Space for Patient Care Adm	NRM-SUS	\$13,918
17	Waco	TX	Renovate Bldg. 9 (Level 1) for Community Living Center	NRM-SUS	\$14,338
17	Waco	TX	Renovate Bldg. 11 (Level 1) Community Living Center	NRM-SUS	\$14,533
17	Waco	TX	Correct Bldg. 5 Accessibility and Deficiencies	Minor Const.	\$14,823
17	Waco	TX	Renovate Bldg. 4 to Rightsize Imaging	NRM-SUS	\$15,066
19	Salt Lake City	UT	Renovate Research Lab	NRM-SUS	\$5,211
19	Salt Lake City	UT	Replace Fire Sprinklers Building 2	NRM-IM	\$6,511

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
19	Salt Lake City	UT	Replace Boilers	NRM-IM	\$18,096
19	Salt Lake City	UT	Construct Parking Garage	Minor Const.	\$22,705
OIT	Salt Lake City	UT	Renew lease for Salt Lake City, UT	Minor Lease	\$841
NCA	Ft. Harrison	VA	Infrastructure Improvement Project	Minor Const.	\$2,160
NCA	Glendale	VA	Renovation of Site/Buildings	Minor Const.	\$2,250
6	Hampton	VA	Campus Comprehensive Hurricane Study	NRM-IM	\$5,757
6	Hampton	VA	Renovate 1st Floor Building 110 for Swing Space	NRM-SUS	\$5,842
6	Hampton	VA	Renovate Building 110 Second Floor	NRM-SUS	\$6,395
6	Hampton	VA	Campus Historical Preservation - Building 43	NRM-IM	\$6,401
6	Hampton	VA	Abate Asbestos Across Medical Center Campus, Phase II	NRM-IM	\$6,477
6	Hampton	VA	Correct FCA Deficiencies in Heating, Ventilation and Air Conditioning Systems	NRM-IM	\$6,600
6	Hampton	VA	Campus Historical Preservation - Building 48	NRM-SUS	\$6,696
6	Hampton	VA	Renovate Portions of Buildings 110 and 110B	NRM-SUS	\$8,837
6	Hampton	VA	Conduct Site Preparation, Purchase and Install Swing Space Trailers	Minor Const.	\$8,980
6	Hampton	VA	Improve Wayfinding by Renovating/Adding Connecting Corridors and Common Space	Minor Const.	\$9,402
6	Hampton	VA	Renovate 3 West Bldg. 110	NRM-SUS	\$11,012
6	Hampton	VA	Construct Eye Clinic Building	Minor Const.	\$15,300
6	Hampton	VA	Electrical Improvements	NRM-IM	\$15,400
6	Hampton	VA	Construct SCI Expansion	Minor Const.	\$15,532
6	Hampton	VA	Construct Parking Garage	Minor Const.	\$15,572
6	Hampton	VA	Renovate and Expand DOM	Minor Const.	\$15,962
6	Hampton	VA	Renovate and Expand On-Campus Community Living Center	Minor Const.	\$16,024
6	Hampton	VA	Campus Historical Preservation - Buildings 27 Warehouse	NRM-SUS	\$16,455
6	Hampton	VA	Correct FCA Deficiencies Mechanical Various Bldgs.	NRM-IM	\$27,500
6	Hampton	VA	Standup Small House Model Community Living Center	Major Lease	\$28,310
6	Hampton	VA	Standup Southside Medical Center	Major Const.	\$1,673,855
NCA	Hampton	VA	Site Improvement Project	Minor Const.	\$4,590
NCA	Quantico	VA	Renovate Public Restrooms, Shelters and Maintenance Facility.	Minor Const.	\$5,280
NCA	Quantico	VA	Gravesite Expansion Phase III	Major Const.	\$107,200
NCA	Richmond	VA	Site and Infrastructure Improvement Project	Minor Const.	\$3,750
6	Richmond	VA	Renovate 3C for Administrative Expansion	NRM-SUS	\$8,250

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
6	Richmond	VA	3rd Parking Garage	Minor Const.	\$10,838
6	Richmond	VA	Build Administrative / Clinical Building	Minor Const.	\$11,974
6	Richmond	VA	Replace windows on Building 500	NRM-IM	\$12,250
6	Richmond	VA	Leverage PACT ACT for West Side Leased Space	Minor Lease	\$14,800
6	Richmond	VA	Renovate 1N	NRM-IM	\$17,042
6	Richmond	VA	Construct Community Center for Research, Education and Innovation	Minor Const.	\$17,804
6	Richmond	VA	Improve Access to Primary Care	Minor Const.	\$18,985
6	Richmond	VA	Renovate Original ORs for Complex Procedure Space	NRM-SUS	\$19,800
6	Richmond	VA	Construct Mental Health and Substance Use Disorder Rehabilitation Space	Minor Const.	\$22,560
6	Richmond	VA	Expand Emergent/Urgent Care Access and Privacy Improvement	Major Const.	\$174,318
VBA	Roanoke	VA	Renew Lease at Norfolk Vocational Rehabilitation and Employment Office	Minor Lease	\$114
VBA	Roanoke	VA	Buildout for new Lease at Norfolk Vocational Rehabilitation and Employment Office	Minor Const.	\$1,834
VBA	Roanoke	VA	Build out Regional Roanoke Regional Office	Minor Const.	\$8,000
VBA	Roanoke	VA	Hampton Lease Buildout Vocational Rehabilitation and Employment Office	Minor Const.	\$11,938
6	Salem	VA	Abate Environmental Hazards Phase I	NRM-IM	\$5,602
6	Salem	VA	Expand and Relocate Prosthetics	Minor Const.	\$7,532
6	Salem	VA	Expand / Renovate Women's Health Clinic	Minor Const.	\$7,635
6	Salem	VA	Repair Architectural Elements	NRM-SUS	\$8,676
6	Salem	VA	Refurbish Floors Halls and Walls Phase II	NRM-SUS	\$10,494
6	Salem	VA	Replace Primary Transformers	NRM-IM	\$10,791
6	Salem	VA	Repair Steam Distribution System	NRM-IM	\$11,000
6	Salem	VA	Restore Paving and Access Routes Phase I	NRM-IM	\$13,860
6	Salem	VA	Renovate Community Living Center	NRM-SUS	\$15,091
6	Salem	VA	Expand/Renovate Radiology and Nuclear Medicine	NRM-SUS	\$19,938
6	Salem	VA	Construct Parking Garage	Major Const.	\$34,320
6	Salem	VA	Renovate Building 10	Major Const.	\$57,571
6	Salem	VA	Construct new consolidated mental health service line tower	Major Const.	\$347,730
NCA	Seven Pines	VA	Renovation of Historic Buildings and Correction of FCA Deficiencies	Minor Const.	\$3,750
1	White River Junction	VT	Bldg. 67 Sterile Processing Renovation	NRM-SUS	\$8,747

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
1	White River Junction	VT	Construct Expandable Parking Deck, Campus	Minor Const.	\$24,955
1	White River Junction	VT	Consolidated FCA Improvements	NRM-IM	\$57,000
20	American Lake	WA	Refurbish Elevators at Buildings: 3, 4, 6, 7, and Building 85	NRM-IM	\$6,000
20	American Lake	WA	Replace Campus Roofs	NRM-IM	\$12,340
20	American Lake	WA	Emergency Management Turn In and Storage Warehouse	Minor Const.	\$13,892
20	American Lake	WA	Address Seismic Deficiencies and Others for Building 8	NRM-IM	\$14,435
20	American Lake	WA	Address Seismic Deficiencies and Others for Building 7	NRM-IM	\$15,970
VBA	Seattle	WA	Renew Lease at Seattle Regional Office 4	Minor Lease	\$71
VBA	Seattle	WA	Bremerton Lease Build Out for Vocational Rehabilitation and Employment Office	Minor Const.	\$1,597
VBA	Seattle	WA	Renew Lease at Seattle Regional Office	Minor Lease	\$3,574
20	Seattle	WA	Modernize Seattle Energy Plant	NRM-IM	\$58,553
20	Spokane	WA	New Lease to Modernize Dental Service	Minor Lease	\$4,591
20	Spokane	WA	Renovate Building 1, 2nd Floor South Wing	NRM-SUS	\$13,000
20	Spokane	WA	Construct new Building for Critical Utility Infrastructure	NRM-IM	\$23,411
20	Spokane	WA	Construct New Parking Structure	Major Const.	\$40,700
20	Walla Walla	WA	Vacate Owned Asset Admin Space from Building 68	Minor Const.	\$1,700
20	Walla Walla	WA	Renovate Chapel	NRM-SUS	\$5,100
20	Walla Walla	WA	Install Covered Parking	NRM-IM	\$6,100
20	Walla Walla	WA	Replace Site Perimeter Fence	NRM-IM	\$8,800
20	Walla Walla	WA	Renovate Building 82 and Building 81	NRM-SUS	\$11,000
12	Madison	WI	Replace Janesville Community Based Outpatient Clinic	Minor Lease	\$4,400
12	Madison	WI	Renovate G-wing Research Laboratory	NRM-SUS	\$6,650
12	Madison	WI	Renovate 6B	NRM-SUS	\$12,200
12	Madison	WI	Replace Building 7	Minor Const.	\$16,500
12	Madison	WI	Renovate 1D for master plan	NRM-SUS	\$17,730
12	Madison	WI	Expand ED/Admissions	Minor Const.	\$20,000
12	Madison	WI	Replace Building 6	Minor Const.	\$20,000
12	Madison	WI	Replace 4 and 5 for Clinical Access Expansion	Minor Const.	\$25,500
12	Madison	WI	Expand Outpatient Clinics and Consolidate Administration	Minor Const.	\$27,500

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
VBA	Milwaukee	WI	Renew Lease at Green Bay Vocational Rehabilitation and Employment Office	Minor Lease	\$7
12	Milwaukee	WI	Construct New ED Ambulance Bay	Minor Const.	\$3,291
12	Milwaukee	WI	Correct FCA Deficiencies and Renovate Building 5	NRM-SUS	\$5,487
12	Milwaukee	WI	Demolish Quonset Huts and Construct a Consolidated FM Storage Facility	Minor Const.	\$5,702
12	Milwaukee	WI	Renovate 111 5CS for Expanded Cath Lab Services	NRM-SUS	\$5,928
VBA	Milwaukee	WI	Renovate and Realign Milwaukee Regional Office	Minor Const.	\$7,000
12	Milwaukee	WI	Install Perimeter Security Fencing and Access Gates on East Campus	NRM-IM	\$7,071
12	Milwaukee	WI	Renovate 111 OR Department 2AS Phase 2	NRM-SUS	\$8,499
12	Milwaukee	WI	Install Perimeter Security Fencing and Access Gates on West and North Campus	NRM-IM	\$10,328
12	Milwaukee	WI	Expand 70 Primary Care BDS and BCS, Phase 1	Minor Const.	\$14,217
12	Milwaukee	WI	Correct Inpatient Acute Privacy Substandard Beds 3C, 4C, 5C, 7C, and 144	NRM-SUS	\$18,415
12	Milwaukee	WI	Renovate 43 Outpatient Mental Health Phase 2	NRM-SUS	\$19,500
12	Milwaukee	WI	Upgrade Campus Security Requirement based on the PSRDM	NRM-IM	\$34,675
12	Tomah	WI	Expand and Renovate Community Living Center, Building 402 Third Floor	Minor Const.	\$5,218
12	Tomah	WI	Construct Emergency Power Generation Plant	NRM-IM	\$7,700
12	Tomah	WI	Expand Community Living Center and Renovate for Privacy, Building 402 Second Flo	Minor Const.	\$8,690
12	Tomah	WI	Replace Air Handling Equipment and Upgrade Electrical Building 408	NRM-IM	\$9,250
12	Tomah	WI	Create Facility Building	Minor Const.	\$18,289
NCA	Wood	WI	Site Improvement Project	Minor Const.	\$8,320
5	Beckley	WV	Nicholas County Community Based Outpatient Clinic Lease	Minor Lease	\$3,445
5	Beckley	WV	Correct Site Barrier Free Issues	NRM-IM	\$7,000
5	Beckley	WV	Correct Access Control Issues for Physical Security	NRM-IM	\$7,005
5	Beckley	WV	Renovate Veterans Canteen Service	NRM-IM	\$7,073
5	Beckley	WV	Corrections to FCA Electrical, Architectural and Structural	NRM-IM	\$8,500

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
5	Beckley	WV	Correct Water System for Legionella	NRM-IM	\$9,339
5	Beckley	WV	Replace Exterior Water Lines	NRM-IM	\$9,821
5	Beckley	WV	Correct FCA Deficiency for Exterior Windows	NRM-IM	\$11,140
5	Beckley	WV	Construct Wind Turbines	NRM-IM	\$12,000
5	Beckley	WV	Replace Building 1 Roof and Drains	NRM-IM	\$12,003
5	Beckley	WV	Construct New Dental Clinic	Minor Const.	\$12,044
5	Beckley	WV	Upgrade Architectural Finishes for Veteran Experience	NRM-IM	\$12,439
5	Beckley	WV	Correct Site Civil Infrastructure	NRM-IM	\$12,538
5	Beckley	WV	Renovate 6th Floor for Administrative Space	NRM-SUS	\$14,177
5	Beckley	WV	Upgrade Building 1 Air Handling Units	NRM-IM	\$14,941
5	Beckley	WV	Remodel Hall and Walls Building 1	NRM-SUS	\$15,000
5	Beckley	WV	Replace and Extend Chilled Water Lines	NRM-IM	\$16,866
5	Beckley	WV	Upgrade Nutrition and Food Support Space including other service areas	NRM-IM	\$17,645
5	Beckley	WV	Expand Long Term Care Hospice Services	Minor Const.	\$25,000
5	Beckley	WV	Construct Community Living Center (CLC) Facility	Minor Const.	\$25,042
5	Beckley	WV	Renovate 4th Floor for Mental Health	NRM-SUS	\$27,906
5	Clarksburg	WV	Demolish Building 6 and Construct a New Multi-Use Building	Minor Const.	\$13,000
5	Clarksburg	WV	Expand Community Living Center	Minor Const.	\$29,234
VBA	Huntington	WV	Renew Lease at Huntington VBA Regional Office 1	Minor Lease	\$1,350
5	Huntington	WV	Lease space for Charleston Residential Rehab Treatment Program	Minor Lease	\$5,029
VBA	Huntington	WV	Build Out Huntington Regional Office	Minor Const.	\$7,000
5	Huntington	WV	Improve Seismic Conditions	NRM-IM	\$7,361
5	Huntington	WV	Construct Wellness and Integrative Medicine Center	Minor Const.	\$22,494
5	Huntington	WV	Lease for Multi-Specialty Clinic in Charleston, WV	Major Lease	\$60,289
5	Huntington	WV	Huntington Community Living Center	Major Lease	\$136,626
5	Martinsburg	WV	Construct Isolation Suite for Emergency Department	Minor Const.	\$2,590
5	Martinsburg	WV	Correct Electrical Deficiencies, Bldg. 500 Phase 3	NRM-IM	\$5,500
5	Martinsburg	WV	Replace/upgrade Heating, Ventilation and Air Conditioning Mixing Boxes and associated controls, Building 500	NRM-IM	\$5,999

VISN/ Admin	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name – Short Description	Project Type	Total Estimated Costs (000s)
5	Martinsburg	WV	Construct Ft. Detrick Community Based Outpatient Clinic	Minor Lease	\$6,132
5	Martinsburg	WV	Upgrade potable cold water distribution system for prevention of legionella,	NRM-IM	\$6,732
5	Martinsburg	WV	Renovate Bldg. 500 Outpatient Addition for Radiology	NRM-IM	\$7,745
5	Martinsburg	WV	Correct Campus Physical Security Deficiencies, phase 2	NRM-IM	\$9,900
5	Martinsburg	WV	Construct Sim Lab	Minor Const.	\$10,801
5	Martinsburg	WV	Construct Addition to Community Living Center, East Wing	Minor Const.	\$13,363
5	Martinsburg	WV	Renovate Community Living Center 501B	NRM-SUS	\$13,964
5	Martinsburg	WV	Renovate Unit 3C, Building 500, for Medical Specialties	NRM-SUS	\$14,203
5	Martinsburg	WV	Renovate existing surgery suite/OR	NRM-IM	\$17,440
5	Martinsburg	WV	Renovate/Expand Surgical Service (ORs) and Construct New Elevator Tower	Minor Const.	\$18,084
5	Martinsburg	WV	Renovate/Expand Rehab Medicine	NRM-SUS	\$18,425
5	Martinsburg	WV	Construct Dementia Building Addition, Bldg. 513	Minor Const.	\$19,405
5	Martinsburg	WV	Construct Domiciliary Support Bldg., Ren Space for Admin, Demolish Vacant Bldg.	Minor Const.	\$19,761
5	Martinsburg	WV	Construct New Eye Clinic Phase I	Minor Const.	\$24,704
5	Martinsburg	WV	Construct Building 500 Primary Care Addition	Major Const.	\$112,361
5	Martinsburg	WV	Construct VISN5 Geri-Psych Facility	Major Const.	\$244,400
OIT	Shepherdstown	WV	Lease for Shepherdstown, WV - Side A	Minor Lease	\$1,039
OIT	Shepherdstown	WV	Lease for Shepherdstown, WV - Side B	Minor Lease	\$1,112
19	Cheyenne	WY	SPS Renovation	NRM-IM	\$9,785
Total, Potential Future/Outyear Projects					\$55,834,073

Below Table 2-9 provides VHA's full long range plan project counts and costs by program, broken out by VISN.

Table 2-9: VHA Estimated Cost of Full SCIP Implementation by Investment Type ¹

	Major Construction		Major Lease		Minor Construction		NRM		Minor Lease		Other	
	Project Count	Total Estimated Costs (\$000)	Project Count	Total Estimated Costs (\$000)	Project Count	Total Estimated Costs (\$000)	Project Count	Total Estimated Costs (\$000)	Project Count	Total Estimated Costs (\$000)	Project Count	Total Estimated Costs (\$000)
VHA ²	0	\$0	0	\$0	1	\$9,337	0	\$22,150	20	\$14,246	0	\$0
1	5	\$5,017,040	5	\$156,931	11	\$3,265,469	76	\$6,781,140	13	\$268,144	0	\$0
2	5	\$1,559,671	2	\$155,795	12	\$567,464	37	\$1,109,041	0	\$23,450	0	\$0
4	3	\$882,389	1	\$31,000	27	\$1,463,576	86	\$2,763,427	8	\$141,009	1	\$0
5	2	\$356,761	2	\$196,915	18	\$2,554,162	53	\$4,392,227	13	\$286,723	1	\$0
6	7	\$5,296,466	1	\$28,310	23	\$2,337,833	54	\$3,909,796	24	\$334,257	1	\$0
7	1	\$2,304,486	15	\$1,431,152	3	\$4,033,135	45	\$7,095,538	28	\$505,128	2	\$0
8	5	\$3,350,219	14	\$1,031,966	21	\$3,634,284	100	\$6,718,510	19	\$354,396	5	\$61,000
9	1	\$854,149	3	\$131,562	7	\$1,172,851	53	\$2,311,882	16	\$203,307	3	\$0
10	0	\$0	2	\$89,214	4	\$3,409,739	40	\$5,981,382	14	\$283,023	0	\$0
12	2	\$2,616,270	2	\$54,854	17	\$3,656,833	30	\$5,965,830	14	\$271,548	0	\$0
15	1	\$1,887,000	1	\$43,534	33	\$3,552,306	17	\$5,090,649	10	\$269,205	0	\$0
16	0	\$0	0	\$0	5	\$3,093,196	27	\$5,357,892	13	\$336,456	0	\$0
17	3	\$2,805,013	11	\$845,277	20	\$3,378,044	59	\$5,927,580	16	\$394,886	0	\$0
19	0	\$0	0	\$0	3	\$2,261,366	7	\$3,733,786	3	\$167,250	0	\$0
20	2	\$488,700	0	\$0	6	\$1,897,007	24	\$3,391,331	5	\$164,590	2	\$0
21	4	\$659,260	2	\$556,964	9	\$604,934	35	\$1,191,675	11	\$153,180	0	\$0
22	4	\$5,001,980	4	\$249,128	35	\$4,597,402	107	\$7,912,109	15	\$372,697	19	\$16,679
23	1	\$93,500	0	\$0	15	\$4,077,144	51	\$6,938,695	10	\$370,929	2	\$0
Total	46	\$33,172,904	65	\$5,002,602	270	\$49,566,081	901	\$86,594,641	252	\$4,914,423	36	\$77,679

¹ Project counts represent unique projects in 10-year horizon for Major Construction and Major Leases; 5-year for Minor Construction, Minor Leases and other above-threshold construction projects; and 3-year for NRMs. Lump sum cost estimates for closing remaining gaps are included for remaining years through 2035.

² The “VHA” row provides summaries for investments supporting multiple VISNs or not directly associated with a single VISN.

Stakeholder Involvement

One of the strengths of the VA capital investment planning process is that it encourages continual improvement and refinement in response to client and customer needs. VA has engaged and continues to engage stakeholders in the SCIP process as it evolves. External stakeholders, including the Veterans Service Organizations, Congressional staff, and Government Accountability Office are provided visibility on the processes used to prioritize projects. Engaging stakeholders allows for transparency and provides valuable input that is continually monitored and annually incorporated into the SCIP process to address changing needs and priorities. Continual dialog with clients and customers maximizes stakeholder involvement while allowing the SCIP process to drive VA's current and future year capital budget submissions.

VA/Department of Defense (DoD) Collaborative Projects

Congress and the Executive Branch have advocated for efforts to improve collaboration and resource sharing between VA and DoD. These initiatives were made to improve the quality, accessibility, and cost-effectiveness of health care delivery for Veterans, Service Members, and their beneficiaries. Ongoing efforts between the two Departments will improve the provision of services for the men and women who serve and have served our country and also benefit taxpayers.

Through the SCIP process, capital projects submitting a BC are required to provide an assessment of potential DoD collaboration opportunities. The BC is used to score and rank SCIP projects that will be considered for funding in the budget or a future year's capital plan. DoD collaboration is one of the criteria elements VA uses to evaluate, score, and rank its capital projects. In addition, DoD's Capital Investment Decision Making (CIDM) process includes key evaluation criteria rankings that denote projects that entail VA/DoD collaboration efforts.

Adding greater insight to each Department's capital asset planning process has resulted in both Departments sharing capital construction priorities with the goal of fostering a more effective use of federal funds. VA and DoD are developing more robust, data-driven assessments to maximize joint collaboration opportunities.

Link to Real Property Capital Planning

The SCIP process addresses the requirements set forth in the OMB Memorandums M-20-03, *Implementation of Agency-wide Real Property Capital Planning*, M-21-25, *Integrating Planning for A Safe Increased Return of Federal Employees and Contractors to Physical Workplaces with Post-Reentry Personnel Policies and Work Environment* and M-22-14, *Agency-wide Capital Planning to Support the Future of Work* and M-23-15, *Measuring, Monitoring, and Improving Organizational Health and Organizational Performance in the Context of Evolving Agency Work Environments*.

For VA, guidance in OMB memoranda related to workspace/workplace usage is applicable to non-medical VA employee environments within individual administrations and staff offices, including VBA, OIT, Office of Inspector General (OIG), and Office of Administration (OA), each of which has independent space planning operations to meet unique missions.

VA overarching strategic planning approach has aligned with objectives contained in OMB Memorandum M-12-12, which is designed to reduce the government’s space footprint. VA has also been incorporating objectives contained in more recent guidance M-23-15, which directs offices to “substantially increase meaningful in person work at Federal offices, while still using flexible operational policies.”

Overall VA’s approach has been to meet intent of guidance provided by carefully balancing the needs for in-person work where space is available, while implementing the lessons learned from use multi-mode work flexibilities during the pandemic which enabled it to have the operational resiliency necessary to perform the full scope of its service delivery obligations.

Adoption of multi-mode work flexibilities coupled with stringent workspace standards has enabled VA to reduce its overall footprint. VA has planned reduction targets for office and warehouse space and overall disposal target for owned buildings. VA is planning to reduce 565,146 square feet (SF) of its office and warehouse space (leased and owned) between 2026 and 2030.

Table 2-9: Assessment of Annual Reduction Targets for Office and Warehouse Space

Domestic Office and Warehouse SF Reduction Targets FY 2026 - FY 2030					
	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Office Target (Net SF Reduction)	253,623	64,529	37,123	57,178	84,453
Warehouse Targets (Net SF Reduction)	17,268	25,658	61,881	11,726	-48,293
Total Net Change	270,891	90,187	99,004	68,904	36,160

Reductions are reported as a positive value.

The table above includes annual net square foot reduction targets for office and warehouse space. Using data from the Federal Real Property Profile Management System (FRPP MS) and GSA occupancy agreement data.

Table 2-10: Assessment of Annual Disposal Targets for Owned Buildings

Disposal Targets for Owned Buildings FY 2026 – FY 2030					
	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Disposal Target (SF Reduction)	552,070	92,676	829,338	186,297	278,687
Disposal Targets (Number of buildings)	25	13	31	22	12

As stated in the Reduce the Footprint policy, these targets exclude owned office or warehouse buildings. Using FRPP data.

VA continues to focus on disposal of unneeded assets, subject to the availability of funding. VA has identified a total of 306 buildings and 3.3 million SF for disposal in 2025 through 2029. VA’s reduction efforts include internal reuse, enhanced-use leasing or historic outlease, where possible. Where there is no internal VA need for a building and VA has determined that an outlease is not

feasible, VA will then move to dispose of the building via sale, transfer, exchange, excessing to the GSA, demolition, or deconstruction.

Specific progress of VA's non-medical administration and staff office efforts are follows:

Veterans Benefits Administration

In accordance with OMB Memorandum M-21-25, *Integrating Planning for A Safe Increased Return of Federal Employees and Contractors to Physical Workplaces with Post-Reentry Personnel Policies and Work Environment*, VBA continues to assess COVID-19 period operation results and impact factors to determine post-reentry personnel policies while simultaneously implementing standards that capitalize on lessons learned and create environment that more effectively achieve respective missions. VBA published the Space Management Directive outlining Federal Workspace standards and Procedures for space planning. The VBA Office of Mission Support Facilities Directorate is collaborating with the GSA, VHA, Construction and Facilities Management, Office of Field Operations and VA Field Regional Office to create and modernize the right space configuration for successful adoption of multi-mode work flexibilities.

All new space renovation projects to comply with a revised VBA Space Management Directive. Renovation projects already in progress that could be modified were redesigned to comply to the VBA Space Management Directive. The reduction in VBA's footprint of leased spaced is realized within a year with cancelable leases and at term end with fixed term leases. VBA has begun to enter into cancellable leases with all non-government lease agreements. Efficient space utilization is realized quickly with lower utility cost consumption, decreases in equipment needs, and the reduction of maintenance services. VBA has implemented "Optimized Square Footage" for Full-Time- Equivalent Employee in GSA-leased Regional Office renovation projects. VBA continues to assess and consider implementation in additional GSA-leased regional office renovation projects that in various stages of progress. VBA Minor Construction projects reduces seating allocation to between 50% to 75% of Resource Allocation Module staffing levels whenever feasible and is considering further reduction percentage. Reducing the footprint while maximizing operational flexibilities is VBA's priority.

Digitizing hard file space, or transitioning from physical documents to digital files, has reduced VBA need for hard file storage. This process offers significant benefits like saving space, reducing costs, improving accessibility, enhancing security, enabling faster retrieval of information, and promoting better collaboration by allowing multiple users to access files simultaneously; essentially making document management more efficient and streamlined. VBA continues to review current and expiring lease agreements to identify opportunities for space optimization and cost savings. When evaluating lease renewals, VBA considers reducing the length of lease terms for increased flexibility and additional opportunities to return unused space when possible.

Office of Information and Technology

OIT's current planning processes for administrative spaces have been focused on space reduction and implementation of multi-modal work strategies. OIT has an initiative to increase cloud-based computing across the VA network enterprise and reduce the number of Information Technology (IT) centers. As a result of the space survey and the cloud-based computing initiative, OIT has closed or plans to close several locations, such as, Arlington, TX Field Office (2024),

Sacramento, CA Regional Data Center (2023), Denver, CO Regional Data Center (2027) Quantico, VA Data Center (2025), and Shepherdstown, WV (2025). In addition to closures, OIT has reduced its footprint in Salt Lake City, UT (2023) and is in the process of reducing its space in Oakland, CA (2024) and the Shepherdstown, WV Field Office. Additionally, OIT is conducting analysis on reducing OIT's space at the Austin, TX Information Technology Center and in the VA Central Office in Washington, DC.

Additionally, to ensure access to facility workspace continues to be provided to support mission requirements, OIT has also begun to include the usage of hoteling spaces when renovating existing facility footprints. Hoteling space allows for staff to have access to full workspace resources at a facility via a reservation system rather than having a full-time workstation assigned to them. This allows for more efficient use of a facility's footprint while still providing the space and IT resources necessary to fulfill business requirements. Hoteling spaces and Class A office spaces are open for use by multiple VA entities (VHA, VBA, NCA and OIT) which also provides an efficient and cost-effective option for closing space gaps. The success of this program is measured by our ability to provide this service to multiple divisions under the VA umbrella, optimizing the use of the OIT footprint.

Office of Inspector General

OIG continues to assess its workspace usage; and is working to integrate an environment that supports flexibility for an evolving workforce.

OIG recently adopted updated guidance with new standards designed to decrease overall space footprint and replace workstation-dedicated spaces with new collaboration spaces that meet team performance, engagement, social, and interaction needs.

OIG's Office of the Chief Information Officer (OCIO) plans to continue deploying universal, enterprise assets allowing for an increased level of mobility for employees. In addition, OIG's OCIO plans to continue to provide a skilled workforce readily available to troubleshoot and resolve IT needs for its employees and customers.

Medium term, OIG plans to conduct a study with GSA to evaluate its overall footprint in the headquarters office and potential consolidation of all local offices into one location to better share resources, reduce overall footprint, and lower rent costs while improving its principles space design objectives which include increased collaboration.

The OIG has moved forward with the consolidation efforts of local offices to reduce rental cost and improve office efficiencies with shared services and equipment. In addition, the OIG has started a space study with GSA to review data and information collected regarding personnel policies and procedures on mission delivery, employee engagement, workspace utilization, agency mission and customer needs. These results will be utilized to strengthen existing agency practices, routines and functions related to facilities and space management, and to improve the agencies organizational health and organizational performance.

Office of Administration

During the COVID-19 pandemic, OA engaged all VA central office administrations and staff offices to gauge the impact of workspace changes and obtain post-pandemic projections for future space usage. These projections are the foundation of updating long-term VA central office space needs and portfolio strategy and have resulted in preliminary Minor Construction project requirements in SCIP.

In 2022, Human Resources and Administration commissioned a Future of Work Consolidation Study for the VACO campus in response to OMB Memorandum M-22-14, Capital Planning to Support the Future of Work, integrating the preliminary results into the SCIP process. The study temporarily paused to implement the OMB Memorandum M-23-15, Measuring, Monitoring, and Improving Organizational Health and Organizational Performance in the Context of Evolving Agency Work Environments in 2023, however, in 2024 a data call was reissued, and the study completed to account for VA's hybrid policy requiring VACO personnel to work from the office more frequently.

Longer term, VA's space planning processes updated in late December 2024, were modified under the new administration in January 2025, removing guidance that encourages sharing of spaces among Federal agencies and mandating a full Return to Office. Mid- and longer-term real estate/property strategies still align with the Executive Order, "Department of Government Efficiency" Workforce Optimization Initiative, and reorganizing the VA and implementing Agency RIF and Reorganization Plans (ARRP) with the intent to still minimize holdings as appropriate for each the business lines and release underutilized space. We will however need to re-block and re-stack the VACO buildings determined to most efficiently support the VA's mission upon completion of the ARRP efforts and to fully comply efficiency mandates and support VA organizational integrity. Additionally, the VA will continue to evaluate and adopt the best online collaboration tools, cloud-based software, and cybersecurity capabilities technologies to support its workforce.

Finally, funding will be required to complete construction, leasing, and renovation projects to further implement organizational reorganization, space optimization best practices and lessons learned during the COVID-19 pandemic. For example, OA anticipates the need for additional Minor Construction funding in the next several years to accommodate VA central office spaces for the return to in-person work.

Page Intentionally Left Blank.



Chapter 6.3

Veterans Health Administration

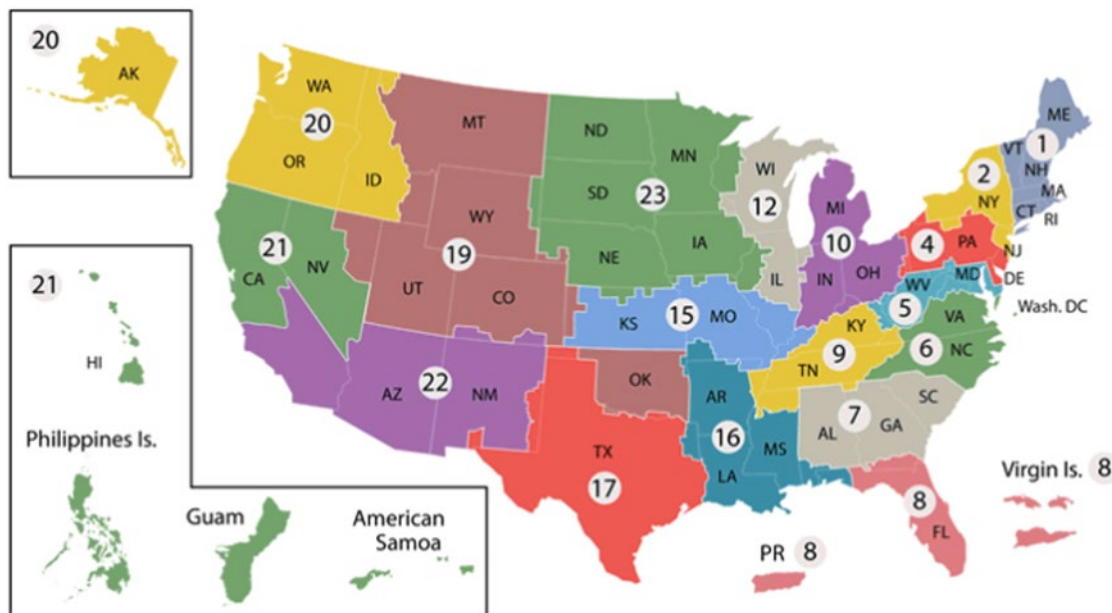
Introduction

The Veterans Health Administration (VHA) delivers care in more than 5,717 buildings and 1,689 leased medical and support facilities across the country. Many VHA medical centers are located on large, campus-style settings and are in excess of 50 years old. At least one third of these buildings are historically significant.

VHA is comprised of 170 VA Medical Centers (VAMCs) that provide a multitude of services, including inpatient beds, community living centers, rehabilitation services and outpatient services. Ambulatory care is provided in 1,104 clinics, of which 752 are community-based outpatient clinics (CBOCs) or higher complexity of care.

VHA facilities are organized into the 18 Veteran Integrated Service Networks (VISNs) shown below:

Figure 3-1: VHA VISN Map



Action Plan Strategy

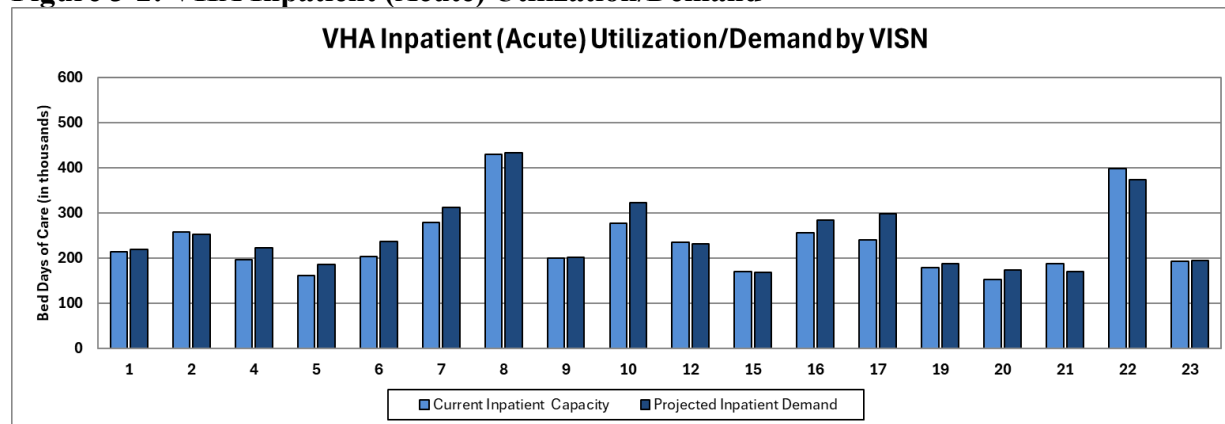
VHA's Action Plan strategy addresses the access, utilization, space, and condition gaps currently identified in the Strategic Capital Investment Planning (SCIP) process. A combination of capital and non-capital solutions, such as telehealth, purchased care, and extended hours of operations, are utilized to close currently identified gaps. The access gap is closed by projects that provide additional points of care, typically as CBOCs. The utilization gap is closed by adding or repurposing space to accommodate each required service. The space gap is met by building additional space or by disposing of or demolishing excess space. Condition gaps are closed by projects that address deficiencies in buildings.

VHA Gaps

Utilization Gap: The utilization gap is calculated for inpatient and outpatient care. Inpatient utilization is calculated using Bed Days of Care (BDOC), defined as the number of occupied beds multiplied by the number of days occupied. For example, 30 beds occupied for 30 days equals 900 BDOC. Outpatient utilization is calculated using Clinic stops, defined by the number of unique encounters that are tracked for outpatient services. The VA target is to close 95% of all VHA utilization gaps and the graphs below show utilization in BDOC.

Inpatient Utilization – Figure 3-2 (below) shows each VISN's current (base year 2022) inpatient utilization and the projected demand for inpatient care in 2032.

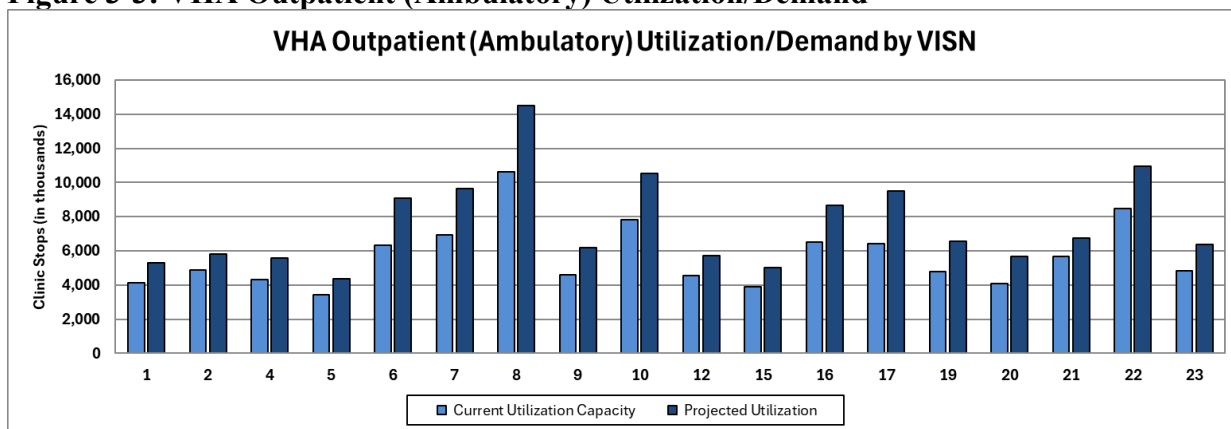
Figure 3-2: VHA Inpatient (Acute) Utilization/Demand



VA is projected to see a general increase in the demand for inpatient care over the next ten years. Most VISNs are projected to see an increase in demand for at least a few types of inpatient care, such as mental health and specialty services.

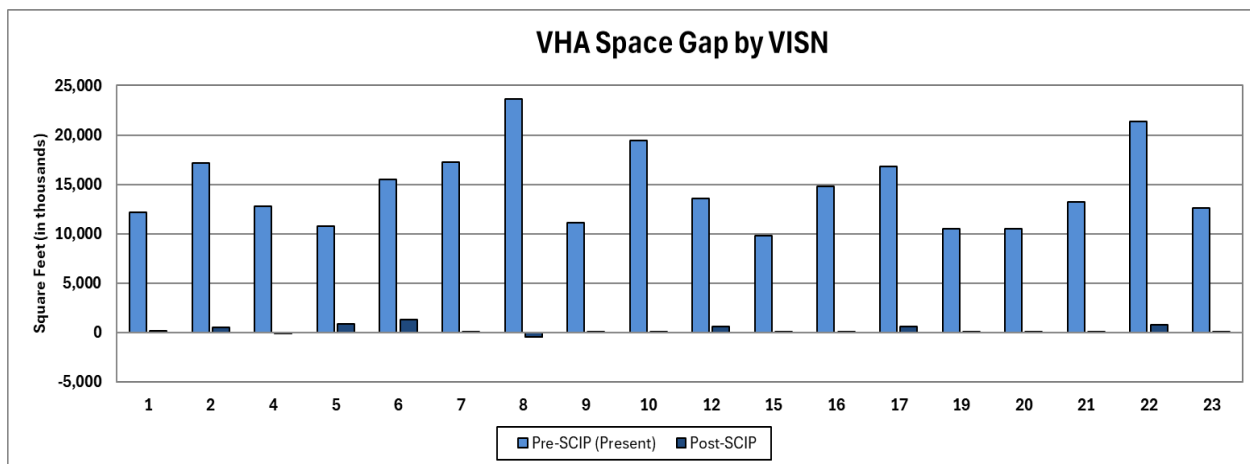
Outpatient Utilization – Figure 3-3 (below) shows each VISN's current (base year 2022) outpatient capacity and the projected demand for outpatient capacity in 2032. In accordance with national health care trends, the chart illustrates the expected increase in demand for outpatient services over the next 10 years. In order to meet expected demand, all VISNs must increase their capacity to provide outpatient services.

Figure 3-3: VHA Outpatient (Ambulatory) Utilization/Demand



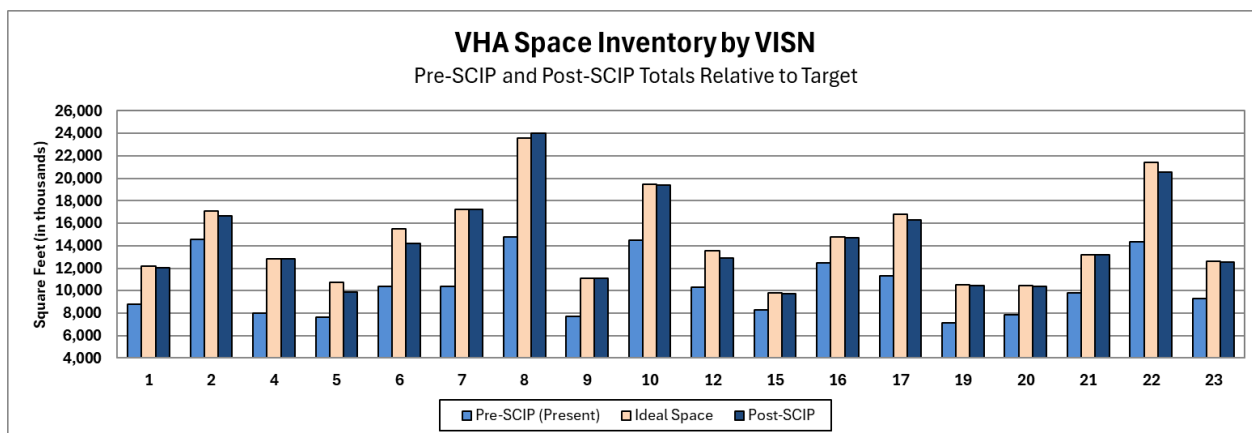
Space Gap: Defined as the difference between current inventory, plus in-process projects minus funded disposals, compared to projected long-range planning needs. Space gaps can be both positive and negative. Negative numbers indicate excess space, positive numbers indicate the need for additional space. Figure 3-4 illustrates the correction of space gaps that would occur following implementation of all projects identified by the SCIP process. Figure 3-5 on the next page illustrates the space inventory in each VISN based on square footage available pre and post-SCIP.

Figure 3-4: VHA Space Gap *



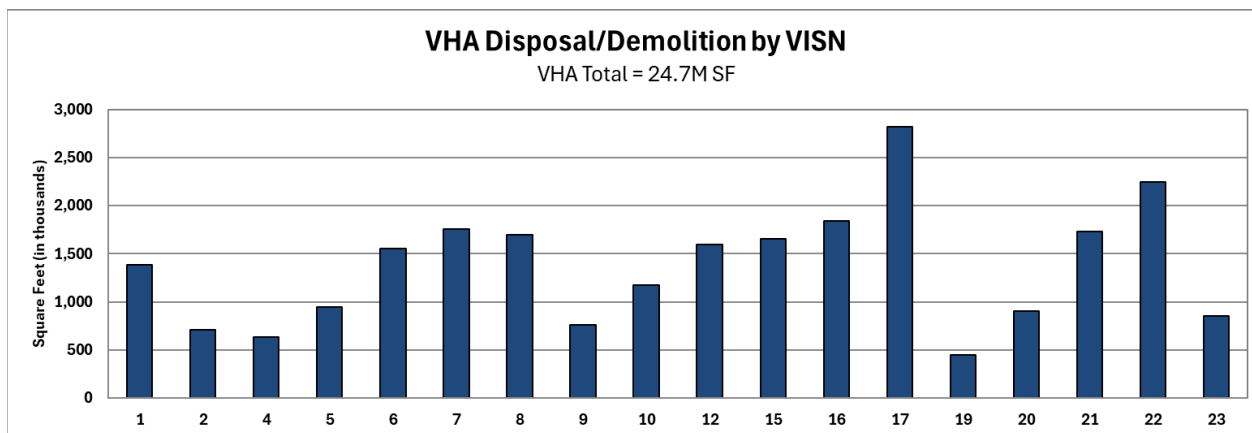
*Per SCIP guidance, out-year projects should not be developed solely to address gap closure goals if they are not planned for execution, hence not all VISNs plans fully address the 95% space gap resolution target.

Figure 3-5: VHA Space Inventory



Disposal Goals: The ability to efficiently use space and remove obsolete space through outlease, demolition and disposal is critical to the capital planning process. VISN action plans incorporate demolition and disposal of space as a means of right-sizing excess inventory. Illustrated below in figure 3-6 is the total reduction in square footage due to disposal or demolition projects. The total disposal and demolition over the eleven year planning horizon is 24.7 million square feet.

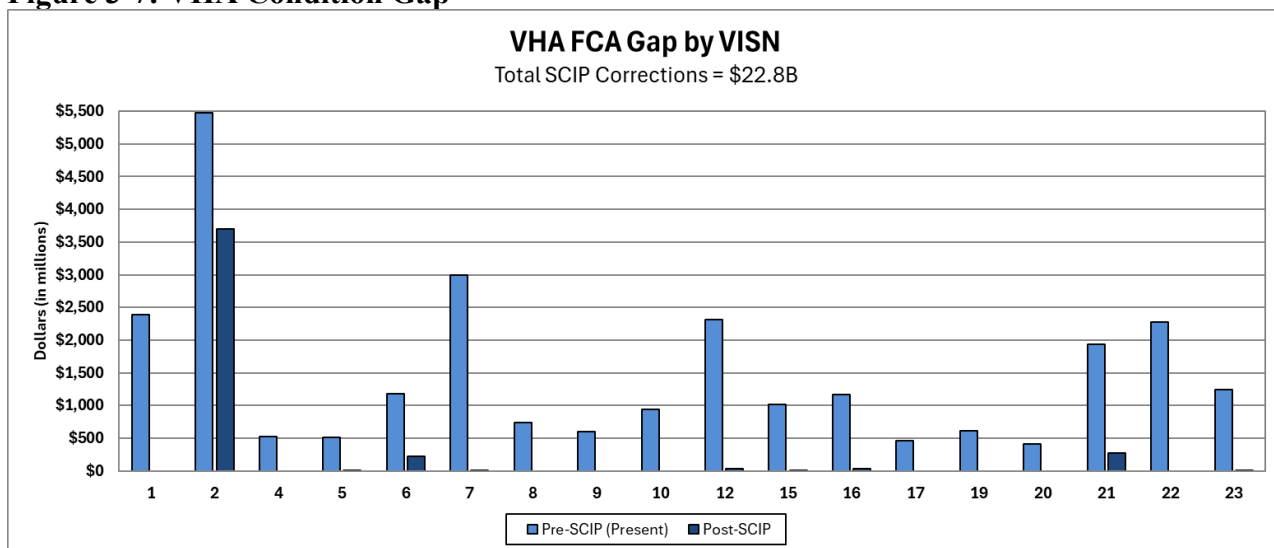
Figure 3-6: VHA Disposal/Demolition by VISNs



Condition Gap: The condition gap is an estimate of dollars needed to correct currently identified deficiencies in VHA facilities. Deficiencies were identified through on-site facility condition assessments (FCA) and included those facility or infrastructure systems that were rated with either a D or F by the assessments. D and F ratings indicate failing systems or those beyond useful life. Actual project costs may vary from FCA dollars.

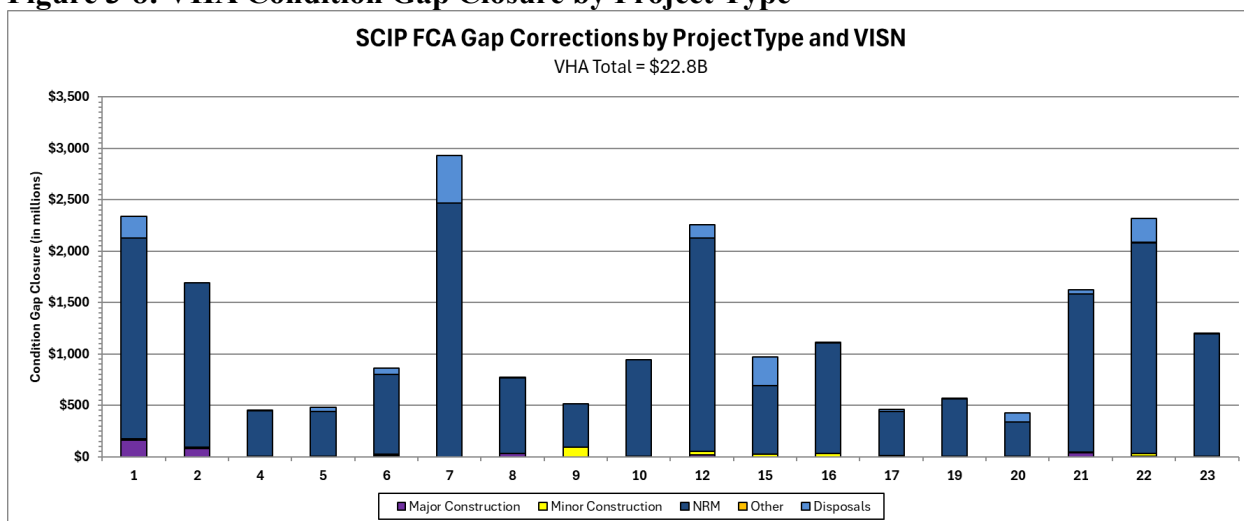
Figure 3-7 on the next page illustrates the existence of substantial condition deficiencies across all VISNs. VISNs with deficiencies exceeding \$1 billion in correction costs are 1, 2, 6, 7, 12, 15, 16, 21, 22, and 23.

Figure 3-7: VHA Condition Gap



The below Figure 3-8 illustrates the breakdown of how the long-range plan proposes to correct identified FCA deficiencies by project type and capital investment.

Figure 3-8: VHA Condition Gap Closure by Project Type



Non-Capital Approaches in Action Plan Strategy

Within VHA's action plan strategy, there are opportunities to better address access and space gaps by combining non-capital approaches with capital solutions. Non-capital approaches include the use of tele-medicine, extended hours for the provision of on-site services and care in the community from non-VA sources. Incorporating such non-capital approaches can reduce the total cost of capital solutions that are used to increase access or add space. Three of these approaches are described below.

Tele-medicine technologies allow patients to receive care, diagnostic services or monitoring at home or in other convenient locations, thereby reducing the need for patient travel, reducing the number of exam rooms needed, saving energy costs and better utilizing providers remotely. This approach can also reduce the need to construct, lease or renovate space in pursuit of increased access where demand has increased. However, costs will increase for technological infrastructure, software, and training.

Service Hour Extension at outpatient care sites experiencing high utilization or projecting increased demand. In sites where projected increases in demand exceed the capacity of the facility after extended hours have been introduced, expansion may still be required. The application of extended hours can reduce the scope of facility expansion, resulting in capital savings. However, staffing, energy, and operating costs will increase when hours of service are extended.

Community Care can be used in lieu of facility construction, renovation/expansion, or leasing in certain circumstances to address access needs and space gaps or to reduce the local footprint. This approach is useful where the volume for the service is low. To purchase medical services in the private sector the VA has to determine that capacity exists for the volume of care needed, that VHA quality of care standards can be met, and that electronic health records can be securely exchanged in accordance with all Health Insurance Portability and Accountability Act of 1996 and Privacy Act requirements.

Strategic principles and guidance were utilized to encourage use of capital and non-capital solutions for expanding access and developing a high performing network while being good financial stewards. Solutions considered included expanded use of telehealth, mobile phone apps, evening and weekend clinic hours, and same day appointments. However, some capital solutions were required to meet VA's planning priorities, which included projects that:

- Focus resources with an emphasis on modernization of facilities for delivery of VA provided care;
- Improve the timeliness of services and projects that support Suicide Prevention and Woman's Health; along with its impact on other foundational services;
- Enhance the Department's ability to provide greater choice for Veterans; or
- Modernize systems by providing needed infrastructure improvements (e.g., life, safety or code upgrades focused).

SCIP Estimated Long Range Magnitude Costs

Each VISN developed and submitted a separate action plan detailing its capital asset investment strategy to address identified gaps. Improving the condition of facilities and meeting increased outpatient demand were the predominate drivers of the VISNs plans, comprising a large portion of the proposed capital projects and associated funding. Of these projects, maintaining and improving the condition of VA's facilities through medical facilities non-recurring maintenance (NRM) projects (901) accounted for the largest resource need, followed by Major Construction (47), Minor Construction (270), and Leases (318). It is important to note that the magnitude estimates are based on a snapshot in time, using current market conditions, baseline capital portfolio, demographic data, and projected needs. The costs provided will likely change as projects move through the investment process and as cost estimating and project requirements become more refined. For example, Major Construction project estimates are fine-tuned from action plan to business case to project prospectus to final design and construction documents. The magnitude estimates include activation (startup) costs but do not include life cycle costs.

The cost to fully implement the Action Plan and correct all currently identified gaps for VHA is estimated to be between \$185 and \$204 billion, including non-recurring and recurring activation costs. Table 3-1 on the following page provides a cost summary for all projects by type.

Table 3-1: VHA Capital Investment Projects by Type

Project Type	# of 2026 Projects	2026 TEC (\$000)	# of Future Year Projects	Future Year TEC (\$000)¹
Major Construction	0	\$0	46	\$33,172,904
Leases	116	\$606,001	201	\$6,432,770
Minor Construction	10	\$202,356	260	\$4,764,769
NRM (includes GMP-Green projects)	184	\$1,986,753	717	\$9,476,183
Other (includes seismic, disposals, and sharing projects)	0	\$0	36	\$77,679
Project Specific Subtotal	310	\$2,789,610	1,260	\$53,924,305
Future Year Planning (Minors and NRM) ¹	N/A	\$0	-	\$120,575,356
Below Threshold/Emergent Needs ²	TBD	\$0	-	\$2,033,559
Non-Recurring Activation Costs ³	-	\$471,607	-	\$6,736,082
Recurring Activation Costs ³	-	\$524,801	-	\$5,987,273
IT Non-Recurring Activation Costs ³	-	\$72,835	-	\$1,057,908
IT Recurring Activation Costs ³	-	\$24,278	-	\$352,636
Total with Activations	310	\$3,888,631	1,260	\$190,667,120

¹Future planning includes estimates for NRMs and minors for future years, non-Major Lease, disposal and sharing projects for the ten-year planning horizon.

²VHA Action Plans include lump sum, emergent needs and below established threshold of \$5 million that will be allocated in execution.

³Non-recurring and recurring activation totals are inclusive of the entire cost over a 10-year time frame and are reflected in the first funding year for each project.

The Minor Construction request for 2026 of \$95.6 million is comprised of \$71.5 million for prior year SCIP approved projects that are awaiting construction funding; \$20.3 million for new SCIP 2025 projects; and \$3.8 million for contingencies and the Department of State Capital Security Cost Sharing program¹.

Table 3-2 (next page) provides a list of planned leases and potential future year projects. Total estimated costs in the table below are preliminary planning costs and are subject to change as projects are further refined. The VHA long term planning horizon cost estimate range does not include under-threshold or out-year planning estimates. For planning purposes, VA utilizes an established dollar amount for project specific inclusion in the action plans. For example, the dollar threshold for VHA NRM projects is \$5 million. The costs for all below-threshold projects are included in the overall VHA estimate in Table 3-1 (above) as a lump-sum.

¹ The Secure Embassy Construction and Counterterrorism Act of 1999, Section 1000(a) (7) of Public Law 106-113, was amended to include the Capital Security Cost Sharing program. Agencies with personnel overseas that occupy space controlled by the Department of State shall provide funding in advance for their share of costs for new construction. DoS is implementing a 14-year, \$17.5 billion capital construction program to replace 150 Embassy and consulate compounds.

Table 3-2: VHA-Potential Future Year Above-Threshold Projects (Sorted by State, Station/Cemetery, Type)

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
20	Anchorage	AK	Renovate Transitional Housing Unit Bldg. 944	NRM-IM	\$13,000
20	Anchorage	AK	Primary Care Expansion	Minor Const.	\$20,000
7	Birmingham	AL	Replace Guntersville Community Based Outpatient Clinic	Minor Lease	\$2,838
7	Birmingham	AL	Replace Jasper Community Based Outpatient Clinic	Minor Lease	\$2,838
7	Birmingham	AL	Replace Gadsden Community Based Outpatient Clinic	Minor Lease	\$3,499
7	Birmingham	AL	Replace Childersburg Community Based Outpatient Clinic	Minor Lease	\$3,610
7	Birmingham	AL	Renovate Canteen Kitchen Areas	NRM-IM	\$5,074
7	Birmingham	AL	Upgrade Steam Driven Motive Pumps to Electric	NRM-IM	\$6,150
7	Birmingham	AL	Replace Interior Doors	NRM-IM	\$7,000
7	Birmingham	AL	Replace Birmingham Administrative Annex Lease	Minor Lease	\$8,800
7	Birmingham	AL	Replace Huntsville Outpatient Clinic	Major Lease	\$24,738
7	Birmingham	AL	Replace Birmingham VA Clinic and Parking Deck	Major Lease	\$44,990
7	Birmingham	AL	Lease Huntsville Healthcare Center Space	Major Lease	\$249,640
7	Montgomery	AL	Replace Columbus Downtown Clinic Lease	Minor Lease	\$1,686
7	Montgomery	AL	Replace Water Tower and Main Piping	NRM-IM	\$5,325
7	Montgomery	AL	Renovate Intensive Care Unit	NRM-SUS	\$5,514
7	Montgomery	AL	Improve Parking, Roadways and Accessibility	NRM-IM	\$5,675
7	Montgomery	AL	Replace Fan Coils Units and Correct Air Handler Deficiencies in Building 68	NRM-IM	\$9,324
7	Montgomery	AL	Renovate Building 5 - Phase 2	NRM-IM	\$11,250
7	Montgomery	AL	Repair Site Deficiencies in the Natural Fuel System, and Steam Distribution Line	NRM-IM	\$12,750
7	Montgomery	AL	Renovate Building 44 - Phase 1	NRM-IM	\$15,000
7	Montgomery	AL	Renovate Building 9	NRM-IM	\$15,750

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
7	Montgomery	AL	Renovate Building 69 - Phase 1	NRM-IM	\$16,000
7	Montgomery	AL	Renovate Building 1	NRM-IM	\$16,275
7	Montgomery	AL	Replace Montgomery Health Care Center Lease	Major Lease	\$24,457
7	Tuscaloosa	AL	Restore Campus Masonry Exterior Walls	NRM-IM	\$6,400
7	Tuscaloosa	AL	Renovate Dental - Building 1	NRM-SUS	\$8,160
7	Tuscaloosa	AL	Install New Generator - Bldgs. 18 and 138	NRM-IM	\$13,700
7	Tuscaloosa	AL	Expand Radiology - Main Building	Minor Const.	\$19,462
7	Tuscaloosa	AL	Construct Cottages Phase 3 - Bldg. 152	Minor Const.	\$23,170
16	Fayetteville	AR	Community Living Center	Minor Lease	\$46,130
16	Little Rock	AR	Renovate North Entry of Building 170	Minor Const.	\$8,709
16	Little Rock	AR	Construct Radiation Oncology Center	Minor Const.	\$23,922
16	Little Rock	AR	Construct Research Center	Minor Const.	\$24,710
16	Little Rock	AR	Construct Optometry Center	Minor Const.	\$24,949
22	Phoenix	AZ	Reroof Building 8	NRM-IM	\$5,000
22	Phoenix	AZ	Variable Air Volume, Controls and Heating Hot Water Loop Piping Upgrade Phase 1	NRM-IM	\$9,994
22	Phoenix	AZ	New Research and Dental Lease	Minor Lease	\$22,400
22	Phoenix	AZ	New Support Services Center Lease	Major Lease	\$32,730
22	Phoenix	AZ	New Northwest Surprise Health Care Center Lease	Major Lease	\$92,940
22	Phoenix	AZ	New Residential Rehab Treatment Program and Community Living Center Lease	Major Lease	\$105,000
22	Phoenix	AZ	Construct New Hospital Bed Tower	Major Const.	\$2,858,892
22	Prescott	AZ	Renovate NW Corner of B117 for Primary Care	NRM-SUS	\$5,265
22	Prescott	AZ	Construct Women Veteran's Clinic B162 F12	NRM-SUS	\$5,895

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
22	Prescott	AZ	Install Handicap Elevators in Buildings 12, 13, 28, 70 and 78	NRM-IM	\$8,028
22	Prescott	AZ	Repair and Resurface Roads, Ph 5	NRM-SUS	\$9,250
22	Prescott	AZ	Renovate, Reconfigure and Seismically Retrofit Bldg. 12	NRM-IM	\$15,000
22	Prescott	AZ	Construct Ambulatory Care Surgical Center	Minor Const.	\$15,641
22	Prescott	AZ	Renovate, Reconfigure and Seismically Retrofit Bldg. 14	NRM-IM	\$22,851
22	Prescott	AZ	Renovate, Seismically Retrofit, Reconfigure and Expand the Domiciliary - Bldg. 151	Minor Const.	\$26,227
22	Tucson	AZ	Renovate for SPS, Clinical and Support Space	NRM-SUS	\$6,050
22	Tucson	AZ	Backfill Clinical Space in Building 2	NRM-SUS	\$7,403
VHA	Tucson	AZ	Expand the Tucson Centralized Mail Out Pharmacy Production Floor	Minor Const.	\$9,337
22	Tucson	AZ	Construct Combined Power Plant	NRM-IM	\$9,900
22	Tucson	AZ	Upgrade Boiler Infrastructure	NRM-IM	\$9,949
22	Tucson	AZ	Replace Warehouses	Minor Const.	\$20,411
22	Tucson	AZ	Construct New Parking Garage	Minor Const.	\$20,900
22	Tucson	AZ	Expand Inpatient Mental Health, B67	Minor Const.	\$20,900
21	Fresno	CA	Replace Building 24 Air Handling Unit's	NRM-IM	\$6,600
21	Fresno	CA	Upgrade Engineering Control Systems to Metasys	NRM-IM	\$9,900
21	Fresno	CA	Construct Community Center	Minor Const.	\$12,400
21	Fresno	CA	Renovate Building 34 and Modify Utilities	NRM-SUS	\$16,500
21	Fresno	CA	Renovate Building 27 and Modify Utilities	NRM-SUS	\$16,500
21	Fresno	CA	Renovate Building 24 and Modify Utilities	NRM-SUS	\$16,500
21	Fresno	CA	Renovate Building 25 and Modify Utilities	NRM-SUS	\$16,500

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
21	Fresno	CA	Demolish and Replace Asphalt Parking Lots A, B, C, G, and E	NRM-IM	\$18,972
21	Fresno	CA	Expand Community Living Center for Privacy	Major Const.	\$69,449
21	Fresno	CA	Demolish Building 1, OPC, LC2, and Modify Utilities	Major Const.	\$357,000
21	Fresno	CA	Lease a Fresno/Clovis Hospital	Major Lease	\$485,000
22	Loma Linda	CA	Widen Perimeter Road and Parking	NRM-SUS	\$5,500
22	Loma Linda	CA	Replace Irrigation System	NRM-IM	\$6,600
22	Loma Linda	CA	Renovate Support Service Building	NRM-SUS	\$8,250
22	Loma Linda	CA	Renovate Corridors and Finishes - First Floor	NRM-SUS	\$11,000
22	Loma Linda	CA	Renovate Corridors - Second Floor	NRM-SUS	\$11,000
22	Loma Linda	CA	Renovate Corridors - Third Floor	NRM-SUS	\$11,000
22	Loma Linda	CA	Renovate 3NE	NRM-SUS	\$13,200
22	Loma Linda	CA	Rehabilitate Campus Parking Lots	NRM-SUS	\$14,285
22	Loma Linda	CA	Convert Decorative Ponds to Retention and Dry Swales	NRM-IM	\$15,400
22	Loma Linda	CA	Expand North Entrance	Minor Const.	\$15,840
22	Loma Linda	CA	Construct Whole Health, Employee Wellness and Employee Daycare Building	Minor Const.	\$15,950
22	Loma Linda	CA	Renovate 4NE Med/Surg Ward for Private Beds	NRM-SUS	\$16,500
22	Loma Linda	CA	Renovate 3SE	NRM-SUS	\$16,775
22	Loma Linda	CA	Renovate 3SW	NRM-SUS	\$16,775
22	Loma Linda	CA	Renovate 4NE	NRM-SUS	\$16,775
22	Loma Linda	CA	Renovate Community Living Center, Dementia Unit, Nurse Education and Simulation	NRM-SUS	\$18,700
22	Loma Linda	CA	Construct Operating Room #9	NRM-SUS	\$19,800
22	Loma Linda	CA	Construct Addition to Audiology Bldg. 30	Minor Const.	\$23,100
22	Loma Linda	CA	Construct Mental Health Building	Minor Const.	\$24,200
22	Loma Linda	CA	Construct Parking Structure Expansion	Minor Const.	\$24,200

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
22	Loma Linda	CA	Construct Radiation Oncology Building	Minor Const.	\$24,420
22	Long Beach	CA	Expand Access to the Morgue	NRM-SUS	\$5,199
22	Long Beach	CA	Northeast Campus Substation and Replace 12kV Transformers	NRM-IM	\$10,989
22	Long Beach	CA	Demolition and Renovation of Buildings 5 and 5A	Minor Const.	\$24,163
22	Long Beach	CA	Renovation of Building 138 Basement Vivarium	NRM-IM	\$27,391
22	Long Beach	CA	Construct Surgical Tower and Building 126 Inpatient Modernization	Major Const.	\$593,273
21	Martinez	CA	Renovate B209 McClellan	NRM-IM	\$8,700
21	Martinez	CA	Renovate Building 98 Pharmacy and Administrative Wing, McClellan	NRM-SUS	\$9,000
21	Martinez	CA	Renovate and Upgrade Building 20 Community Living Center Space	NRM-SUS	\$10,200
21	Martinez	CA	Correct B700 Hospital Louvered Roof Enclosure and Correct Mechanical	NRM-IM	\$15,800
21	Martinez	CA	Construct Building for Infectious Disease and Autoimmune Disorders	Minor Const.	\$20,563
21	Martinez	CA	Correct Electrical Systems at Mather and Martinez	NRM-IM	\$50,000
21	Mather	CA	Install Mather Security Fence and Barricades	NRM-IM	\$10,000
21	Mather	CA	Renovate and Upgrade Mather Kitchen and Canteen	NRM-SUS	\$18,800
21	Mather	CA	Construct Outpatient Imaging Center	Minor Const.	\$19,694
21	Mather	CA	Construct Consolidated Wet and Desktop Dry Lab Research Space	Minor Const.	\$22,594
21	Mather	CA	Construct Parking Structure to Support Inpatient Bed Tower	Minor Const.	\$24,295
21	Menlo Park	CA	Upgrade Fire Alarm System at Multiple Buildings	NRM-IM	\$10,000
21	Menlo Park	CA	Replace Roofs	NRM-IM	\$12,000
21	Menlo Park	CA	Remodel Building 8, 9 and 301	NRM-SUS	\$16,000

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
21	Palo Alto	CA	Upgrade Basic Science Research Building 710	NRM-IM	\$7,734
21	Palo Alto	CA	Improve Building 500 Patient Safety and Efficiency	NRM-IM	\$8,174
21	Palo Alto	CA	Upgrade Exterior Doors	NRM-IM	\$14,262
21	Palo Alto	CA	Expand and Renovate Building 1002 for Research at Sunnyvale	Major Const.	\$192,111
21	Sacramento	CA	Construct Musculoskeletal Center to Replace Deficient Physical Medicine and Rehabilitation Building	Minor Const.	\$23,283
21	Sacramento	CA	Construct Radiation Therapy Department	Major Const.	\$40,700
22	San Diego	CA	Heating, Ventilation and Air Conditioning Re-Commissioning - Site	NRM-IM	\$5,500
22	San Diego	CA	Install Parking Guidance and Tracking System	NRM-SUS	\$5,500
22	San Diego	CA	Install Lighting Occupancy Sensors and Retrofit Fixtures, Site	NRM-IM	\$6,160
22	San Diego	CA	Replace Automatic Transfer Switches 1-14	NRM-IM	\$6,600
22	San Diego	CA	Refurbish Seismic Frame Paint Coating, Bldg. 1	NRM-IM	\$8,400
22	San Diego	CA	Renovate and Secure Interstitial Space Entrances - Group 2	NRM-IM	\$8,721
22	San Diego	CA	Renovate Transition Center for Health Care Needs Combat Veterans	NRM-SUS	\$8,800
22	San Diego	CA	Renovate Inpatient Med/Surg Unit 3-North D-pod	NRM-SUS	\$8,800
22	San Diego	CA	Modernize Ambulatory Clinic Waiting Area, Building 1	NRM-SUS	\$11,000
22	San Diego	CA	Replace Primary Electrical Distribution Leg - High Voltage - Group 2	NRM-IM	\$13,695
22	San Diego	CA	Correct Stairwell Deficiencies	NRM-IM	\$15,000
22	San Diego	CA	Energy Controls Integration Upgrades - Group 2	NRM-IM	\$15,000
22	San Diego	CA	Construct Additional Floor - Parking Garage 1	Minor Const.	\$15,400

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
22	San Diego	CA	Convert Rooms to Airborne Infectious Isolation, Bldg. 1	NRM-IM	\$15,400
22	San Diego	CA	Enhance and Correct Physical Security Deficiencies - Group 1	NRM-IM	\$15,412
22	San Diego	CA	Repair Basement Waterproofing, Bldg. 1	NRM-IM	\$15,750
22	San Diego	CA	Energy Controls Integration Upgrades - Group 3	NRM-IM	\$16,500
22	San Diego	CA	Renovate Center Core, Floor 2-4	NRM-SUS	\$16,500
22	San Diego	CA	Upgrade Air Handling Unit and Replace Corroded Air Intakes, West Wing, Bldg. 1	NRM-IM	\$16,500
22	San Diego	CA	Replace Fire Alarm System	NRM-IM	\$16,500
22	San Diego	CA	Expand and Renovate Ambulatory Care Unit/Post Ambulatory Care Unit, 5W, Building 1 - Phase 3	NRM-SUS	\$17,600
22	San Diego	CA	Renovate Canteen Services	NRM-SUS	\$17,600
22	San Diego	CA	Correct Stairwell 10 Life Safety Deficiencies	NRM-SUS	\$17,600
22	San Diego	CA	New San Diego County Multispecialty Clinic Lease	Major Lease	\$18,458
22	San Diego	CA	Renovate Inpatient Psychiatry, B01, 2S-B and C	NRM-SUS	\$19,800
22	San Diego	CA	Install Back-up AC Unit, Building 1	NRM-IM	\$19,800
22	San Diego	CA	Research Renovation 6E - A and B	NRM-SUS	\$20,000
22	San Diego	CA	Renovate Research 6E - C and D	NRM-SUS	\$20,000
22	San Diego	CA	Renovate Research 6N - B and C	NRM-SUS	\$20,000
22	San Diego	CA	Research Renovation 6N - A and D	NRM-SUS	\$20,000
22	San Diego	CA	Repair/Upgrade Building 1 Envelope	NRM-IM	\$20,000
22	San Diego	CA	Renovate and Expand Geropsychiatry, B01 - SW	Minor Const.	\$20,900
22	San Diego	CA	Replace Failing Riser System, Building 1 - Group 2	NRM-IM	\$22,000
22	San Diego	CA	Replace Air handlers and Exhaust Fans - Group 3	NRM-IM	\$22,000
22	San Diego	CA	Additional Independent Electrical Service	NRM-IM	\$22,000
22	San Diego	CA	Renovate Cardiology, 4N B and C - Phase 1	Minor Const.	\$23,100

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
22	San Diego	CA	Construct Additional Levels to Parking Structure 2	Minor Const.	\$24,200
22	San Diego	CA	Repair Roads and Parking and Install Lighting	NRM-IM	\$24,200
22	San Diego	CA	Replace Air handlers and Exhaust Fans - Phase 2	NRM-IM	\$27,500
22	San Diego	CA	Replace Air handlers and Exhaust Fans - Phase 4	NRM-IM	\$66,000
22	San Diego	CA	Construct Mental Health Building	Major Const.	\$572,000
21	San Francisco	CA	Execute Santa Rosa Succeeding Lease	Minor Lease	\$1,339
22	Sepulveda	CA	Replace Cast Iron Steam Traps, Condensate, and Galvanized Irrigation Water Pipes	NRM-IM	\$5,720
22	Sepulveda	CA	Repair Below Grade Water Proofing Building 99 and Connecting Corridors	NRM-IM	\$7,000
22	Sepulveda	CA	Renovate B23 for Rehabilitative Medicine	NRM-IM	\$9,600
22	Sepulveda	CA	Replace Water Mains and Valves	NRM-IM	\$10,000
22	Sepulveda	CA	Renovate B200 First Floor Radiology and Common Spaces	NRM-IM	\$10,030
22	Sepulveda	CA	Replace Air Handlers and Variable Air Volume Boxes B22 and 25	NRM-IM	\$10,153
22	Sepulveda	CA	Repair Roads, Curbs, Gutters, and Parking Lots	NRM-IM	\$10,500
22	Sepulveda	CA	Replace Roof Buildings 7, 10 and 20	NRM-IM	\$11,897
22	Sepulveda	CA	Upgrade Campus Lighting and Systems Controls SACC and LAACC	NRM-IM	\$12,000
22	Sepulveda	CA	Renovate for Outpatient Surgery	NRM-IM	\$13,616
21	Stockton	CA	Construct Urgent Care Clinic	Minor Const.	\$22,782
22	West Los Angeles	CA	Renew Westside Residence Hall Lease	Minor Lease	\$545
22	West Los Angeles	CA	Renew Santa Barbara VA Clinic Lease	Minor Lease	\$1,375
22	West Los Angeles	CA	Expand San Luis Obispo VA Clinic Lease	Minor Lease	\$6,111

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
22	West Los Angeles	CA	Renovate B295 for Engineering Shops	NRM-IM	\$8,703
22	West Los Angeles	CA	Structural - Renovate B226 Theater	Seismic	\$12,179
22	West Los Angeles	CA	Construct New Recycling Center, Grounds, and Engineering Buildings	Minor Const.	\$12,634
22	West Los Angeles	CA	Renovate DOM B214 to Improve Conditions for Veterans	NRM-IM	\$15,000
22	West Los Angeles	CA	Upgrade B500 Electrical Systems	NRM-IM	\$15,000
22	West Los Angeles	CA	Upgrade B500 Non-Structural Seismic Systems	NRM-IM	\$15,000
22	West Los Angeles	CA	Upgrade B500 Mechanical Systems	NRM-IM	\$15,000
22	West Los Angeles	CA	Upgrade B500 Plumbing Systems	NRM-IM	\$15,000
22	West Los Angeles	CA	Renovate Community Living Center B215 to Improve Conditions for Veterans	NRM-IM	\$15,776
22	West Los Angeles	CA	Execute New Lease - South Los Angeles VA Clinic	Minor Lease	\$23,005
22	West Los Angeles	CA	Expand Community Living Center B213	Minor Const.	\$24,834
22	West Los Angeles	CA	Expand Community Living Center B215	Minor Const.	\$24,834
22	West Los Angeles	CA	Expand DOM B214	Minor Const.	\$24,993
22	West Los Angeles	CA	Expand DOM B217	Minor Const.	\$24,993
22	West Los Angeles	CA	Install Automated Water Temperature and Quality Systems Multiple Buildings	NRM-IM	\$28,500
22	West Los Angeles	CA	Construct New Long-Term Care (Community Living Center) Facilities	Major Const.	\$977,814
19	Denver	CO	Construct a Radiation Oncology Suite at Existing RMR Medical Center Campus	Minor Const.	\$24,312
19	Grand Junction	CO	Construct Residential Care and Treatment Phase 1	Minor Const.	\$20,152
1	Newington	CT	Renovate Radiology	NRM-IM	\$6,107
1	Newington	CT	Replace And Expand Elevators in Buildings 3, 12, and 42	NRM-IM	\$6,500

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
1	Newington	CT	Renovate Mental Health - Building 1	NRM-SUS	\$6,805
1	Newington	CT	Replace And Expand Elevators in Building 2E	NRM-IM	\$7,150
1	Newington	CT	Repair Facades. Buildings 1, 2C, 2E, 2W	NRM-IM	\$7,810
1	Newington	CT	Upgrade Water Distribution and Plumbing	NRM-IM	\$13,800
1	Newington	CT	Construct Multi-Specialty Facility	Major Const.	\$110,000
1	West Haven	CT	Repair Facade, Building 2	NRM-IM	\$16,500
1	West Haven	CT	Repair Facade, Building 1	NRM-IM	\$17,225
1	West Haven	CT	Replace Sanitary Sewer System	NRM-IM	\$7,150
5	Washington	DC	Install Distribution Piping for Process Cooling	NRM-IM	\$6,050
5	Washington	DC	Establish a New Loudoun County Clinic	Minor Lease	\$9,316
5	Washington	DC	Acquire Clinic and Admin Lease from Armed Forces Retirement Home	Minor Lease	\$11,000
5	Washington	DC	Replace Terminal Distribution Boxes	NRM-IM	\$12,900
5	Washington	DC	Replace and Upgrade Air Handling Units - Bldgs. 1, 4, and 6	NRM-IM	\$13,200
5	Washington	DC	Replace and Upgrade Air Handling Unit and Exhaust for Bldg. 1,4, and 6 - Phase 2	NRM-IM	\$13,200
5	Washington	DC	Build Standalone Dental Clinic in Prince William County	Minor Lease	\$15,598
5	Washington	DC	Demolish and Relocate Parking Garage 6P	Minor Const.	\$24,795
5	Washington	DC	Establish New Fairfax County Multi Specialty Clinic	Minor Lease	\$25,954
4	Wilmington	DE	Expand the Parking Garage	Minor Const.	\$7,786
4	Wilmington	DE	Construct Addition for Pharmacy	Minor Const.	\$25,190
8	Bay Pines	FL	Improve CWBY Site Conditions	NRM-IM	\$5,500
8	Bay Pines	FL	Renovate B22 3rd Floor	NRM-SUS	\$5,901
8	Bay Pines	FL	Renovate B106 1st Floor for GI/Endo	NRM-SUS	\$9,001

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
8	Bay Pines	FL	Renovate Kitchen and HUB at B102 Dom	NRM-SUS	\$10,467
8	Bay Pines	FL	Renovate B100 Patient Ward 5B for Inpatient Privacy - Phase 1	NRM-SUS	\$11,735
8	Bay Pines	FL	Renovate B100 Patient Ward 5B for Inpatient Privacy - Phase 2	NRM-SUS	\$11,735
8	Bay Pines	FL	Renovate B100 5C Medical Surgical Ward - Phase 1	NRM-SUS	\$11,930
8	Bay Pines	FL	Renovate B100 5C Medical Surgical Ward - Phase 2	NRM-SUS	\$11,930
8	Bay Pines	FL	Renovate B102 Dom B for Eye Clinic and Optical Shop	NRM-SUS	\$13,076
8	Bay Pines	FL	Remodel and Renovate the Total Interior Building 35	NRM-SUS	\$13,200
8	Bay Pines	FL	Renovate 4B for Cardiology	NRM-SUS	\$13,860
8	Bay Pines	FL	Renovate B23 2nd Floor	NRM-IM	\$14,817
8	Bay Pines	FL	Construct New GI/Endo Building	Minor Const.	\$20,633
8	Bay Pines	FL	Construct Cancer Infusion Therapy Center	Minor Const.	\$24,876
8	Bay Pines	FL	Lee County Community Living Center with Small Home Model	Major Lease	\$36,123
8	Gainesville	FL	Replace Windows	NRM-IM	\$6,600
8	Gainesville	FL	Conduct Feasibility Study	NRM-IM	\$9,900
8	Gainesville	FL	Renovate Corridors Finishes Bldg. 1	NRM-IM	\$11,000
8	Gainesville	FL	Replace Hospital Finishes Phase 2	NRM-IM	\$11,850
8	Gainesville	FL	Update Patient Room Toilets	NRM-IM	\$11,850
8	Gainesville	FL	Replace Hospital Finishes Phase 3	NRM-IM	\$11,900
8	Gainesville	FL	Repair Plumbing FCA Deficiencies	NRM-IM	\$12,000
8	Gainesville	FL	Upgrade Transport Systems	NRM-IM	\$13,100
8	Gainesville	FL	Correct Steam Generation FCAs	NRM-IM	\$13,200
8	Gainesville	FL	Correct Heating, Ventilation and Air Conditioning FCA Deficiencies	NRM-IM	\$14,250
8	Gainesville	FL	Construct Central Chiller Plant	NRM-IM	\$16,500
8	Gainesville	FL	Replace Existing Jacksonville OPC and Interim Leases	Major Lease	\$188,134
8	Gainesville	FL	Improve Functional Space	Major Const.	\$701,000

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
8	Gainesville	FL	Establish New Hospital in Jacksonville Florida	Major Const.	\$2,477,695
8	Lake City	FL	Construct Parking Garage 1	Minor Const.	\$18,100
8	Lake City	FL	Correct FCA Deficiencies	NRM-IM	\$11,000
8	Miami	FL	Parking Lease Near Miami VA Medical Center	Minor Lease	\$2,888
8	Miami	FL	Renovate Biomedical Engineering Space for Technical Work	NRM-SUS	\$5,386
8	Miami	FL	Complete Site Security Updates	NRM-IM	\$5,500
8	Miami	FL	Correction to Main Hospital Security Project PDSM Deficiency	NRM-IM	\$5,501
8	Miami	FL	Renovate Inpatient and Outpatient pharmacy	NRM-IM	\$5,758
8	Miami	FL	Auxiliary Parking Area Improvements	NRM-IM	\$6,840
8	Miami	FL	Relocate Logistics and Engineering Services	NRM-SUS	\$7,077
8	Miami	FL	Retrofit Stairwells in Building One for Safety	NRM-IM	\$8,102
8	Miami	FL	Renovate Specialty Clinics	NRM-SUS	\$8,164
8	Miami	FL	Renovate Primary Care clinic 1 - Red and gold team	NRM-IM	\$8,186
8	Miami	FL	Abate Asbestos Containing Mastic Adhesive and Remove Asbestos Containing Heating, Ventilation and Air Conditioning	NRM-IM	\$8,281
8	Miami	FL	Replace Sanitary Sewer Main Floors 6, 7, and 8 and Branches Phase III	NRM-IM	\$8,700
8	Miami	FL	Renovate Interior Corridors Building 1, 2nd and 3rd Floors, Phase 2	NRM-IM	\$9,000
8	Miami	FL	Relocate ENT, Specialty Care, Dermatology	NRM-SUS	\$9,570
8	Miami	FL	Replace and Relocate Electrical Panelboards/Transformers Building 1	NRM-IM	\$10,000
8	Miami	FL	Convert Remaining Non-Private Rooms to Private	NRM-SUS	\$10,000
8	Miami	FL	Construct New Facility-Wide Uninterruptable Power Supply	NRM-IM	\$10,000

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
8	Miami	FL	Renovate Primary Care Clinic 2 - Blue and Green Team	NRM-SUS	\$10,302
8	Miami	FL	Replace Sanitary Sewer Main Floors 3, 4, and 5 and Branches Phase II	NRM-IM	\$10,757
8	Miami	FL	Repair or Replace Architectural Fixed Equipment	NRM-IM	\$10,770
8	Miami	FL	Replace Building 7 Hood System	NRM-IM	\$11,862
8	Miami	FL	Replace Chillers 1, 2 and 3 on Medical Center Campus	NRM-IM	\$14,651
8	Miami	FL	Upgrade 11 AB Wards	NRM-IM	\$14,885
8	Miami	FL	Upgrade 11CD Wards	NRM-IM	\$14,885
8	Miami	FL	Renovate Physical Medicine and Rehabilitation Service	NRM-IM	\$15,299
8	Miami	FL	Specialty Care Cluster Relocation	NRM-SUS	\$15,575
8	Miami	FL	Renovate 4AB for a New Eye Clinic	NRM-SUS	\$17,208
8	Miami	FL	Renovate Nurse Call in Inpatient Spaces	NRM-SUS	\$18,501
8	Miami	FL	Relocate Research from Main Hospital to New Research Building for Mental Health	NRM-SUS	\$18,556
8	Miami	FL	Additional Mental Health Ambulatory Care department	NRM-SUS	\$19,077
8	Miami	FL	Upgrade 12 AB Wards	NRM-IM	\$21,274
8	Miami	FL	Renovate the Fourth Floor of the Community Living Center for Spinal Cord Injury	NRM-SUS	\$21,403
8	Miami	FL	New Broward NE County Clinic with Expanded Services	Major Lease	\$22,150
8	Miami	FL	Upgrade 12 CD Wards	NRM-IM	\$22,694
8	Miami	FL	Lease Community Living Center in the Homestead Area	Minor Lease	\$23,789
8	Miami	FL	Construct a Medical Office Building on Campus	Minor Const.	\$23,802
8	Miami	FL	Lease a New Community Living Center in the Miami Area	Minor Lease	\$23,889
8	Miami	FL	Lease a New Community Living Center in the Fort Lauderdale Area	Minor Lease	\$23,889
8	Miami	FL	Primary Care Clinical for Main Hospital	Minor Const.	\$24,048
8	Miami	FL	Renovate Third Floor Building 7	NRM-IM	\$25,192

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
8	Miami	FL	Renovate Pathology and Laboratory Third Floor Main Hospital	NRM-IM	\$26,955
8	Miami	FL	Construct a 500-Space Expandable Parking Garage	Major Const.	\$33,825
8	Miami	FL	Expand Community Living Center Building 10 and Relocate Offices in Community Living Center 4	Major Const.	\$66,699
8	Miami	FL	Lease Ambulatory Care Community Living Center and Clinical Support Center	Major Lease	\$69,100
8	Orlando	FL	Convert Viera Operating Rooms to Procedure Rooms	NRM-IM	\$8,465
8	Orlando	FL	Expand Pharmacy at Lake Baldwin	Minor Const.	\$9,858
8	Orlando	FL	Convert Inpatient Beds to Mental Health	NRM-IM	\$10,000
8	Orlando	FL	Renovate Infusion Clinic at Lake Nona	NRM-SUS	\$12,271
8	Orlando	FL	Renovate Building 500 4th Floor for Primary Care	NRM-SUS	\$14,067
8	Orlando	FL	Create New Long-Term Care (Community Living Center), Viera	Major Lease	\$19,845
8	Orlando	FL	Create New Long-Term Care (Community Living Center), Daytona	Major Lease	\$19,845
8	Orlando	FL	Create Police Training and Admin Building at Lake Baldwin	Minor Const.	\$24,676
8	Orlando	FL	Create New Specialty Care Lease Near Lake Nona	Minor Lease	\$24,856
8	Orlando	FL	Expand Infusion at Lake Nona	Minor Const.	\$25,783
8	Orlando	FL	Renovate Building 504 at Lake Baldwin	NRM-IM	\$26,912
8	Orlando	FL	Expand Building 13 at Lake Nona-2B	Minor Const.	\$27,181
8	Orlando	FL	Expand Specialty Clinics at Lake Baldwin	Minor Const.	\$29,003
8	Orlando	FL	Expand Lake County Clinic	Major Lease	\$35,856
8	Orlando	FL	Create New Lease - Lake Nona	Major Lease	\$136,500

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
8	Tampa	FL	Replace Prosthetics/Prosthetic and Sensory Aids Service Lease	Minor Lease	\$450
8	Tampa	FL	Replace Hazard Storage Building 37	Minor Const.	\$550
8	Tampa	FL	Enclose Emergency Management Storage at Parking Garage	Minor Const.	\$1,100
8	Tampa	FL	Relocate Grounds and Transportation	Minor Const.	\$2,020
8	Tampa	FL	Construct Waste Water Storage	NRM-IM	\$6,100
8	Tampa	FL	Remodel Halls and Walls Bed Tower Floors 3 and 4	NRM-IM	\$6,600
8	Tampa	FL	Correct Remaining Electrical FCAs - Campus wide	NRM-IM	\$6,600
8	Tampa	FL	Renovate Building 1-2nd Floor for Support Services	NRM-SUS	\$7,150
8	Tampa	FL	Replace Branch Domestic and Sanitary Piping, Bldg. 30	NRM-IM	\$8,800
8	Tampa	FL	Replace Stormwater Distribution System Bldg. 1	NRM-IM	\$9,045
8	Tampa	FL	Replace Risers in Chases Ph 3	NRM-IM	\$11,000
8	Tampa	FL	Replace Risers in Chases Ph 4	NRM-IM	\$11,000
8	Tampa	FL	Renovate Building 1-Ground Floor Nutrition and Food Service for Logistics	NRM-SUS	\$16,500
8	Tampa	FL	Renovate Building 32, 1st floor - Oncology Diagnostic Services	NRM-SUS	\$16,500
8	Tampa	FL	Replace South Hillsborough Clinic	Major Lease	\$38,347
8	Tampa	FL	Consolidate Clinical Leases	Major Lease	\$63,750
8	Tampa	FL	Replace Tampa Primary Care Annex	Major Lease	\$73,200
8	Tampa	FL	Construct Post-Deployment, Rehab, and Eval Program	Major Lease	\$178,790
8	West Palm Beach	FL	Lease Okeechobee Primary Care Clinic	Minor Lease	\$2,949
8	West Palm Beach	FL	Expand Oncology Infusion Center	Minor Const.	\$3,300
8	West Palm Beach	FL	Replace Steam Header	NRM-IM	\$5,500
8	West Palm Beach	FL	Replace Cooling Towers- Equipment	NRM-IM	\$6,051

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
8	West Palm Beach	FL	Ambulatory Care	Minor Lease	\$6,600
8	West Palm Beach	FL	Renovate Kitchen Space to Replace Equipment	NRM-IM	\$9,000
8	West Palm Beach	FL	Renovate Ambulatory Care Unit 5A	NRM-SUS	\$9,900
8	West Palm Beach	FL	Conduct Roof Replacement Program	NRM-IM	\$11,981
8	West Palm Beach	FL	Construct Parking Garage Phase 1	Minor Const.	\$13,000
8	West Palm Beach	FL	Renovate Inpatient 3C Mental Health	NRM-IM	\$14,478
8	West Palm Beach	FL	Enhance 7B Privacy by Converting to Private Rooms	NRM-SUS	\$14,620
8	West Palm Beach	FL	Construct Outpatient Mental Health Clinic Phase 1	Minor Const.	\$17,822
8	West Palm Beach	FL	Replace Elevator Program	NRM-IM	\$19,941
8	West Palm Beach	FL	Upgrade Electrical Distribution System	NRM-IM	\$20,000
8	West Palm Beach	FL	Construct Outpatient Multispecialty Clinic on campus	Minor Const.	\$20,000
8	West Palm Beach	FL	Replace Air Handling Units	NRM-IM	\$20,000
8	West Palm Beach	FL	Construct Outpatient Mental Health Clinic phase 2	Minor Const.	\$22,000
8	West Palm Beach	FL	Construct Parking Garage phase 2	Minor Const.	\$24,000
8	West Palm Beach	FL	Modernize Utility Center	Non- Capital	\$61,000
8	West Palm Beach	FL	Community Living Center	Major Lease	\$76,500
7	Atlanta	GA	Replace Covington VA Clinic Lease	Minor Lease	\$2,826
7	Atlanta	GA	Replace Pickens County VA Clinic Lease	Minor Lease	\$2,826
7	Atlanta	GA	Replace West Cobb County VA Clinic Lease	Minor Lease	\$2,826
7	Atlanta	GA	Replace South Fulton County Mental Health VA Clinic Lease	Minor Lease	\$2,826
7	Atlanta	GA	Replace Decatur VA Research and Development Lease	Minor Lease	\$2,981
7	Atlanta	GA	Replace Oakwood VA Clinic Lease	Minor Lease	\$5,209

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
7	Atlanta	GA	Replace Atlanta Specialty Care VA Clinic Lease	Major Lease	\$24,745
7	Atlanta	GA	Lease space for Gwinnett County Community Living Center	Minor Lease	\$44,558
7	Atlanta	GA	Lease space for Gwinnett County Health Care Center	Major Lease	\$246,799
7	Augusta	GA	Replace Air Handling Unit - Bldg. 110	NRM-IM	\$5,861
7	Augusta	GA	Replace Air Handling Unit - Bldg. 801	NRM-IM	\$6,840
7	Augusta	GA	Athens VA Dental and Specialty Care Clinic	Minor Lease	\$12,313
7	Augusta	GA	Correct Electrical Deficiencies, Bldg. 110, Uptown	NRM-IM	\$16,000
7	Augusta	GA	Correct Electrical Deficiencies - Bldg. 801, Downtown	NRM-IM	\$16,000
7	Augusta	GA	Renovate Community Living Center - Wing 1C, Building 110, Uptown	NRM-IM	\$29,868
7	Augusta	GA	Renovate Community Living Center - Wing 3F, Building 110, Uptown	NRM-IM	\$30,913
7	Dublin	GA	Renovate Pathology (1st Fl) and Convert Dental to Pathology (2nd Fl) - Bldg. 3	NRM-SUS	\$11,819
7	Dublin	GA	Lease Albany Community Based Outpatient Clinic Space	Minor Lease	\$20,062
21	Honolulu	HI	Execute Succeeding Lease for VA Logistics Warehouse	Minor Lease	\$1,066
23	Des Moines	IA	Renovate Old ED Space	NRM-SUS	\$5,919
23	Des Moines	IA	Replace Fire Alarm System	NRM-IM	\$6,000
23	Des Moines	IA	Remodel Building 9	NRM-SUS	\$8,124
23	Des Moines	IA	Remodel Building 10	NRM-IM	\$10,322
23	Des Moines	IA	Remodel 2A Clinic	NRM-SUS	\$10,408
23	Iowa City	IA	Update Building 41 and 42	NRM-IM	\$5,060
23	Iowa City	IA	Construct Research Administrative Building	Minor Const.	\$8,250
23	Iowa City	IA	Upgrade and Replace Sanitary lines	NRM-IM	\$9,020
23	Iowa City	IA	Replace and Upgrade Building 1 Mechanical Systems	NRM-IM	\$10,120

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
23	Iowa City	IA	Lease Long Term Care Center	Minor Lease	\$30,689
20	Boise	ID	Connect Community Living Centers to Hospital	Minor Const.	\$4,400
20	Boise	ID	Obtain Boise Primary Care/Specialty Care Lease	Minor Lease	\$12,000
20	Boise	ID	Obtain West Ada County Primary Care/Specialty Care Lease	Minor Lease	\$12,000
20	Boise	ID	Construct Ambulatory Care Building	Major Const.	\$448,000
12	Chicago	IL	Lease Chicago Administrative (JB Swing Space)/Telehealth	Minor Lease	\$660
12	Chicago	IL	Renovate Outpatient Dialysis - Taylor Bldg. 1st floor	NRM-SUS	\$5,533
12	Chicago	IL	Remodel for Community Living Center Nursing, Bldg. 40 6W	NRM-SUS	\$7,400
12	Chicago	IL	Lease Adam Benjamin, Jr. Crown Point Community Based Outpatient Clinic	Major Lease	\$8,000
12	Chicago	IL	Common/Swing/Construction	NRM-SUS	\$16,500
12	Danville	IL	Renewal Lease for Bloomington Community Based Outpatient Clinic	Minor Lease	\$870
12	Danville	IL	Renewal Lease for Decatur Community Based Outpatient Clinic	Minor Lease	\$1,017
12	Danville	IL	Renewal Lease for Peoria Community Based Outpatient Clinic	Minor Lease	\$2,244
12	Danville	IL	Replacement Lease for Mattoon Community Based Outpatient Clinic	Minor Lease	\$4,061
12	Danville	IL	Correct Secondary Electrical Distribution System FCAs	NRM-IM	\$5,645
12	Danville	IL	Construct Two Small Community Living Center Homes 9 and 10	Minor Const.	\$18,706
12	Danville	IL	Establish Springfield Medium Multi-Specialty Community Based Outpatient Clinic	Minor Lease	\$28,993
12	Danville	IL	Establish Champaign-Urbana Multi-Specialty Community Based Outpatient Clinic	Major Lease	\$46,854

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
12	Hines	IL	Drive-thru Vaccination Station	Minor Const.	\$2,922
12	Hines	IL	Renovate Elevators in Buildings 1 and 228	NRM-SUS	\$8,360
12	Hines	IL	Renovate 10th Floor of Building 200	NRM-IM	\$17,305
12	Hines	IL	Construct New Toilet Rooms in Building 1	Minor Const.	\$19,514
12	Hines	IL	Renovate Outer Corridor	Minor Const.	\$27,513
12	Hines	IL	Construct Multi-level Parking Garage	Major Const.	\$35,389
12	Hines	IL	Construct a New Hospital	Major Const.	\$2,580,881
15	Marion	IL	Relocate Paducah, KY Community Based Outpatient Clinic and Expand into Multi-Specialty Clinic	Minor Lease	\$9,279
15	Marion	IL	Building 2 - Expand and Renovate Canteen	Minor Const.	\$14,682
15	Marion	IL	Building 42 – Vertical Expansion 2nd Floor Addition for Sterile Processing	Minor Const.	\$18,348
15	Marion	IL	Construction of a New Standalone Building to Replace Modular Buildings 1, 3, and	Minor Const.	\$23,633
15	Marion	IL	Building 42 – Expansion to Provide Service Delivery and Logistics	Minor Const.	\$24,868
15	Marion	IL	Building 42 - Vertical Expansion 2nd Floor Addition for Relocated Physical Medicine and Rehabilitation Services	Minor Const.	\$24,924
15	Marion	IL	Building 42 - Expand and Renovate Main Entrance	Minor Const.	\$24,948
15	Marion	IL	Building 42 - Vertical Expansion 2nd Floor for Med Specialties	Minor Const.	\$24,983
12	North Chicago	IL	Expand BLDG 196- Parking Garage	Minor Const.	\$20,832
10	Indianapolis	IN	Modernize Electrical Distribution	NRM-IM	\$6,600
10	Indianapolis	IN	Correct Heating, Ventilation and Air Conditioning Deficiencies	NRM-IM	\$12,221

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
10	Indianapolis	IN	Modernize A-Wing Electrical Distribution	NRM-IM	\$12,650
10	Indianapolis	IN	Modernize Operating Rooms and Sterile Processing Department	NRM-IM	\$18,700
10	Marion	IN	Renovate Basement Building 138	NRM-SUS	\$17,600
15	Leavenworth	KS	Install New Heating, Ventilation, and Air Conditioning (HVAC) System Building 71	NRM-IM	\$5,280
15	Leavenworth	KS	Construct New Primary Care Facility - Phase II	Minor Const.	\$17,200
15	Leavenworth	KS	Construct New Primary Care Facility - Phase I	Minor Const.	\$18,600
15	Leavenworth	KS	Correct Cast Iron Components Campus Wide	NRM-IM	\$26,400
15	Topeka	KS	Repair Parking lots and Curb and Gutters Seal Parking Lots and exterior way find	NRM-IM	\$6,000
15	Topeka	KS	Correct Physical Security deficiencies	NRM-IM	\$8,000
15	Topeka	KS	Survey of Cast Iron Components Campus Wide	NRM-IM	\$8,800
15	Topeka	KS	B6 Addition for Long Term Community Care and Hospice	Minor Const.	\$15,400
15	Wichita	KS	Install and Correct Perimeter Fencing, Building Physical Security, Life Safety	Minor Const.	\$17,479
15	Wichita	KS	Construct Addition to BLDG 1C for Relocating Radiology and Co-Locating with Nuclear Medicine	Minor Const.	\$22,198
15	Wichita	KS	Construct Mental Health Addition for Psychological Rehabilitation Recovery Center, Suicide Prevention and Tele-health	Minor Const.	\$22,337
15	Wichita	KS	Construct Addition and Renovate 2nd Floors building 19 and 2 for Cath Lab Expansion	Minor Const.	\$22,572
15	Wichita	KS	Construct Addition and Renovate Building 1 ICU for Patient Privacy	Minor Const.	\$24,249
9	Lexington	KY	Construct Community Clinic London/Corbin	Minor Lease	\$3,950
9	Lexington	KY	Repair Various Infrastructure Deficiencies	NRM-SUS	\$5,000

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
9	Lexington	KY	Remediate Hazmat Conditions	NRM-SUS	\$5,000
9	Lexington	KY	Repair and Upgrade Various Information Technology Deficiencies	NRM-SUS	\$5,000
9	Lexington	KY	Repair Various Storm Water Deficiencies	NRM-SUS	\$5,000
9	Lexington	KY	Construct Additional Surface Parking	NRM-SUS	\$8,000
9	Lexington	KY	Replace and Repair Façade on Buildings	NRM-SUS	\$10,000
9	Lexington	KY	Repair Various Structural Deficiencies	NRM-SUS	\$10,000
9	Lexington	KY	Renovate Building 25 Second Floor for Whole Health Clinics	NRM-SUS	\$11,600
9	Lexington	KY	Renovate Building 25 Second Floor for Out-Patient Mental Health Clinics	NRM-SUS	\$13,800
9	Lexington	KY	Renovate Building 3 For Radiology and MRI Suite Phase 1	NRM-SUS	\$14,700
9	Lexington	KY	Renovate Building 3 For Radiology Suite Phase 2	NRM-SUS	\$14,700
9	Lexington	KY	Repair Various Architectural Deficiencies	NRM-SUS	\$15,000
9	Lexington	KY	Repair Various Plumbing Deficiencies	NRM-SUS	\$15,000
9	Lexington	KY	Repair Various Transport Deficiencies	NRM-SUS	\$15,000
9	Lexington	KY	Renovate and Repair Building 28 Ground for Specialty Clinics	NRM-SUS	\$15,400
9	Lexington	KY	Repair Mechanical Systems	NRM-SUS	\$20,000
9	Lexington	KY	Construct New Multi-Specialty Medical Building	Minor Const.	\$25,000
9	Louisville	KY	Replace Administrative Lease	Minor Lease	\$3,200
9	Louisville	KY	Construct Transportation Building	Minor Const.	\$5,000
9	Louisville	KY	Future Space Expansion	Minor Lease	\$6,000
9	Louisville	KY	Preparation of Existing Zorn Avenue Campus for Disposition	NRM-SUS	\$18,000
9	Louisville	KY	Construct Gymnasium Building	Minor Const.	\$22,000

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
9	Louisville	KY	Construct Education Building	Minor Const.	\$25,000
9	Louisville	KY	Create Louisville Community Living Center Lease	Major Lease	\$40,222
9	Louisville	KY	Lease Louisville Metro Outpatient Clinic	Major Lease	\$45,240
16	Alexandria	LA	Replace Jennings Community Based Outpatient Clinic Lease	Minor Lease	\$2,191
16	Shreveport	LA	Modernize Building 1 Common Areas	NRM-IM	\$5,000
16	Shreveport	LA	Replace Building 1 Elevators	NRM-IM	\$6,600
16	Shreveport	LA	Replace Doors and Install Electronic Key System, Main Campus	NRM-IM	\$14,800
1	Bedford	MA	Adult Day Care	Minor Const.	\$11,050
1	Bedford	MA	Replacement Hospital	Major Const.	\$3,650,000
1	Boston (JP)	MA	Neuroscience Research Renovation	NRM-IM	\$5,537
1	Boston (JP)	MA	Lowell Outpatient Clinic	Minor Lease	\$7,978
1	Boston (JP)	MA	Renovate 6D/6E for Oncology	NRM-SUS	\$12,083
1	Boston (JP)	MA	Research Lease	Major Lease	\$13,000
1	Boston (JP)	MA	Upgrade Electrical Substation	NRM-IM	\$15,900
1	Boston (JP)	MA	Building 1 Elevator Modernization	NRM-IM	\$23,780
1	Boston (JP)	MA	Replace Exterior Panels	NRM-IM	\$324,253
1	Boston (WR)	MA	Upgrade Electrical Systems Buildings 1,2,3 - Phase 4	NRM-IM	\$5,582
1	Boston (WR)	MA	Replace Roofs Buildings 1,2,3	NRM-IM	\$6,336
1	Boston (WR)	MA	Ward Renovation Patient Privacy	NRM-SUS	\$6,600
1	Boston (WR)	MA	Upgrade Heating Ventilating Air Conditioning Building 3	NRM-IM	\$8,496
1	Boston (WR)	MA	Repair Parking Lots	NRM-IM	\$10,800
1	Boston (WR)	MA	Central Chiller Plant	NRM-IM	\$22,000
1	Boston (WR)	MA	West Roxbury Clinical Addition	Major Const.	\$315,040
1	Brockton	MA	Building 24 Renovation	NRM-IM	\$6,857
1	Brockton	MA	Stream Pipe Replacement	NRM-IM	\$8,800
1	Brockton	MA	Water Main Replacement	NRM-IM	\$9,982

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
1	Brockton	MA	Community Living Center Lease	Major Lease	\$10,000
1	Brockton	MA	Connecting Corridor Roof Replacement	NRM-IM	\$11,006
1	Brockton	MA	SPS Infrastructure Improvements	NRM-IM	\$12,675
1	Brockton	MA	Life Safety and Interior Door FCA Corrections	NRM-SUS	\$15,500
1	Brockton	MA	Long Term Spinal Cord Injury Center Phase I	Minor Const.	\$25,250
1	Northampton	MA	Renovate Building 15 for Facility Management Storage	NRM-SUS	\$7,175
1	Northampton	MA	Modernize Building 16 Warehouse	NRM-SUS	\$10,830
1	Northampton	MA	Repair / Replace Stormwater Conveyance System	NRM-IM	\$11,220
1	Northampton	MA	Renovate Building 25 for Education, Police Services and EMS	NRM-IM	\$11,797
1	Northampton	MA	Renovate Mountain Building (B11) for Wellness Center	NRM-IM	\$13,686
1	Northampton	MA	North Worcester County Community Based Outpatient Clinic	Minor Lease	\$13,753
1	Northampton	MA	Update Mental Health Environment of Care Space Building 4 Lower South	NRM-SUS	\$13,934
1	Northampton	MA	Renovate Building 5 - Nutrition	NRM-SUS	\$14,178
1	Northampton	MA	Repair/Replace Upper Campus Storm Water System, including Covered Walkway	NRM-IM	\$14,937
1	Northampton	MA	Upgrade Marsh Building (B26) Heating, Ventilation and Air Conditioning and Roof	NRM-IM	\$15,255
1	Northampton	MA	Renovate Birch Building (B12) for Administration	NRM-IM	\$15,435
1	Northampton	MA	Build New Physical and Occupation Therapy and Prosthetics Center	Minor Const.	\$16,842
1	Northampton	MA	Renovate Building 26 (Marsh) for Domiciliary Residential Rehab Treatment Program	NRM-SUS	\$24,114
1	Northampton	MA	Build Worcester Small Homes	Major Lease	\$44,068

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
1	Northampton	MA	Build Hampden County Small Homes	Major Lease	\$44,068
5	Baltimore	MD	Renew Baltimore W. Fayette Street Annex Lease	Minor Lease	\$4,000
5	Baltimore	MD	Upgrade Locks to Digital System	NRM-IM	\$5,442
5	Baltimore	MD	Renovate Dental Suite	NRM-IM	\$5,782
5	Baltimore	MD	Bel Air Community Based Outpatient Clinic	Minor Lease	\$7,607
5	Baltimore	MD	Expand and Consolidate Biomed Space	Minor Const.	\$8,418
5	Baltimore	MD	Convert Primary Care Space	NRM-SUS	\$11,000
5	Baltimore	MD	Renovate and Expand Surgical ICU	NRM-IM	\$12,484
5	Baltimore	MD	Modernize Heating, Ventilation and Air Conditioning System	NRM-IM	\$13,200
5	Baltimore	MD	Loch Raven Renovate Building 1 - Phase 2	NRM-IM	\$15,000
5	Baltimore	MD	Converting Research Space to Surgery	NRM-SUS	\$21,000
5	Baltimore	MD	Expand NFS Kitchen	Minor Const.	\$23,196
5	Baltimore	MD	Research Annex	Minor Lease	\$41,418
5	Perry Point	MD	Replace Chiller #3	NRM-IM	\$5,600
5	Perry Point	MD	Upgrade Connecting Corridor Mechanical Units	NRM-IM	\$11,000
5	Perry Point	MD	Upgrade Site Surveillance System	NRM-IM	\$11,000
5	Perry Point	MD	Improve Physical Security	NRM-IM	\$15,000
5	Perry Point	MD	Construct Replacement Canteen Service Building to Correct FCA, Seismic and Structural	Minor Const.	\$24,500
5	Perry Point	MD	Renovate Building 314 Complex as Wellness Facility	NRM-IM	\$25,000
1	Togus	ME	Togus Warehouse (Harpers) Replacement Lease	Minor Lease	\$826
1	Togus	ME	Renovate Gym	NRM-SUS	\$7,700
1	Togus	ME	Renovate IR Suite	NRM-SUS	\$8,250
1	Togus	ME	Replace Elevators in B205, B206 and B207	NRM-SUS	\$8,250
1	Togus	ME	Renovate Same Day Surgery and PACU	NRM-SUS	\$9,900

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
1	Togus	ME	Lease Portland Specialty Care Clinic	Minor Lease	\$11,000
1	Togus	ME	Renovate B210	NRM-IM	\$11,000
1	Togus	ME	Tuckpointing and Masonry Repairs	NRM-IM	\$13,200
1	Togus	ME	Replace Water Storage Tank and Replace Domestic Water Service Lines	NRM-IM	\$13,750
1	Togus	ME	Reconstruct and Repave Roads and Parking Lots Phase II	NRM-IM	\$14,050
1	Togus	ME	Renovate Inpatient Mental Health	NRM-IM	\$17,050
1	Togus	ME	Replace Steam and Condensate Lines Phase 2	NRM-IM	\$22,000
1	Togus	ME	Renovate Primary Care	NRM-IM	\$25,850
1	Togus	ME	FCA Corrections	NRM-IM	\$48,542
1	Togus	ME	Replace Boilers and Extend Natural Gas Service	NRM-IM	\$53,000
1	Togus	ME	Replace Togus Medical Center	Major Const.	\$330,000
10	Ann Arbor	MI	Update Electrical Systems on Campus	NRM-IM	\$15,000
10	Ann Arbor	MI	Replace Roofs Multiple Buildings	NRM-IM	\$15,000
10	Ann Arbor	MI	Tuckpoint Bldgs. 3, 1W, 1E, 28, 29, 30	NRM-IM	\$15,000
10	Ann Arbor	MI	Upgrade Walks and Drives	NRM-IM	\$15,000
10	Ann Arbor	MI	Upgrade Air Handling Units Bldgs. 1W and 1E	NRM-IM	\$15,000
10	Ann Arbor	MI	Upgrade Plumbing and Sanitary systems Bldg. 1W and 1E.	NRM-IM	\$15,000
10	Ann Arbor	MI	Add last level to East Parking Deck	Minor Const.	\$15,820
10	Ann Arbor	MI	Renovate 3rd Floor	NRM-SUS	\$16,000
10	Ann Arbor	MI	Renovate 5 West	NRM-SUS	\$16,000
10	Ann Arbor	MI	Update and Renovate Radiology and Nuclear Medicine	NRM-SUS	\$16,000
10	Ann Arbor	MI	Renovate 5 East	NRM-SUS	\$16,000
10	Ann Arbor	MI	Renovate Emergency Department	NRM-SUS	\$16,000
10	Ann Arbor	MI	Relocate and Expand Jackson	Minor Lease	\$17,723

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
10	Ann Arbor	MI	Relocate and Expand Flint Community Based Outpatient Clinic	Minor Lease	\$17,723
10	Ann Arbor	MI	Relocate Pathology/Laboratory Service	Minor Const.	\$26,000
10	Battle Creek	MI	Replace Various Heating, Ventilation and Air Conditioning Systems, B 2 and 39	NRM-IM	\$6,720
10	Detroit	MI	Rework Chillers and Piping	NRM-IM	\$16,800
12	Iron Mountain	MI	New Administrative Lease in Iron Mountain 2	Minor Lease	\$1,150
12	Iron Mountain	MI	Replace Rhinelander Community Based Outpatient Clinic	Minor Lease	\$4,150
23	Minneapolis	MN	Upgrade Campus Cooling Capacity	NRM-IM	\$5,500
23	Minneapolis	MN	Upgrade Emergency Power Generating Capacity	NRM-IM	\$6,600
23	Minneapolis	MN	Renovate for Expanded Polytrauma Program, Phase 3	NRM-SUS	\$11,000
23	Minneapolis	MN	Renovate for a Private Patient Medical Bed Ward (3L)	NRM-SUS	\$13,200
23	Minneapolis	MN	Renovate for a Private Patient Medical Bed Ward (2L)	NRM-SUS	\$13,200
23	Minneapolis	MN	Construct Outpatient Mental Health Center	Minor Const.	\$22,500
23	Minneapolis	MN	Expand Twin Ports Community Based Outpatient Clinic	Minor Lease	\$24,829
23	St. Cloud	MN	Construct Community Living Center Cottage for Hospice	Minor Const.	\$20,868
23	St. Cloud	MN	Construct Community Living Center Cottage West	Minor Const.	\$23,510
15	Columbia	MO	Succeeding Mental Health Transitional Residence Lease	Minor Lease	\$200
15	Columbia	MO	Renovate Behavioral Health Clinic Phase 2	NRM-SUS	\$6,720
15	Columbia	MO	Construct Parking Garage	Minor Const.	\$8,900
15	Columbia	MO	Renovate Behavioral Health Phase 3	NRM-SUS	\$9,413
15	Columbia	MO	Address Physical Security Deficiencies Phase 1	Minor Const.	\$12,118

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
15	Kansas City	MO	Replacement Mental Health Residential Rehab Lease	Minor Lease	\$4,910
15	Kansas City	MO	Replace Cast Iron Fittings on Medium and High-Pressure Steam Distribution System	NRM-IM	\$5,000
15	Kansas City	MO	Renovate Building 26 to relocate Prosthetics	NRM-SUS	\$9,325
15	Kansas City	MO	Construct Pharmacy and Outpatient Clinic Addition	Minor Const.	\$20,521
15	Kansas City	MO	Expand Radiology, Cardiology and Right-Size Laboratory Services	Minor Const.	\$20,608
15	Kansas City	MO	Construct Parking Garage Addition	Minor Const.	\$23,270
15	Kansas City	MO	Expand 4th floor Inpatient Medicine Bed Addition for Patient Privacy	Minor Const.	\$23,918
15	Kansas City	MO	Construct 4th Floor Inpatient Medicine Bed Addition for Patient Privacy	Minor Const.	\$24,163
15	Kansas City	MO	Expand 3rd Floor Inpatient Bed addition for Patient Privacy and Right-sizing	Minor Const.	\$24,418
15	Kansas City	MO	Construct Small House Model Community Living Center	Major Lease	\$43,534
15	Poplar Bluff	MO	Construct Parking Structure	Minor Const.	\$0
15	Poplar Bluff	MO	Cripple Creek Succeeding Lease	Minor Lease	\$245
15	Poplar Bluff	MO	Acquire Adjacent Real Estate for Ingress to Medical Center	Minor Const.	\$4,600
15	Poplar Bluff	MO	Correct Physical Security Findings - Phase 1	NRM-IM	\$5,000
15	Poplar Bluff	MO	Renovate Floor 1 Building 1 Common Space and Specialty Clinics	NRM-SUS	\$7,200
15	Poplar Bluff	MO	Renovate and Right Size Sterile Processing Service	NRM-IM	\$7,700
15	Poplar Bluff	MO	Expand Dental Service	Minor Const.	\$9,068
15	Poplar Bluff	MO	Lease Small House Model Community Living Center	Minor Lease	\$13,140

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
15	Poplar Bluff	MO	Expand Clinical Pharmacy for Inpatient and Outpatient Services	Minor Const.	\$14,200
15	Poplar Bluff	MO	Construct Women's Health and Physical Therapy Addition	Minor Const.	\$24,000
15	Poplar Bluff	MO	Replace Building 5: Co-Locate Administration and Support Services	Minor Const.	\$25,000
15	Poplar Bluff	MO	Expand Residential Rehabilitation Treatment Program	Minor Const.	\$25,000
15	St Louis (JB)	MO	Renovate 3rd Floor East Wing B1	NRM-IM	\$5,120
15	St Louis (JB)	MO	Construct Water Treatment Facility	Minor Const.	\$6,667
15	St Louis (JB)	MO	Create Hospice House	Minor Const.	\$17,233
15	St Louis (JC)	MO	Replace and expand St. Clair County VA Clinic Lease	Minor Lease	\$4,538
15	St Louis (JC)	MO	St. Louis VA Outpatient Clinic	Minor Lease	\$36,581
15	St Louis (JC)	MO	Replace Seismically Deficient Building 1, 1CA and 2	Major Const.	\$1,887,000
16	Biloxi	MS	Correct GCVHCS Florida Community Based Outpatient Clinic Utility Deficiencies, Heating, Ventilation and Air Conditioning and Provide Misc. Upgrade	NRM-IM	\$8,100
16	Biloxi	MS	Expand JACC Phase 2 for Community Programs, Whole Health and Support Services	Minor Const.	\$14,870
16	Jackson	MS	Succeeding Lease - Regional Counsel	Minor Lease	\$901
16	Jackson	MS	Succeeding Lease - Home Based Primary Care Administration	Minor Lease	\$3,162
16	Jackson	MS	Succeeding Lease - Dental Clinic	Minor Lease	\$4,381
16	Jackson	MS	Repurpose Primary Care Space for Emergency Department	NRM-SUS	\$5,180
16	Jackson	MS	Renovate Primary Care Green for PACT	NRM-IM	\$10,051
16	Jackson	MS	Renovate Emergency Department	NRM-IM	\$11,952
16	Jackson	MS	Repurpose Research Space for Non-Clinical Support Use	NRM-SUS	\$16,500

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
16	Jackson	MS	Renovate Common and Non-Clinical Support Space Main Hospital	NRM-SUS	\$16,513
16	Jackson	MS	Lease Primary Care/Diagnostics Clinic	Minor Lease	\$27,288
16	Jackson	MS	Lease Community Living Center	Minor Lease	\$43,630
16	Jackson	MS	Renovate Inpatient and Outpatient Mental Health	NRM-IM	\$93,136
6	Asheville	NC	Expand Emergency Capabilities	NRM-IM	\$6,720
6	Asheville	NC	Correct Condition Deficiencies - Access and Site	NRM-IM	\$7,840
6	Asheville	NC	Lease - Outpatient Mental Health #1	Minor Lease	\$7,932
6	Asheville	NC	Lease - Outpatient Mental Health 2	Minor Lease	\$7,932
6	Asheville	NC	Lease - Outpatient Mental Health 3	Minor Lease	\$7,932
6	Asheville	NC	Lease Space for Ancillary/Diagnostic Services	Minor Lease	\$8,435
6	Asheville	NC	Repair and/or Replace Roofs Multiple Buildings	NRM-IM	\$8,960
6	Asheville	NC	New Lease - Weaverville	Minor Lease	\$9,432
6	Asheville	NC	New Outpatient Lease - Canton	Minor Lease	\$9,432
6	Asheville	NC	Correct FCA Deficiencies Architectural Bldgs. 47 and 62	NRM-IM	\$12,000
6	Asheville	NC	Correct FCA Electrical Deficiencies Bldg. 47, 62, and 57	NRM-IM	\$12,100
6	Asheville	NC	Correct FCA Deficiencies for Out Buildings	NRM-IM	\$12,100
6	Asheville	NC	Renovate SPS for Support of Operating Room Suite	NRM-SUS	\$12,480
6	Asheville	NC	Increase Capacity of Boiler Plant and Chiller Plant	NRM-IM	\$15,100
6	Asheville	NC	Utility System Improvements	NRM-IM	\$16,800
6	Asheville	NC	Renovate Ward 4 South for Private Inpatient Med Surg Beds	NRM-SUS	\$17,185
6	Asheville	NC	Construct Space for Patient Education and Support Space	Minor Const.	\$22,298

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
6	Asheville	NC	Parking Garage 1	Minor Const.	\$22,300
6	Asheville	NC	Expand Imaging Department	Minor Const.	\$22,523
6	Asheville	NC	Parking Garage #2	Minor Const.	\$24,974
6	Asheville	NC	Parking Garage #3	Minor Const.	\$25,008
6	Asheville	NC	Construct New Warehouse	Minor Const.	\$25,177
6	Asheville	NC	Construct Surgical Clinics Adjacent to Operating Suite	Minor Const.	\$25,253
6	Asheville	NC	Lease Outpatient Clinic - Hendersonville	Minor Lease	\$27,909
6	Asheville	NC	Expand Outpatient Services	Major Const.	\$385,072
6	Durham	NC	Renew National Teleradiology Offices Lease at Croasdaile.	Minor Lease	\$2,150
6	Durham	NC	Renovate Halls and Walls 6th and 7th Floors	NRM-IM	\$5,600
6	Durham	NC	Replace Air Handling Units 17, 18 and 22	NRM-IM	\$6,000
6	Durham	NC	Replace Fire Alarm System	NRM-IM	\$6,100
6	Durham	NC	Replace Auxiliary Chillers	NRM-IM	\$6,200
6	Durham	NC	Correct Building 1 and 23 Façade Deficiencies	NRM-IM	\$9,000
6	Durham	NC	Improve Main Hospital Entry	Minor Const.	\$12,000
6	Durham	NC	Install SPS Air Handling Unit	NRM-IM	\$12,000
6	Durham	NC	Construct New Main Hospital and Supportive Infrastructures	Major Const.	\$2,623,600
6	Fayetteville	NC	Lease Community Living Center for Coast	Minor Lease	\$16,155
6	Salisbury	NC	New Lease-Community Based Outpatient Clinic-Randolph Co.	Minor Lease	\$9,218
6	Salisbury	NC	New Lease-Community Based Outpatient Clinic-Union County	Minor Lease	\$9,249
6	Salisbury	NC	New Lease-Community Based Outpatient Clinic- Mooreville/Lake Norman	Minor Lease	\$9,331
6	Salisbury	NC	Replace fan coil units throughout campus.	NRM-IM	\$17,947

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
6	Salisbury	NC	Mechanical - Steam Generation: Building 18	NRM-IM	\$18,495
6	Salisbury	NC	Construct New Parking Garage	Minor Const.	\$24,766
23	Fargo	ND	Replace Bemidji Community Based Outpatient Clinic	Minor Lease	\$4,960
23	Fargo	ND	Perform Electrical Distribution System Work - Part 3	NRM-IM	\$5,000
23	Fargo	ND	Prepare Rooms for Replacement DR's - 2027	NRM-IM	\$5,001
23	Fargo	ND	Repair Asphalt and Concrete Drives, Parking, etc.	NRM-IM	\$5,028
23	Fargo	ND	Replace Perimeter Fence	NRM-IM	\$6,000
23	Fargo	ND	Perform Electrical Distribution System Work - Phase 2	NRM-IM	\$6,500
23	Fargo	ND	Perform Electrical Distribution System Work - Phase 1	NRM-IM	\$6,500
23	Fargo	ND	Fargo Metro Area - MS- Community Based Outpatient Clinic	Minor Lease	\$15,675
23	Fargo	ND	Construct Additional Parking	Minor Const.	\$24,632
23	Omaha	NE	Replace Sanitary Sewer Cast Iron Piping (GI)	NRM-IM	\$5,000
23	Omaha	NE	Correct Legionella Deficiencies (GI)	NRM-IM	\$5,000
23	Omaha	NE	Correct Legionella Deficiencies Phase 2	NRM-IM	\$5,000
23	Omaha	NE	Renovate to Vacate Campus Research	NRM-SUS	\$5,500
23	Omaha	NE	Replace Campus Air Handlers (GI)	NRM-IM	\$6,050
23	Omaha	NE	Add Community Living Center Space	NRM-SUS	\$6,600
23	Omaha	NE	Renovate GRI TR House	NRM-SUS	\$7,150
23	Omaha	NE	Replace Sanitary Sewer Cast Iron Piping	NRM-IM	\$8,000
23	Omaha	NE	Add Common Space - Phase 1	NRM-SUS	\$11,000
23	Omaha	NE	Add Common Space - Phase 2	NRM-SUS	\$11,000
23	Omaha	NE	Renovate Grand Island Community Living Center Phase 1	NRM-SUS	\$12,100
23	Omaha	NE	Construct 2nd Floor of PT and Prosthetics Bldg.	Minor Const.	\$22,283

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
23	Omaha	NE	Construct PT Prosthetics and Whole Health GRI	Minor Const.	\$23,623
1	Manchester	NH	Upgrade Water Distribution, Sanitary, and Stormwater Systems	NRM-IM	\$5,500
1	Manchester	NH	Renovate Building 1 Basement for Support Services- Phase I-South and West wings	NRM-SUS	\$13,513
1	Manchester	NH	Renovate Building 1, First Floor for Nutrition, Canteen, and Police	NRM-IM	\$14,334
1	Manchester	NH	Renovate Building 1 Basement for Support Services- Phase II North wing	NRM-SUS	\$17,072
1	Manchester	NH	Renovate Building 1 6th floor for Specialty Care	NRM-SUS	\$18,117
1	Manchester	NH	Renovate Building 1 5th Floor for Mental Health	NRM-SUS	\$18,141
1	Manchester	NH	Renovate Building 15 Basement	NRM-SUS	\$19,695
1	Manchester	NH	Combine and Expand NH Seacoast Community Based Outpatient Clinics	Minor Lease	\$24,975
1	Manchester	NH	Construct Parking Deck	Minor Const.	\$25,294
1	Manchester	NH	Construct Parking Garage	Minor Const.	\$27,095
1	Manchester	NH	Lease Community Living Center	Major Lease	\$45,795
2	Lyons	NJ	Repurpose Abandon ICU to Dialysis Suite	NRM-IM	\$8,740
22	Albuquerque	NM	Provide Seismic Upgrade for Building 13	Seismic	\$4,500
22	Albuquerque	NM	Restore Exteriors Building 2 and 3	NRM-IM	\$6,000
22	Albuquerque	NM	Correct Site Storm Drainage	NRM-IM	\$6,000
22	Albuquerque	NM	Upgrade for Site Safety and Security on Campus	NRM-IM	\$6,375
22	Albuquerque	NM	Replace-Repair Water Mains on Campus	NRM-IM	\$6,550
22	Albuquerque	NM	Construct New Surface Parking Spaces	NRM-IM	\$6,600
22	Albuquerque	NM	Correct FCA Deficiencies, B41 (Phase 1)- Architectural, Mechanical, Electrical a	NRM-IM	\$8,250

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
22	Albuquerque	NM	Correct FCA Deficiencies, B1-Architectural, Electrical, Mechanical, Plumbing	NRM-IM	\$8,800
22	Albuquerque	NM	Repair-Replace Power Systems on Campus	NRM-SUS	\$8,800
22	Albuquerque	NM	Renovate Canteen Kitchen and Dining Areas	NRM-IM	\$9,050
22	Albuquerque	NM	Correct Deficiencies and Renovate B-3 for Architectural, Electrical, Mechanical,	NRM-SUS	\$9,950
22	Albuquerque	NM	Expand B-77 for Ancillary-Diagnostic Services	Minor Const.	\$15,400
22	Albuquerque	NM	Repair Roads and Upgrade Pedestrian Circulation on Campus	NRM-IM	\$15,500
22	Albuquerque	NM	Improve Main Entrance to Campus	NRM-IM	\$16,500
22	Albuquerque	NM	Expand Canteen Service Space	Minor Const.	\$18,200
22	Albuquerque	NM	Renovate SPS/Distribution Service Area	NRM-IM	\$18,300
22	Albuquerque	NM	Renovate and Expand Radiology	Minor Const.	\$18,700
22	Albuquerque	NM	Construct Dental Clinic Space	Minor Const.	\$19,200
22	Albuquerque	NM	Renovate B-41, 5D for Inpatient Single Bed Unit	Minor Const.	\$19,500
22	Albuquerque	NM	Renovate Spinal Cord Injury Building	NRM-IM	\$19,800
22	Albuquerque	NM	Build Women's Health Clinic	Minor Const.	\$20,500
22	Albuquerque	NM	Expand/Renovate B41 2A and B for Surgical Specialty Clinics	Minor Const.	\$20,850
22	Albuquerque	NM	Construct Specialty Clinics Building	Minor Const.	\$21,250
22	Albuquerque	NM	Upgrade Operating Rooms (B-41)	Minor Const.	\$23,000
22	Albuquerque	NM	Construct New Parking Garage	Minor Const.	\$23,500
22	Albuquerque	NM	Consolidate Medical and Surgical Intensive Care Unit	Minor Const.	\$23,500
22	Albuquerque	NM	Expand Community Living Center Space	Minor Const.	\$23,800

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
22	Albuquerque	NM	Construct Medical Support Complex	Minor Const.	\$24,700
22	Albuquerque	NM	Expand the Emergency Department	Minor Const.	\$24,900
22	Albuquerque	NM	Lease Swing Space	Minor Lease	\$32,177
21	Las Vegas	NV	Replacement of Roofs for Buildings 2,3,5,6 and 7	NRM-IM	\$6,053
21	Las Vegas	NV	Construct Engineering Building	Minor Const.	\$25,000
21	Las Vegas	NV	Replacement Lease - Southeast (Henderson) Multi-Specialty Community Based Outpatient Clinic	Minor Lease	\$29,251
21	Las Vegas	NV	Replacement Lease – Southwest (Spring Valley) Multi-Specialty Community Based Outpatient Clinic	Minor Lease	\$29,732
21	Las Vegas	NV	Replacement Lease - Northwest (Centennial Hills) Multi-Specialty Community Based Outpatient Clinic	Minor Lease	\$36,557
21	Las Vegas	NV	Replacement Lease – Northeast (Medical District) Multi-Specialty Community Based Outpatient Clinic	Major Lease	\$71,964
21	Reno	NV	Upgrade for Compliance with Physical Security Standards Campus-Wide	NRM-IM	\$5,172
21	Reno	NV	Correct Electrical System Deficiencies in Building 1	NRM-IM	\$5,500
21	Reno	NV	Replace Utility System Piping from Building 12 to Buildings 1, 1D and 10	NRM-IM	\$6,000
21	Reno	NV	Retrofit Building 1D Domestic Hot and Cold-Water System	NRM-IM	\$8,250
21	Reno	NV	Replace North Campus Lease	Minor Lease	\$12,190
2	Albany	NY	Repair Campus Roads and Surface Parking	NRM-IM	\$8,800
2	Albany	NY	Upgrade Deficient Air Handlers and Exhaust Fans	NRM-IM	\$13,313

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
2	Albany	NY	Renovate 9B for Cardiology	NRM-SUS	\$15,061
2	Brooklyn	NY	Replace Electrical Panels	NRM-IM	\$5,500
2	Brooklyn	NY	Upgrade Electrical Distribution	NRM-IM	\$8,800
2	Brooklyn	NY	Replace Windows Basement through 4th floor	NRM-IM	\$13,200
2	Brooklyn	NY	Replace Chillers #1, #2, #4 and #5.	NRM-IM	\$24,200
2	Buffalo	NY	Infill D-Wing for Dialysis	Minor Const.	\$24,661
2	Buffalo	NY	Expand Patient Parking Ramp (Phase 2)	Minor Const.	\$26,665
2	Canandaigua	NY	Connect Campus to New Switch Gear	NRM-IM	\$11,200
2	Castle Point	NY	Replace High Pressure Steam Lines and Pumps in Tunnel and Trench at Castle Point C	NRM-SUS	\$6,600
2	Castle Point	NY	Replace Building 16 Air Handling Unit	NRM-SUS	\$7,150
2	Castle Point	NY	Relocate Prosthetics suite	Minor Const.	\$10,175
2	Castle Point	NY	Enlarge Building 15H Community Living Center	Minor Const.	\$14,300
2	Castle Point	NY	Update and modernize building 21, first floor, to become a Community Living Cent	Minor Const.	\$16,500
2	Castle Point	NY	New specialty and support services	Major Const.	\$55,550
2	Castle Point	NY	Health Care Center	Major Lease	\$119,920
2	Montrose	NY	Build new Community Living Center of excellence that resembles "home" (2) Ph B	Minor Const.	\$14,850
2	Montrose	NY	Build new Community Living Center of excellence that resembles "home" (3) Ph B	Minor Const.	\$15,100
2	Montrose	NY	Build new veteran centered community living centers of excellence Phase 4 B	Minor Const.	\$16,000
2	Montrose	NY	Build new Community Living Center of excellence that resembles "home" (2) Ph A	Minor Const.	\$16,000

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
2	Montrose	NY	Build new veteran centered community living centers of excellence Home 4 Phase A	Minor Const.	\$17,000
2	Montrose	NY	New Veteran Community Living Center Home Lease	Major Lease	\$35,875
2	Montrose	NY	Modernize Community Living Center Facility at Montrose	Major Const.	\$161,600
2	New York City	NY	Replace Motor Control Center Air Handling Unit/Controls	NRM-IM	\$8,500
2	New York City	NY	Replace Steam Condensate Pumps	NRM-IM	\$8,800
2	New York City	NY	Replace Sanitary Piping	NRM-IM	\$8,800
2	New York City	NY	Upgrade Elevator Phase 2	NRM-IM	\$8,800
2	Northport	NY	Replace Perimeter Fences	NRM-IM	\$5,000
2	Northport	NY	Replace Secondary Distribution Buildings 63, 64, 65	NRM-IM	\$5,500
2	Northport	NY	Replace Secondary Electrical Distribution Building 200, 200N	NRM-IM	\$7,150
2	Northport	NY	Install Advanced Metering	NRM-IM	\$9,900
2	Northport	NY	Renovate Research	NRM-SUS	\$15,196
2	Northport	NY	Replace Plumbing Piping and Fixtures Building 200	NRM-IM	\$24,000
2	Northport	NY	Relocate Intensive Care Unit	Minor Const.	\$24,972
2	Northport	NY	Build Community Living Center 5	Major Const.	\$320,721
2	Northport	NY	Build Community Living Center 6	Major Const.	\$801,800
2	St. Albans	NY	Upgrade Site Security	NRM-IM	\$6,600
2	St. Albans	NY	Abate Asbestos	NRM-IM	\$6,600
2	St. Albans	NY	Repair Accessibility Deficiencies	NRM-IM	\$8,800
2	St. Albans	NY	Construct Wing Expansion B, C, D, E Buildings	Major Const.	\$220,000
2	Syracuse	NY	Eliminate District Steam	NRM-IM	\$11,000
10	Cincinnati	OH	Replace Air Handlers at Cincinnati	NRM-IM	\$6,880
10	Cincinnati	OH	Infrastructure Improvements	NRM-IM	\$6,950
10	Cincinnati	OH	Perform Lighting Upgrades at Cincinnati	NRM-IM	\$6,980
10	Cincinnati	OH	Replace Windows and Tuckpoint	NRM-IM	\$11,952
10	Cincinnati	OH	Upgrade OR	NRM-SUS	\$12,156
10	Cincinnati	OH	Renovate Support Services in Basement	NRM-SUS	\$12,161

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
10	Cincinnati	OH	Improve Building Envelope	NRM-IM	\$12,500
10	Cincinnati	OH	Replace FTD Air Handler Units	NRM-IM	\$13,950
10	Cincinnati	OH	Replace Radiators with Hot Water	NRM-IM	\$17,100
10	Cincinnati	OH	Construct Northeast Cincinnati Community Based Outpatient Clinic	Minor Lease	\$17,984
10	Cincinnati	OH	Construct Outpatient Care Center	Major Lease	\$30,119
10	Cleveland	OH	New Community Living Center Lease in Summit-Portage County, OH	Major Lease	\$59,096
10	Columbus ACC	OH	Relocate Urgent Care and Specialty Clinics	Minor Const.	\$24,807
10	Dayton	OH	Convert UST to AST	NRM-IM	\$7,090
20	White City	OR	Renovate CC221 and CC222 for Barrier Free Ramps	NRM-IM	\$5,830
20	White City	OR	Replace Seismically Deficient Buildings 239, 240 and 248	Minor Const.	\$8,178
20	White City	OR	Renovate Structurally Deficient B200 for Administration Services	NRM-IM	\$15,147
20	White City	OR	Renovate B217A north wing, and B218A for Mental Health	NRM-IM	\$17,820
4	Altoona	PA	Renovate Dental for Executive Leadership Team	NRM-SUS	\$5,180
4	Altoona	PA	Renovate Red Team for VCS Canteen and Retail Store	NRM-SUS	\$5,216
4	Altoona	PA	Replace Non-Fire and Non-Smoke Doors	NRM-IM	\$6,290
4	Altoona	PA	Renovate Chapel and Admin Space	NRM-SUS	\$6,456
4	Altoona	PA	Renovate Bldg. 1 First Floor Common Space	NRM-IM	\$6,828
4	Altoona	PA	Lighting Improvements	NRM-IM	\$8,335
4	Altoona	PA	Correct Site Security Deficiencies	NRM-IM	\$9,649
4	Altoona	PA	Replace B1 Plumbing and Heating, Ventilation and Air Conditioning Piping	NRM-IM	\$10,056
4	Altoona	PA	Renovate 7th Floor for Dental	NRM-SUS	\$13,363
4	Altoona	PA	Expand Behavior Health Building	Minor Const.	\$14,543
4	Altoona	PA	Expand Parking Garage	Minor Const.	\$17,365

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
4	Altoona	PA	Correct Electrical Study Deficiencies	NRM-IM	\$17,367
4	Altoona	PA	Correct Access Deficiencies	NRM-IM	\$18,375
4	Altoona	PA	Renovate Physical Medicine and Rehab	NRM-SUS	\$19,012
4	Altoona	PA	Renovate Bldg. 1 and 3 Non- Clinical Space	NRM-IM	\$20,149
4	Altoona	PA	Expand Warehouse and Admin Space	Minor Const.	\$21,900
4	Altoona	PA	Replace Johnstown Community Based Outpatient Clinic Lease	Minor Lease	\$30,308
4	Altoona	PA	Renovate Specialty North and West	NRM-IM	\$35,192
4	Altoona	PA	Correct PSRDM Deficiencies	Major Const.	\$167,389
4	Butler	PA	Upgrade Electrical Deficiencies	NRM-IM	\$8,000
4	Butler	PA	Renovate Building 47	NRM-SUS	\$9,080
4	Butler	PA	Install Campus Wide Building Automation System	NRM-IM	\$9,680
4	Butler	PA	Construct Butler Warehouse	Minor Const.	\$15,987
4	Butler	PA	Construct Grounds and Transportation Building	Minor Const.	\$15,987
4	Butler	PA	Replace Campus Water Distribution System	NRM-IM	\$16,600
4	Butler	PA	Replace Steam and Condensate Lines, Convert Buildings 20 and 21 Heating Systems	NRM-IM	\$18,700
4	Butler	PA	Construct Micro Hospital	Major Const.	\$165,000
4	Coatesville	PA	Replace Finishes Buildings 6, 7, 8, and 57	NRM-SUS	\$5,500
4	Coatesville	PA	Consolidate Heating, Ventilation and Air Conditioning Controls- Phase II	NRM-IM	\$5,500
4	Coatesville	PA	Renovate Building 1 - 1st and 2nd Floors East	NRM-SUS	\$9,900
4	Coatesville	PA	Upgrade Domestic Water System	NRM-IM	\$12,000
4	Coatesville	PA	Correct FCA Deficiencies - Building 139 Kitchen/Dining	NRM-IM	\$15,400
4	Coatesville	PA	Construct New Supply Chain Management Building	Minor Const.	\$16,000

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
4	Coatesville	PA	Renovate Building 2 - Primary Care PACT, Pharmacy and Patient Facing Services	NRM-SUS	\$17,600
4	Coatesville	PA	Renovate Building 39	NRM-SUS	\$20,000
4	Coatesville	PA	Renovate Building 39 - Phase 2	NRM-SUS	\$20,000
4	Coatesville	PA	Demolish Buildings and Revise East Campus Entrance	NRM-IM	\$22,000
4	Coatesville	PA	Install Fencing Campus-wide	NRM-IM	\$27,500
4	Erie	PA	Replace Warren PA Community Based Outpatient Clinic Lease	Minor Lease	\$3,255
4	Erie	PA	Correct Electrical Deficiencies - New 480V Distribution Rooms	NRM-IM	\$5,200
4	Erie	PA	Expand Community Living Center I and Community Living Center II Bed Capacity	Minor Const.	\$5,397
4	Erie	PA	Renovating Building 1 to create home for MRI	NRM-SUS	\$5,500
4	Erie	PA	Correct Community Living Center I Heating, Ventilation and Air Conditioning Deficiencies and Repurpose Space	NRM-IM	\$7,700
4	Erie	PA	Expand Lab and Pharmacy Space and Renovate Current Lab	NRM-SUS	\$7,792
4	Erie	PA	Renovate Ambulatory Surgery Area	NRM-SUS	\$8,287
4	Erie	PA	Renovate Floor One for Primary Care PACT and additional services	NRM-SUS	\$8,800
4	Erie	PA	Build Care in the Community and Consolidated Support Building	Minor Const.	\$8,800
4	Erie	PA	Renovate Legacy Mechanical Systems	NRM-IM	\$8,800
4	Erie	PA	Renovate Fifth Floor	NRM-SUS	\$11,959
4	Erie	PA	Construct New Parking Garage	Minor Const.	\$15,611
4	Erie	PA	Relocate SPS	Minor Const.	\$15,898
4	Erie	PA	Acquire Naval Reserve Center	Minor Const.	\$30,000
4	Lebanon	PA	Renovate B24 for Whole Health	NRM-IM	\$5,297
4	Lebanon	PA	Physical Security Upgrades Phase 2	NRM-IM	\$5,500

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
4	Lebanon	PA	Upgrade Heating, Ventilation and Air Conditioning for Pandemic Hardening Phase 1	NRM-IM	\$5,500
4	Lebanon	PA	Increase Parking Phase 1	NRM-IM	\$5,500
4	Lebanon	PA	Renovate Building 17, 3rd Floor for Eye Clinic	NRM-SUS	\$7,700
4	Lebanon	PA	Install Central Generator System	NRM-IM	\$8,800
4	Lebanon	PA	Expand Pharmacy	Minor Const.	\$10,475
4	Lebanon	PA	Relocate Public Entry to Emergency Department	Minor Const.	\$12,659
4	Lebanon	PA	Construct New Spiritual Whole Health Family Life Center	Minor Const.	\$18,048
4	Lebanon	PA	Renovate Building 1 for Specialty Clinics	NRM-IM	\$19,241
4	Lebanon	PA	Construct Outpatient BH Building	Minor Const.	\$22,000
4	Lebanon	PA	New Specialty Care Building Phase 1	Minor Const.	\$22,000
4	Lebanon	PA	New Radiology/Diagnostic Building	Minor Const.	\$22,000
4	Lebanon	PA	Community Living Center Town Center	Minor Const.	\$25,911
4	Lebanon	PA	OR/SPS Addition	Minor Const.	\$27,289
4	Lebanon	PA	Correct FCA Deficiencies Phase 1	NRM-SUS	\$27,500
4	Lebanon	PA	Replace Steam Distribution Piping	NRM-IM	\$27,500
4	Lebanon	PA	Construct Community Living Center, Phase 4	Minor Const.	\$29,891
4	Philadelphia	PA	New Parking Lease	Minor Lease	\$900
4	Philadelphia	PA	New Bucks County VA Clinic Lease	Minor Lease	\$3,750
4	Philadelphia	PA	Replace Boilers, Phase 1	NRM-IM	\$5,391
4	Philadelphia	PA	Replace Heating, Ventilation and Air Conditioning Systems Building 2 Phase 3	NRM-IM	\$6,600
4	Philadelphia	PA	Replace / Repair Perimeter Fencing and Access Controls for Main Hospital and Community Living Center	NRM-IM	\$6,600

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
4	Philadelphia	PA	Renovate Building 2 Front Entrance	NRM-SUS	\$6,600
4	Philadelphia	PA	Upgrade Domestic Water Building 2, Phase 3	NRM-IM	\$6,600
4	Philadelphia	PA	Renovate for Radiology, Biomed and Lab B2	NRM-SUS	\$8,830
4	Philadelphia	PA	Renovate GI, Pulmonary and Clinical Research B1	NRM-SUS	\$10,049
4	Philadelphia	PA	Construct 2nd Story Community Living Center Addition - Phase A	Minor Const.	\$11,000
4	Philadelphia	PA	Convert 6 East to Single Inpatient Rooms	NRM-SUS	\$13,200
4	Philadelphia	PA	Upgrade Heating, Ventilation and Air Conditioning for MICU Pandemic Unit	NRM-IM	\$13,750
4	Philadelphia	PA	Upgrade Heating, Ventilation and Air Conditioning for SICU Pandemic Unit	NRM-IM	\$13,750
4	Philadelphia	PA	Renovate for Pandemic Procedure Unit	NRM-SUS	\$13,750
4	Philadelphia	PA	Convert 7 East to Single BH Inpatient Rooms	NRM-SUS	\$14,300
4	Philadelphia	PA	Convert 6 West to Single Inpatient Rooms	NRM-SUS	\$15,400
4	Philadelphia	PA	Repair Exteriors B1 and 2, PH2	NRM-IM	\$15,682
4	Philadelphia	PA	Renovate 5 South for Single Inpatient Rooms	NRM-SUS	\$16,500
4	Philadelphia	PA	Convert 7 West to Single BH Inpatient Rooms	NRM-SUS	\$17,600
4	Philadelphia	PA	New King of Prussia Health Care Center Lease	Major Lease	\$31,000
4	Pittsburgh	PA	Replace Overhead Paging System at UD	NRM-IM	\$5,500
4	Pittsburgh	PA	Replace Mechanical Equipment	NRM-IM	\$11,000
4	Pittsburgh	PA	Resurface Roads and Upgrade Maintenance	NRM-IM	\$13,000
4	Pittsburgh	PA	Modernize Units 1-South and Ground South at HZ Building 50	NRM-SUS	\$13,036
4	Pittsburgh	PA	Lease space for a new Surgical Center for expanded VA supplied services	Minor Lease	\$14,000

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
4	Pittsburgh	PA	Modernize Unit Ground-North in HZ, Building 50	NRM-SUS	\$15,607
4	Pittsburgh	PA	Lease space for a new Community Based Outpatient Clinic for expanded VA supplied services	Minor Lease	\$15,790
4	Pittsburgh	PA	Modernize Inpatient Wards UD	NRM-IM	\$16,000
4	Pittsburgh	PA	Modernize HZ Boiler/Chiller Plant	NRM-IM	\$20,000
4	Pittsburgh	PA	Construct Expansion of Unit 5A in Building 1 at UD	Minor Const.	\$25,000
4	Wilkes Barre	PA	Renovate 2 North Radiology	NRM-IM	\$5,500
4	Wilkes Barre	PA	Replace Exterior Windows, Phase 2	NRM-IM	\$6,600
4	Wilkes Barre	PA	Upgrade Electrical Feeders and Panels	NRM-IM	\$8,800
4	Wilkes Barre	PA	Add Upper Level - Parking Garage	Minor Const.	\$8,800
4	Wilkes Barre	PA	Upgrade Operating Rooms	NRM-SUS	\$9,900
4	Wilkes Barre	PA	Emergency Management and Pandemic Storage	Minor Const.	\$9,900
4	Wilkes Barre	PA	Perform Exterior Tuck Pointing, Phase 1	NRM-IM	\$11,000
4	Wilkes Barre	PA	Renovate Sterile Processing Service	NRM-IM	\$11,000
4	Wilkes Barre	PA	Conduct Study for Life Safety	NRM-IM	\$11,000
4	Wilkes Barre	PA	Construct Community Living Center	Major Const.	\$550,000
8	San Juan	PR	Replace Secondary Electrical Power Distribution at Main Building	NRM-IM	\$10,350
8	San Juan	PR	Lease Space for the San Juan Radiation Oncology Center	Minor Lease	\$10,566
8	San Juan	PR	Upgrade Main Chiller Plant Capacity and Distribution	NRM-IM	\$18,000
8	San Juan	PR	Acquire Land and Construct Energy Plant	Minor Const.	\$18,200
8	San Juan	PR	Renovate and Expand Emergency Department Ancillary Support Functions	Minor Const.	\$19,464
8	San Juan	PR	Improve Air Handling Units and Air Distribution System at the San Juan Campus	NRM-IM	\$41,380

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
8	San Juan	PR	Upgrade Secondary Electrical and Fire Suppression System for San Juan Campus	NRM-IM	\$46,000
8	San Juan	PR	Correct Space Gap for San Juan Campus	Major Const.	\$71,000
8	San Juan	PR	Lease Space for San Juan Ambulatory Care and Rehabilitation Center	Major Lease	\$73,825
1	Providence	RI	Repair Brick Masonry at Outbuildings	NRM-IM	\$5,500
1	Providence	RI	Improve Slope Stabilization on Campus	NRM-IM	\$5,800
1	Providence	RI	Expand and Renovate 2A for Hybrid Operatory	Minor Const.	\$19,439
1	Providence	RI	Construct New Warehouse	Minor Const.	\$24,000
1	Providence	RI	Expand Building 35 for Research Animal Laboratories	Minor Const.	\$26,066
1	Providence	RI	Construct Parking Garage	Minor Const.	\$26,716
1	Providence	RI	FCA Corrections	NRM-IM	\$315,000
1	Providence	RI	Construct New Primary Care	Major Const.	\$612,000
7	Charleston	SC	Replace James Island Administrative Lease	Minor Lease	\$3,031
7	Charleston	SC	Replace Goose Creek Specialty Clinic Lease	Minor Lease	\$3,738
7	Charleston	SC	Replace Montague Administrative Lease	Minor Lease	\$4,816
7	Charleston	SC	Repair Bravo Street Subsurface Conditions	NRM-IM	\$8,800
7	Charleston	SC	Replace Hinesville Community Based Outpatient Clinic Lease	Minor Lease	\$12,232
7	Charleston	SC	Replace Savannah Clinic Lease	Minor Lease	\$27,048
7	Charleston	SC	Replace North Charleston Clinic Lease	Major Lease	\$35,920
7	Charleston	SC	Replace Myrtle Beach Clinic Lease	Major Lease	\$40,230
7	Charleston	SC	Summerville Community Living Center	Major Lease	\$41,128

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
7	Charleston	SC	Summerville Residential Rehab Treatment Program	Major Lease	\$45,469
7	Charleston	SC	Lease Myrtle Beach Health Care Center Space	Major Lease	\$81,760
7	Charleston	SC	Savannah Health Care Center/Community Living Center Lease	Major Lease	\$189,837
7	Charleston	SC	Summerville Health Care Center	Major Lease	\$264,570
7	Charleston	SC	Existing Hospital Demolition for Replacement	Major Const.	\$2,304,486
7	Columbia	SC	Replace Columbia Admin (Leesburg) Lease	Minor Lease	\$2,773
7	Columbia	SC	Convert ED space to Radiology - Bldg. 100	NRM-SUS	\$6,127
7	Columbia	SC	Convert Non-Clinical Common Space to Support Space - Bldg. 2	NRM-SUS	\$11,000
7	Columbia	SC	Convert Non-Clinical Common Space to Pathology and Lab Services - Bldg. 101	NRM-SUS	\$12,000
7	Columbia	SC	Convert Non-Clinical Common Space to Administrative Space - Bldg. 4	NRM-SUS	\$12,000
7	Columbia	SC	Renovate Mental Health - B106	NRM-SUS	\$14,000
7	Columbia	SC	Replace Lease Anderson Community Based Outpatient Clinic	Minor Lease	\$19,582
7	Columbia	SC	Construct Women's Health Center	Minor Const.	\$20,180
7	Columbia	SC	Lease (Lexington) W. Columbia VA Clinic	Major Lease	\$38,001
7	Columbia	SC	Lease New Medical Park (Community Living Center /Residential Rehab Treatment Program)	Major Lease	\$78,868
23	Fort Meade	SD	Upgrade Fire Department for Room Privacy	Minor Const.	\$220
23	Fort Meade	SD	Site Preparation for Medical Waste Treatment System	Minor Const.	\$750
23	Fort Meade	SD	Renovate Vacant Boiler Plant Bldg. 137 to Occupied Space	NRM-SUS	\$5,610

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
23	Fort Meade	SD	Upgrade Emergency Department	Minor Const.	\$6,035
23	Fort Meade	SD	Renovate and Consolidate PT/OT	NRM-SUS	\$14,051
23	Fort Meade	SD	Renovate Community Living Center E-Ward and Support Functions	Minor Const.	\$15,800
23	Hot Springs	SD	Renovate Acute/Community Living Center Ward	Minor Const.	\$16,000
23	Hot Springs	SD	Renovate Buildings 5, 6, and 7	NRM-SUS	\$17,600
23	Hot Springs	SD	Construct New Domiciliary Residential Rehab Treatment Program Building	Major Const.	\$93,500
23	Sioux Falls	SD	Upgrade Electrical Systems Building 5	NRM-IM	\$8,800
23	Sioux Falls	SD	Improve Steam Tunnel and Crawl Space Ventilation	NRM-IM	\$8,800
23	Sioux Falls	SD	Renovate Building 1 for Inpatient Mental Health and Administrative Services	NRM-SUS	\$8,831
23	Sioux Falls	SD	Enhance Campus and Building Electrical Systems	NRM-IM	\$12,100
23	Sioux Falls	SD	Construct New Pulmonary Clinic	Minor Const.	\$12,680
23	Sioux Falls	SD	Upgrade Heating, Ventilation and Air Conditioning Systems	NRM-IM	\$13,200
23	Sioux Falls	SD	Construct Long Stay and Dementia Cottage PH I	Minor Const.	\$16,000
23	Sioux Falls	SD	Improve Campus Building Exteriors	NRM-IM	\$16,500
23	Sioux Falls	SD	Build Chiller Plant	NRM-IM	\$22,000
23	Sioux Falls	SD	48 Bed Community Living Center Lease	Minor Lease	\$24,165
9	Memphis	TN	Memphis Warehouse Lease - Replacement	Minor Lease	\$120
9	Memphis	TN	Memphis Parking Space Lease - Replacement	Minor Lease	\$300
9	Memphis	TN	Establish lease for Jonesboro AR Community Based Outpatient Clinic	Minor Lease	\$4,580
9	Memphis	TN	Establish lease for Tupelo MS Community Based Outpatient Clinic	Minor Lease	\$4,625

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
9	Memphis	TN	Expand Jackson TN Community Based Outpatient Clinic	Minor Lease	\$4,785
9	Memphis	TN	Refinish Building 1A Bed Tower Halls and Walls	NRM-IM	\$5,000
9	Memphis	TN	Renovate Building 1A Ground Floor Logistics Supply	NRM-SUS	\$7,688
9	Memphis	TN	Replace Building 1 Heating, Ventilation and Air Conditioning Induction Units and Piping	NRM-IM	\$9,900
9	Memphis	TN	Relocate Ophthalmology to 2nd Floor of Building 1	NRM-SUS	\$10,085
9	Memphis	TN	Renovate Building 1A 3rd Floor to Relocate SPS	NRM-SUS	\$13,250
9	Memphis	TN	Steam Distribution System Improvements	NRM-IM	\$14,147
9	Memphis	TN	Renovate Building 1A 5th Floor Ward 5G Medical Beds for Patient Privacy	NRM-SUS	\$16,700
9	Memphis	TN	Replace Building 1, 1A, 5, 6, and 7 Heating, Ventilation and Air Conditioning Equipment	NRM-IM	\$17,000
9	Memphis	TN	Renovate Building 1A 4th Floor Ward 4E Surgical Beds for Patient Privacy	NRM-SUS	\$17,225
9	Memphis	TN	Renovate Building 1A 2nd Floor Cardio/Pulmonary	NRM-SUS	\$19,350
9	Memphis	TN	Renovate Building 7 Ground Floor Research	NRM-SUS	\$20,000
9	Memphis	TN	Correct Condition Deficiencies	NRM-IM	\$22,000
9	Memphis	TN	Construct Building 7 Spinal Cord Injury 2nd Floor Addition Ward 2E	Minor Const.	\$25,000
9	Memphis	TN	Jackson TN Multi-Specialty Clinic	Minor Lease	\$25,600
9	Memphis	TN	Construct Building 7 Spinal Cord Injury 2nd Floor Addition Ward 2W	Minor Const.	\$26,000
9	Memphis	TN	Construct Southeast Parking Garage and Bridge	Minor Const.	\$27,000
9	Memphis	TN	Establish Leased Community Living Center	Major Lease	\$46,100

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
9	Mountain Home	TN	Lease Greeneville Community Based Outpatient Clinic	Minor Lease	\$1,050
9	Mountain Home	TN	Lease Kingsport Community Based Outpatient Clinic	Minor Lease	\$1,875
9	Mountain Home	TN	Renovate Building 162 for Mental Health Residential Rehab	NRM-SUS	\$7,700
9	Mountain Home	TN	Correct Mechanical Condition Gaps	NRM-SUS	\$9,900
9	Mountain Home	TN	Correct Structural Condition Gaps	NRM-SUS	\$11,000
9	Mountain Home	TN	Correct Remaining Condition Gaps	NRM-SUS	\$13,200
9	Mountain Home	TN	Relocate Acute Inpatient Mental Health Ward	NRM-SUS	\$15,400
9	Mountain Home	TN	Renovate Building 160 for Community Living Center Phase 1	NRM-SUS	\$17,218
9	Mountain Home	TN	Lease Knoxville Community Living Center	Minor Lease	\$18,550
9	Murfreesboro	TN	Roadways, Lot and Site Improvements	NRM-IM	\$7,784
9	Murfreesboro	TN	Rehab Sanitary Sewer System	NRM-IM	\$11,200
9	Murfreesboro	TN	Establish Manchester VA Clinic	Minor Lease	\$12,000
9	Murfreesboro	TN	Rehab Storm Water System	NRM-IM	\$15,680
9	Murfreesboro	TN	Renovate and Expand Diagnostic Center and Primary Care Clinic	NRM-SUS	\$18,335
9	Murfreesboro	TN	Establish Crossville VA Clinic	Minor Lease	\$51,900
9	Murfreesboro	TN	Construct Replacement Community Living Center Village	Major Const.	\$854,149
9	Nashville	TN	Exterior Revitalization	NRM-IM	\$5,040
9	Nashville	TN	ACRE Chiller System Upgrades	NRM-IM	\$5,161
9	Nashville	TN	Install Security Call Boxes	NRM-IM	\$5,448
9	Nashville	TN	Upgrade Pneumatics to Direct Digital Control	NRM-IM	\$6,389
9	Nashville	TN	Improve Accessibility I	NRM-IM	\$6,600
9	Nashville	TN	Improve Accessibility II	NRM-IM	\$6,600
9	Nashville	TN	Upgrade Mechanical Systems II	NRM-IM	\$7,858
9	Nashville	TN	Upgrade Mechanical Systems III	NRM-IM	\$7,858
9	Nashville	TN	Install Combined Heat and Power Plant and Ground Source Heat Pump Systems	NRM-IM	\$19,008

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
17	Amarillo	TX	Replace Update Chiller and Ice Plant	NRM-IM	\$6,500
17	Amarillo	TX	Renovate Community Living Center Wing to Single Occupancy	NRM-SUS	\$10,450
17	Amarillo	TX	Expand Data Center Building	Minor Const.	\$15,105
17	Amarillo	TX	Renovate Building 1 (4th Floor) for PACU, Prep/Recovery, and Endoscopy	NRM-SUS	\$16,500
17	Amarillo	TX	Renovate Former NFS Kitchen into ELT and Admin Space	NRM-SUS	\$19,500
17	Amarillo	TX	Create Substance Abuse Residential Recovery Treatment Program Unit	Minor Const.	\$24,934
17	Big Spring	TX	Expand Dental	Minor Lease	\$4,315
17	Big Spring	TX	Expand Abilene Services	Minor Lease	\$16,632
17	Big Spring	TX	Construct Community Living Center Phase 4	Minor Const.	\$16,639
17	Big Spring	TX	Relocate services for Community Living Center	Minor Const.	\$17,900
17	Bonham	TX	Replace Building 1, 2 and 3 Fire Suppression PVC Lines	NRM-IM	\$5,500
17	Bonham	TX	Renovate Building 4 Bonham	NRM-IM	\$5,550
17	Bonham	TX	Upgrade Mechanical Systems	NRM-IM	\$6,600
17	Bonham	TX	Repair Roadways and Sidewalks for Accessibility	NRM-IM	\$7,700
17	Bonham	TX	Expand and Renovate Bonham Pharmacy, Phase 2	Minor Const.	\$13,200
17	Bonham	TX	Correct Electrical Deficiencies Bonham	NRM-IM	\$13,300
17	Bonham	TX	Construct Domiciliary Annex	Minor Const.	\$16,088
17	Bonham	TX	Correct Community Living Center for Patient Privacy, Phase 2	Minor Const.	\$16,100
17	Bonham	TX	Correct Community Living Center for Patient Privacy, Phase 3	Minor Const.	\$16,150
17	Dallas	TX	Replace Boilers	NRM-SUS	\$5,500
17	Dallas	TX	Renovate 1st Floor for Community Living Center in Garland	NRM-SUS	\$6,350

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
17	Dallas	TX	Remove and Replace Research Equipment Buildings 3 and 43	NRM-SUS	\$7,650
17	Dallas	TX	Renovate Research Building 3, Upper Level	NRM-SUS	\$8,100
17	Dallas	TX	Expand Bathrooms for Community Living Center Bed-Bath Compliance	Minor Const.	\$8,274
17	Dallas	TX	Upgrade Fire Sprinklers, Doors, and Notification System Campus Wide	NRM-SUS	\$9,000
17	Dallas	TX	Renovate Garland for Community Living Center, Phase 2 4th Floor	NRM-SUS	\$9,500
17	Dallas	TX	Replace Building 2J Air Handling Units Phase 1	NRM-SUS	\$9,900
17	Dallas	TX	Replace Dallas Building 2J Air Handling Units Phase 2	NRM-SUS	\$10,175
17	Dallas	TX	Repair and Replace Roof at Garland, Phase 2	NRM-IM	\$10,400
17	Dallas	TX	Improve VAMC Garland Campus Site Security PSRDM Upgrades, Phase 2	NRM-IM	\$11,000
17	Dallas	TX	Repair Building 2J Envelope	NRM-SUS	\$11,000
17	Dallas	TX	Repair Building 2 Envelope	NRM-SUS	\$11,000
17	Dallas	TX	Repair Building 1 Envelope and Replace Windows	NRM-SUS	\$11,000
17	Dallas	TX	Renovate Garland for Community Living Center, Phase 1 4th Floor	NRM-SUS	\$11,250
17	Dallas	TX	Energy Center Emergency Generator Upgrade	NRM-SUS	\$11,250
17	Dallas	TX	Renovate 900 Shiloh for Supporting Services	NRM-SUS	\$11,600
17	Dallas	TX	Renovate Radiology at Garland	NRM-IM	\$12,000
17	Dallas	TX	Renovate Garland for Community Living Center, 5th Floor	NRM-SUS	\$12,000
17	Dallas	TX	Renovate Garland for Community Living Center, Phase 3 4th Floor	NRM-SUS	\$14,850
17	Dallas	TX	Build IT Center for Equipment and Personnel	Minor Const.	\$16,700
17	Dallas	TX	Renovate Garland for Community Living Center, 3rd Floor, Phase 1	NRM-SUS	\$18,500
17	Dallas	TX	Expand and Renovate for SPS in Garland	Minor Const.	\$18,500

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
17	Dallas	TX	Expand Grand Prairie for Specialty Services	Minor Const.	\$18,962
17	Dallas	TX	Renovate Garland for Community Living Center, 3rd Floor, Phase 2	NRM-SUS	\$19,000
17	Dallas	TX	Construct Spinal Cord Injury (SCI/D) Living Space and Renovate SCI/D Physical Medicine and Rehabilitation	Minor Const.	\$25,000
17	El Paso	TX	Replace Sleep Lab	Minor Lease	\$110
17	Harlingen	TX	Replace Laredo Outpatient Clinic	Minor Lease	\$1,235
17	Harlingen	TX	Replace Corpus Christi Lease SP	Minor Lease	\$2,238
17	Harlingen	TX	Replace McAllen Outpatient Clinic	Major Lease	\$4,071
17	Harlingen	TX	Right Size Laredo Outpatient Clinic	Minor Lease	\$7,677
17	Harlingen	TX	Right-Size Corpus Christi Clinic	Minor Lease	\$16,791
17	Harlingen	TX	Right-Size McAllen Outpatient Clinic	Major Lease	\$26,861
17	Harlingen	TX	Consolidate Harlingen Health Care Center	Major Lease	\$57,413
16	Houston	TX	Superseding lease for Tomball Community Based Outpatient Clinic	Minor Lease	\$2,131
16	Houston	TX	Upgrade Finishes 4th,5th, and 6th Floors Building 100	NRM-IM	\$7,433
16	Houston	TX	Renovate Nutrition and Food Service Kitchen Space	NRM-IM	\$11,768
16	Houston	TX	Renovate Community Living Center Unit 2C	NRM-IM	\$12,620
16	Houston	TX	Renovate Community Living Center Unit 1D	NRM-IM	\$13,819
17	Kerrville	TX	Repair Structural floor for building 11	NRM-IM	\$5,500
17	Kerrville	TX	replace water tank for chilled water	NRM-IM	\$5,500
17	Kerrville	TX	Replace Heating, Ventilation and Air Conditioning	NRM-IM	\$5,500

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
17	Kerrville	TX	Repair Exterior Wall for Building 11 and 96	NRM-IM	\$5,500
17	Kerrville	TX	Upgrade Building 11 Fire Protection	NRM-IM	\$11,000
17	Kerrville	TX	Repair water line	NRM-IM	\$11,000
17	San Antonio	TX	Finishes in Research	NRM-IM	\$5,500
17	San Antonio	TX	Build New Community Living Center Parking Garage	Minor Const.	\$5,872
17	San Antonio	TX	Upgrade and Replace SPS Service	NRM-SUS	\$13,756
17	San Antonio	TX	Expand Pulmonary and Specialty Clinic	Minor Const.	\$15,017
17	San Antonio	TX	Renovate and Upgrade PACU	NRM-SUS	\$15,820
17	San Antonio	TX	Relocate Cardio Cath Lab to 2nd Floor	NRM-SUS	\$15,878
17	San Antonio	TX	Expand Podiatry and Orthopedics	Minor Const.	\$19,304
17	San Antonio	TX	Expand PCU 6A	NRM-SUS	\$22,000
17	San Antonio	TX	Lease New Domiciliary	Major Lease	\$29,033
17	San Antonio	TX	Lease Research Space	Minor Lease	\$31,857
17	San Antonio	TX	Replace North Central Federal Clinic	Minor Lease	\$33,175
17	San Antonio	TX	Lease Joint Venture DOD and VA	Major Lease	\$80,954
17	San Antonio	TX	Lease MD MSOC 1	Major Lease	\$216,779
17	San Antonio	TX	Replace San Antonio Hospital	Major Const.	\$2,500,000
17	Temple	TX	Provide Onsite Water Storage	NRM-IM	\$7,971
17	Temple	TX	Construct Logistics Warehouse	Minor Const.	\$9,168
17	Temple	TX	New Lease for San Marcos	Minor Lease	\$9,220
17	Temple	TX	Renovate Existing Surgery Suite	NRM-SUS	\$10,007
17	Temple	TX	Right size College Station Lease	Minor Lease	\$14,661
17	Temple	TX	Expand Pathology Under Bldg. 163 Overhang	Minor Const.	\$15,178
17	Temple	TX	Additional New Lease for Pflugerville to right size Needs	Minor Lease	\$17,024

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
17	Temple	TX	Right size Cedar Park Lease	Minor Lease	\$40,533
17	Temple	TX	Construct Surgical and SPS Addition	Major Const.	\$90,967
17	Temple	TX	Additional New Lease for Killeen to Right size Needs	Major Lease	\$95,519
17	Temple	TX	Right size Austin Lease with Ambulatory Surgical Center	Major Lease	\$97,743
17	Temple	TX	Construct Outpatient Clinic	Major Const.	\$214,046
17	Waco	TX	Expand Laundry Storage and Add Emergency Power to Bldg. 226	Minor Const.	\$5,866
17	Waco	TX	Renovate Bldg. 8 (Basement) to Right size Outpatient Behavioral Health and Canteen	NRM-SUS	\$6,659
17	Waco	TX	Renovate Bldg. 1 Third Floor for Primary Care	NRM-SUS	\$8,328
17	Waco	TX	Renovate Bldg. 5 (Basement) to Right size Audiology	NRM-SUS	\$10,768
17	Waco	TX	Renovate Bldg. 5 (Level 2) to Correct Deficiencies and Space for Patient Care Adm	NRM-SUS	\$13,918
17	Waco	TX	Renovate Bldg. 9 (Level 1) for Community Living Center	NRM-SUS	\$14,338
17	Waco	TX	Renovate Bldg. 11 (Level 1) Community Living Center	NRM-SUS	\$14,533
17	Waco	TX	Correct Bldg. 5 Accessibility and Deficiencies	Minor Const.	\$14,823
17	Waco	TX	Renovate Bldg. 4 to Right size Imaging	NRM-SUS	\$15,066
19	Salt Lake City	UT	Renovate Research Lab	NRM-SUS	\$5,211
19	Salt Lake City	UT	Replace Fire Sprinklers Building 2	NRM-IM	\$6,511
19	Salt Lake City	UT	Replace Boilers	NRM-IM	\$18,096
19	Salt Lake City	UT	Construct Parking Garage	Minor Const.	\$22,705
6	Hampton	VA	Campus Comprehensive Hurricane Study	NRM-IM	\$5,757
6	Hampton	VA	Renovate 1st Floor Building 110 for Swing Space	NRM-SUS	\$5,842
6	Hampton	VA	Renovate Building 110 Second Floor	NRM-SUS	\$6,395

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
6	Hampton	VA	Campus Historical Preservation - Building 43	NRM-IM	\$6,401
6	Hampton	VA	Abate Asbestos Across Medical Center Campus, Phase II	NRM-IM	\$6,477
6	Hampton	VA	Correct FCA Deficiencies in Heating, Ventilation and Air Conditioning Systems	NRM-IM	\$6,600
6	Hampton	VA	Campus Historical Preservation - Building 48	NRM-SUS	\$6,696
6	Hampton	VA	Renovate Portions of Buildings 110 and 110B	NRM-SUS	\$8,837
6	Hampton	VA	Conduct Site Preparation, Purchase and Install Swing Space Trailers	Minor Const.	\$8,980
6	Hampton	VA	Improve Wayfinding by Renovating/Adding Connecting Corridors and Common Space	Minor Const.	\$9,402
6	Hampton	VA	Renovate 3 West Bldg. 110	NRM-SUS	\$11,012
6	Hampton	VA	Construct Eye Clinic Building	Minor Const.	\$15,300
6	Hampton	VA	Electrical Improvements	NRM-IM	\$15,400
6	Hampton	VA	Construct Spinal Cord Injury Expansion	Minor Const.	\$15,532
6	Hampton	VA	Construct Parking Garage	Minor Const.	\$15,572
6	Hampton	VA	Renovate and Expand Domiciliary	Minor Const.	\$15,962
6	Hampton	VA	Renovate and Expand On-Campus Community Living Center	Minor Const.	\$16,024
6	Hampton	VA	Campus Historical Preservation - Buildings 27 Warehouse	NRM-SUS	\$16,455
6	Hampton	VA	Correct FCA Deficiencies Mechanical Various Bldgs.	NRM-IM	\$27,500
6	Hampton	VA	Standup Small House Model Community Living Center	Major Lease	\$28,310
6	Hampton	VA	Standup Southside Medical Center	Major Const.	\$1,673,855
6	Richmond	VA	Renovate 3C for Administrative Expansion	NRM-SUS	\$8,250
6	Richmond	VA	3rd Parking Garage	Minor Const.	\$10,838

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
6	Richmond	VA	Build Administrative / Clinical Building	Minor Const.	\$11,974
6	Richmond	VA	Replace windows on Building 500	NRM-IM	\$12,250
6	Richmond	VA	West Side Leased Space	Minor Lease	\$14,800
6	Richmond	VA	Renovate 1N	NRM-IM	\$17,042
6	Richmond	VA	Construct Community Center for Research, Education and Innovation	Minor Const.	\$17,804
6	Richmond	VA	Improve Access to Primary Care	Minor Const.	\$18,985
6	Richmond	VA	Renovate Original ORs for Complex Procedure Space	NRM-SUS	\$19,800
6	Richmond	VA	Construct Mental Health and Substance Use Disorder Rehabilitation Space	Minor Const.	\$22,560
6	Richmond	VA	Expand Emergent/Urgent Care Access and Privacy Improvement	Major Const.	\$174,318
6	Salem	VA	Abate Environmental Hazards Phase I	NRM-IM	\$5,602
6	Salem	VA	Expand and Relocate Prosthetics	Minor Const.	\$7,532
6	Salem	VA	Expand / Renovate Women's Health Clinic	Minor Const.	\$7,635
6	Salem	VA	Repair Architectural Elements	NRM-SUS	\$8,676
6	Salem	VA	Refurbish Floors Halls and Walls Phase II	NRM-SUS	\$10,494
6	Salem	VA	Replace Primary Transformers	NRM-IM	\$10,791
6	Salem	VA	Repair Steam Distribution System	NRM-IM	\$11,000
6	Salem	VA	Restore Paving and Access Routes Phase I	NRM-IM	\$13,860
6	Salem	VA	Renovate Community Living Center	NRM-SUS	\$15,091
6	Salem	VA	Expand/Renovate Radiology and Nuclear Medicine	NRM-SUS	\$19,938
6	Salem	VA	Construct Parking Garage	Major Const.	\$34,320
6	Salem	VA	Renovate Building 10	Major Const.	\$57,571
6	Salem	VA	Construct new consolidated mental health service line tower	Major Const.	\$347,730

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
1	White River Junction	VT	Bldg. 67 Sterile Processing Renovation	NRM-SUS	\$8,747
1	White River Junction	VT	Construct Expandable Parking Deck, Campus	Minor Const.	\$24,955
1	White River Junction	VT	Consolidated FCA Improvements	NRM-IM	\$57,000
20	American Lake	WA	Refurbish Elevators at Buildings: 3, 4, 6, 7, and Building 85	NRM-IM	\$6,000
20	American Lake	WA	Replace Campus Roofs	NRM-IM	\$12,340
20	American Lake	WA	Emergency Management Turn in and Storage Warehouse	Minor Const.	\$13,892
20	American Lake	WA	Address Seismic Deficiencies and Others for Building 8	NRM-IM	\$14,435
20	American Lake	WA	Address Seismic Deficiencies and Others for Building 7	NRM-IM	\$15,970
20	Seattle	WA	Modernize Seattle Energy Plant	NRM-IM	\$58,553
20	Spokane	WA	New Lease to Modernize Dental Service	Minor Lease	\$4,591
20	Spokane	WA	Renovate Building 1, 2nd Floor South Wing	NRM-SUS	\$13,000
20	Spokane	WA	Construct new Building for Critical Utility Infrastructure	NRM-IM	\$23,411
20	Spokane	WA	Construct New Parking Structure	Major Const.	\$40,700
20	Walla Walla	WA	Vacate Owned Asset Admin Space from Building 68	Minor Const.	\$1,700
20	Walla Walla	WA	Renovate Chapel	NRM-SUS	\$5,100
20	Walla Walla	WA	Install Covered Parking	NRM-IM	\$6,100
20	Walla Walla	WA	Replace Site Perimeter Fence	NRM-IM	\$8,800
20	Walla Walla	WA	Renovate Building 82 and Building 81	NRM-SUS	\$11,000
12	Madison	WI	Replace Janesville Community Based Outpatient Clinic	Minor Lease	\$4,400
12	Madison	WI	Renovate G-wing Research Laboratory	NRM-SUS	\$6,650
12	Madison	WI	Renovate 6B	NRM-SUS	\$12,200
12	Madison	WI	Replace Building 7	Minor Const.	\$16,500
12	Madison	WI	Renovate 1D for master plan	NRM-SUS	\$17,730
12	Madison	WI	Expand Emergency Department/Admissions	Minor Const.	\$20,000

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
12	Madison	WI	Replace Building 6	Minor Const.	\$20,000
12	Madison	WI	Replace 4 and 5 for Clinical Access Expansion	Minor Const.	\$25,500
12	Madison	WI	Expand Outpatient Clinics and Consolidate Administration	Minor Const.	\$27,500
12	Milwaukee	WI	Construct New Emergency Department Ambulance Bay	Minor Const.	\$3,291
12	Milwaukee	WI	Correct FCA Deficiencies and Renovate Building 5	NRM-SUS	\$5,487
12	Milwaukee	WI	Demolish Quonset Huts and Construct a Consolidated Facility Management Storage Facility	Minor Const.	\$5,702
12	Milwaukee	WI	Renovate 111 SCS for Expanded Cath Lab Services	NRM-SUS	\$5,928
12	Milwaukee	WI	Install Perimeter Security Fencing and Access Gates on East Campus	NRM-IM	\$7,071
12	Milwaukee	WI	Renovate 111 OR Department 2AS Phase 2	NRM-SUS	\$8,499
12	Milwaukee	WI	Install Perimeter Security Fencing and Access Gates on West and North Campus	NRM-IM	\$10,328
12	Milwaukee	WI	Expand 70 Primary Care BDS & BCS, Phase 1	Minor Const.	\$14,217
12	Milwaukee	WI	Correct Inpatient Acute Privacy Substandard Beds 3C, 4C, 5C, 7C, and 144	NRM-SUS	\$18,415
12	Milwaukee	WI	Renovate 43 Outpatient Mental Health Phase 2	NRM-SUS	\$19,500
12	Milwaukee	WI	Upgrade Campus Security Requirement based on the PSRDM	NRM-IM	\$34,675
12	Tomah	WI	Expand and Renovate Community Living Center, Building 402 Third Floor	Minor Const.	\$5,218
12	Tomah	WI	Construct Emergency Power Generation Plant	NRM-IM	\$7,700
12	Tomah	WI	Expand Community Living Center and Renovate for Privacy, Building 402 Second Flo	Minor Const.	\$8,690
12	Tomah	WI	Replace Air Handling Equipment and Upgrade Electrical Building 408	NRM-IM	\$9,250

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
12	Tomah	WI	Create Facility Building	Minor Const.	\$18,289
5	Beckley	WV	Nicholas County Community Based Outpatient Clinic Lease	Minor Lease	\$3,445
5	Beckley	WV	Correct Site Barrier Free Issues	NRM-IM	\$7,000
5	Beckley	WV	Correct Access Control Issues for Physical Security	NRM-IM	\$7,005
5	Beckley	WV	Renovate Veterans Canteen Service	NRM-IM	\$7,073
5	Beckley	WV	Corrections to Facility Condition Assessment Electrical, Architectural and Structural	NRM-IM	\$8,500
5	Beckley	WV	Correct Water System for Legionella	NRM-IM	\$9,339
5	Beckley	WV	Replace Exterior Water Lines	NRM-IM	\$9,821
5	Beckley	WV	Correct FCA Deficiency for Exterior Windows	NRM-IM	\$11,140
5	Beckley	WV	Construct Wind Turbines	NRM-IM	\$12,000
5	Beckley	WV	Replace Building 1 Roof and Drains	NRM-IM	\$12,003
5	Beckley	WV	Construct New Dental Clinic	Minor Const.	\$12,044
5	Beckley	WV	Upgrade Architectural Finishes for Veteran Experience	NRM-IM	\$12,439
5	Beckley	WV	Correct Site Civil Infrastructure	NRM-IM	\$12,538
5	Beckley	WV	Renovate 6th Floor for Administrative Space	NRM-SUS	\$14,177
5	Beckley	WV	Upgrade Building 1 Air Handling Units	NRM-IM	\$14,941
5	Beckley	WV	Remodel Hall and Walls Building 1	NRM-SUS	\$15,000
5	Beckley	WV	Replace and Extend Chilled Water Lines	NRM-IM	\$16,866
5	Beckley	WV	Upgrade Nutrition and Food Support Space including other service areas	NRM-IM	\$17,645
5	Beckley	WV	Expand Long Term Care Hospice Services	Minor Const.	\$25,000
5	Beckley	WV	Construct Community Living Center Facility	Minor Const.	\$25,042
5	Beckley	WV	Renovate 4th Floor for Mental Health	NRM-SUS	\$27,906

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
5	Clarksburg	WV	Demolish Building 6 and Construct a New Multi-Use Building	Minor Const.	\$13,000
5	Clarksburg	WV	Expand Community Living Center	Minor Const.	\$29,234
5	Huntington	WV	Lease space for Charleston Residential Rehab Treatment Program	Minor Lease	\$5,029
5	Huntington	WV	Improve Seismic Conditions	NRM-IM	\$7,361
5	Huntington	WV	Construct Wellness and Integrative Medicine Center	Minor Const.	\$22,494
5	Huntington	WV	Lease for Multi-Specialty Clinic in Charleston, WV	Major Lease	\$60,289
5	Huntington	WV	Huntington Community Living Center	Major Lease	\$136,626
5	Martinsburg	WV	Construct Isolation Suite for Emergency Department	Minor Const.	\$2,590
5	Martinsburg	WV	Correct Electrical Deficiencies, Bldg. 500 Phase 3	NRM-IM	\$5,500
5	Martinsburg	WV	Replace/upgrade Heating, Ventilation and Air Conditioning Mixing Boxes and associated controls, Building 500	NRM-IM	\$5,999
5	Martinsburg	WV	Construct Ft. Detrick Community Based Outpatient Clinic	Minor Lease	\$6,132
5	Martinsburg	WV	Upgrade potable cold water distribution system for prevention of legionella,	NRM-IM	\$6,732
5	Martinsburg	WV	Renovate Bldg. 500 Outpatient Addition for Radiology	NRM-IM	\$7,745
5	Martinsburg	WV	Correct Campus Physical Security Deficiencies, phase 2	NRM-IM	\$9,900
5	Martinsburg	WV	Construct Sim Lab	Minor Const.	\$10,801
5	Martinsburg	WV	Construct Addition to Community Living Center, East Wing	Minor Const.	\$13,363
5	Martinsburg	WV	Renovate Community Living Center 501B	NRM-SUS	\$13,964
5	Martinsburg	WV	Renovate Unit 3C, Building 500, for Medical Specialties	NRM-SUS	\$14,203
5	Martinsburg	WV	Renovate existing surgery suite/OR	NRM-IM	\$17,440

VISN	Parent Station/ Cemetery	ST	Potential Future/Outyear Projects Project Name - Short Description	Project Type	Total Estimated Costs (000s)
5	Martinsburg	WV	Renovate/Expand Surgical Service (ORs) and Construct New Elevator Tower	Minor Const.	\$18,084
5	Martinsburg	WV	Renovate/Expand Rehab Medicine	NRM-SUS	\$18,425
5	Martinsburg	WV	Construct Dementia Building Addition, Bldg. 513	Minor Const.	\$19,405
5	Martinsburg	WV	Construct Domiciliary Support Bldg., Ren Space for Admin, Demolish Vacant Bldg.	Minor Const.	\$19,761
5	Martinsburg	WV	Construct New Eye Clinic Phase I	Minor Const.	\$24,704
5	Martinsburg	WV	Construct Building 500 Primary Care Addition	Major Const.	\$112,361
5	Martinsburg	WV	Construct VISN5 Geri-Psych Facility	Major Const.	\$244,400
19	Cheyenne	WY	SPS Renovation	NRM-IM	\$9,785
Total, VHA Future/Outyear Projects					\$53,924,305

Page Intentionally Left Blank.



Chapter 6.4

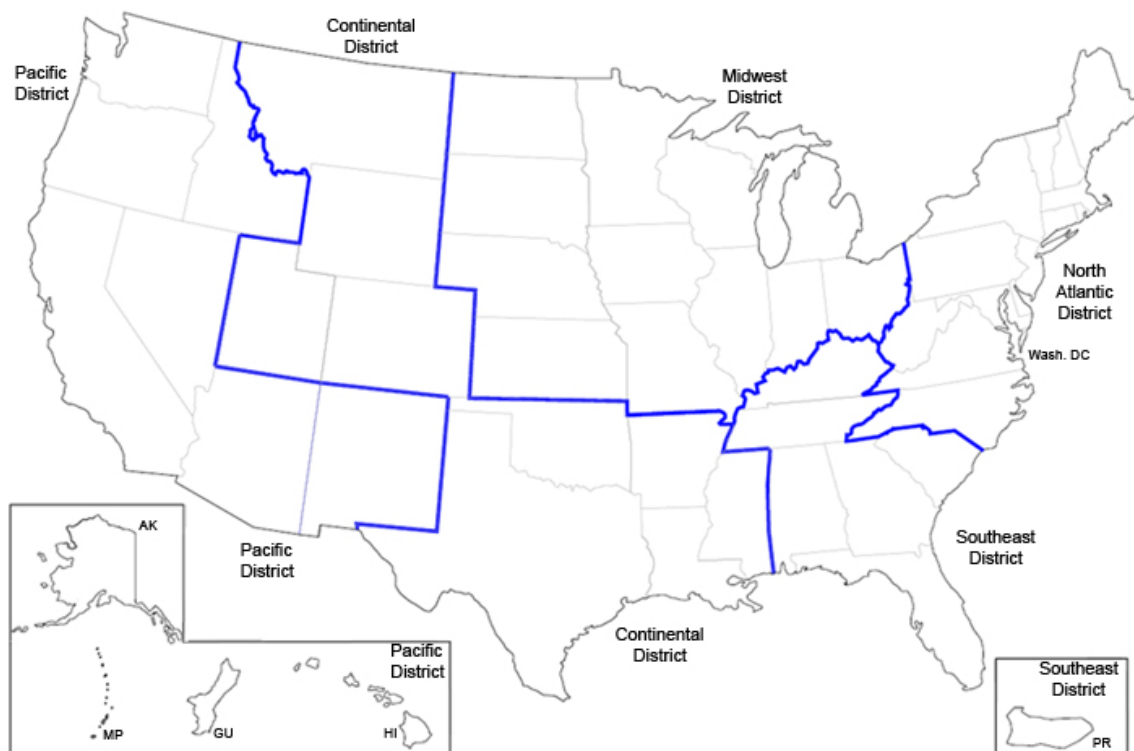
National Cemetery Administration

Introduction

The National Cemetery Administration (NCA) provides services to Veterans and their families across five districts, administering burial benefit programs at 158 national cemeteries and 35 soldiers' lots and monument sites. NCA maintains over 4.4 million gravesites, nearly 25,000 acres, and operates 645 buildings.

A map showing the five districts is provided below.

Figure 4-1: NCA District Map



Linkage to Department of Veterans Affairs (VA) Strategic Goals

The construction program is a critical element of NCA's strategy to increase access to burial and memorial benefits for Veterans and their families and provide greater choice. Two performance measures are impacted by NCA's construction program:

- *Percent of Veterans served by a burial option within a reasonable distance (75-miles) of their residence.* Construction projects to develop new national cemeteries will provide a

burial option to Veterans and their families who are not currently served by a national, state, or tribal Veterans cemetery within 75-miles of their residence. Projects to keep existing national cemeteries open by developing additional gravesites and columbaria or acquiring additional land prevent the loss of a burial option for Veterans currently served by a national cemetery within a reasonable distance of their residence.

- *Percent of survey respondents who rate national cemetery appearance as excellent.* Construction projects such as irrigation improvements, renovation of historic structures, and road resurfacing are important to maintaining our cemeteries as national shrines. In most cases, these types of projects directly impact cemetery appearance and, thereby, client satisfaction.

Meeting Current and Future Burial Needs

While every eligible Veteran may be interred at any one of VA's open national cemeteries and a significant majority of the 125 VA grant-funded Veterans cemeteries, VA realizes that close proximity to a cemetery is an important consideration in whether Veterans and family members choose a VA-funded cemetery for their final resting place. For this reason, NCA is committed to providing 95% of the Veteran population with access to first interment burial options (for casketed or cremated remains, either in-ground or in columbaria) in a national or state Veterans cemetery within 75 miles of the Veteran's place of residence. Increasing and maintaining the availability of state, territory, and tribal Veterans cemeteries is a means to increase existing burial access for all Veterans nationwide and provide a more convenient burial option to those Veterans who may not currently have reasonable access to a national cemetery, particularly in rural locations, or who prefer to be interred on tribal lands. VA has set a realistic target to provide reasonable burial access to 95% of all Veterans and has made continuous, significant progress toward meeting that target. In 2026, VA estimates 94% of the Veteran population will be served with such access.

In 2024, NCA interred 134,245 Veterans and eligible family members. Annual Veteran deaths are projected to be 524,569 in 2026 and are projected to slowly decline. The number of interments is expected to be approximately 130,000 in 2026 and will decline gradually. While the number of interments is expected to slowly decline, NCA is experiencing a significant increase in the number of pre-need applications being processed. Though the impact of the pre-approved benefit is not immediately known, NCA projects that utilization rates will increase at national, state, and tribal cemeteries as a result. Additionally, NCA must maintain the accumulation of gravesites in perpetuity. NCA estimates the number of gravesites to exceed 4.4 million in 2026. With the opening of new cemeteries and gravesite expansion projects underway, the number of developed acres is expected to surpass 10,000 in 2026.

It is critical that VA continues to provide services at existing national cemeteries by completing phased development projects to make additional gravesites or columbaria available for interments. National cemeteries that will close due to depletion of space are identified to determine the feasibility of extending the service period of the cemetery through expansion. As public acceptance of, and demand for, cremation as a burial option grows, construction of columbaria is an option that maximizes service delivery. VA will continue to develop columbaria, as an option, particularly in areas where land is scarce and the demand for cremation burials is high.

In addition to building, operating, and maintaining national cemeteries, NCA administers the Veterans Cemetery Grant Program to provide grants to states and tribal organizations to establish or expand Veterans cemeteries. Grants may fund up to 100% of the cost of establishing, expanding, or improving state or tribal Veterans cemeteries, including the acquisition of initial operating equipment.

Burial Policies

The independent *Evaluation of the VA Burial Benefits Program* (August 2008) offered an opportunity to reflect on a future strategic direction that will continue NCA's success in meeting the burial needs of the Nation's Veterans. As a result, NCA identified several burial policies targeting increased access and availability of burial options for Veterans, which Congress approved in 2011 and 2013. These policies include:

- Lowering the unserved Veteran population threshold to establish a new national cemetery to 80,000 Veterans within a 75-mile radius. Based on this policy, NCA developed a plan to establish five new national cemeteries and provide burial options to almost 500,000 Veterans and their families. All five cemeteries have been completed, the last in December 2020.
- Establishing “Urban Initiative” locations to improve travel time and access in densely populated metropolitan areas currently served by a national cemetery. Five locations have been identified for this initiative in the Los Angeles and San Francisco/Oakland, California areas; Chicago, Illinois; New York, New York; and Indianapolis, Indiana metropolitan areas. The columbarium expansion at Los Angeles National Cemetery opened in October 2019 as the first completed project under NCA's Urban Initiative, and the Indianapolis columbaria-only location opened in July 2022 at Crown Hill National Cemetery. The New York columbaria-only location opened in 2025, and the Chicago location is currently projected to open in 2028, pending land acquisition/transfer.
- Establishing national cemeteries in rural areas where the Veteran population is less than 25,000 within a 75-mile service area. This initiative targets those states in which: 1) there is no national cemetery within the state open for first interments; and 2) areas within the state are not currently served by a state Veterans cemetery or a national cemetery in an adjacent state. Eight states meet these criteria (Idaho, Montana, Nevada, North Dakota, Maine, Utah, Wisconsin, and Wyoming). In 2014, NCA established the first national cemetery under the Rural Initiative at Yellowstone National Cemetery in Montana. The second Rural Cemetery opened in 2019, the Fargo National Cemetery in North Dakota. Four additional Rural Cemeteries opened in 2020 (Northwoods, WI; Snake River Canyon, ID; Acadia, ME; and Cheyenne, WY). Southern Utah in Cedar City, UT is projected to open in 2025. The final cemetery in Elko, NV is projected to open in 2026.

Action Plan Strategy

NCA's Action Plan addresses access, utilization, condition, and space gaps. Access and utilization gaps are closed by Major and Minor Construction projects that provide new interment options through the establishment of new national cemeteries or expansion of existing cemeteries. NCA also continues to invest in columbarium-only cemeteries to serve Veterans in urban areas. The space gap is closed through new construction, including administration buildings, maintenance

buildings, public restrooms, and committal shelters. The condition gap is closed by projects that address deficiencies in buildings, as well as projects to decrease gaps in National Shrine assessments.

NCA Gaps

Access:

Defined as the percentage of Veterans who have access to a first interment burial option within 75 miles of their home. NCA expects to achieve approximately 94.2% by the end of 2026 by opening two Rural Cemeteries and three new State Cemeteries. NCA expects to meet the strategic target of 95% by activating replacement cemeteries, expanding existing cemeteries, and encouraging the establishment of VA grant-funded state Veterans cemeteries.

Condition:

There are two types of condition gaps for NCA: Facility Condition Assessment and Visual/National Shrine Impact. The long range estimated cost to correct all currently identified condition gaps for NCA is approximately \$168 million. This is an estimate only and costs may change as projects are further refined.

Strategic Capital Investment Planning (SCIP) Estimated Costs

Table 4-1, below, provides the long range estimated cost to correct all currently identified gaps for NCA. The current estimate is between \$1.9 billion and \$2.1 billion. This range is an estimate only; costs may change as projects are further refined.

Table 4-1: NCA Capital Investment Projects by Type

NCA	2026		Future Years	
Project Type	# of Projects	2026 TEC (\$000)	# of Projects	Future Year TEC (\$000) ¹
Major Construction	1	\$185,100	14	\$1,487,400
Leases	0	\$0	0	\$0
Minor Construction	10	\$78,990	22	\$133,224
NRM	0	\$0	0	\$0
Other (includes seismic, disposals, and sharing projects)	0	\$0	0	\$0
Project Specific Subtotal	11	\$264,090	36	\$1,620,624
Future Year Planning (Minors and NRM) ¹	N/A	\$0	-	\$87,603
Below Threshold/Emergent Needs ²	TBD	\$0	-	\$8,610
Non-Recurring Activation Costs ³	-	\$2,231	-	\$6,991
Recurring Activation Costs ³	-	\$0	-	\$0
IT Non-Recurring Activation Costs ³	-	\$288	-	\$628
IT Recurring Activation Costs ³	-	\$96	-	\$209
Total	11	\$266,705	36	\$1,724,665

¹ Future year planning includes estimates for minors for future years, non-major lease, disposal and sharing projects for the ten-year planning horizon.

² NCA action plans include lump sum, emergent needs and below established threshold of \$2 million that will be allocated in execution.

³ Non-recurring and recurring activation totals are inclusive of the entire cost over a 10-year time frame, reflected in the first funding year for each project.

The 2026 Minor Construction request of \$86 million is comprised of \$64.6 million for prior year SCIP process approved projects awaiting construction funding, \$7.9 million for new SCIP 2026 projects, and \$13.5 million for below threshold, land acquisition and contingencies for 2026.

Table 4-2 (on the following page) provides a list of potential future year projects. Total estimated costs in this table are preliminary planning costs and are subject to change as projects are further refined. The NCA long term planning horizon cost estimate range does not include under-threshold or out-year planning estimates. For planning purposes, VA utilizes an established dollar amount for project specific inclusion in the action plans. For example, the dollar threshold for NCA Minor Construction projects is less than \$2 million.

Table 4-2: NCA Future Year Above Threshold Potential Projects (Sorted by State, Cemetery)

Cemetery	ST	Future Year Above-Threshold Potential Projects Project Name – Short Description	Project Type	Total Estimated Costs (\$000s)
National Memorial Cemetery of Arizona	AZ	Gravesite Expansion Phase IV	Major Const.	\$100,000
Ft. Rosecrans	CA	Site Improvement project	Minor Const.	\$8,770
Sacramento Valley	CA	Gravesite Expansion and Site Improvement Phase III	Major Const.	\$100,000
San Francisco	CA	Site Improvement Project	Minor Const.	\$11,900
Florida	FL	Replace Pre-Cast Columbarium Caps and Limestones	Minor Const.	\$5,000
Florida	FL	Gravesite Expansion, Phase 6	Major Const.	\$100,000
National Memorial Cemetery of the Pacific	HI	Replace Irrigation system	Minor Const.	\$2,540
National Memorial Cemetery of the Pacific	HI	Site Improvement Project	Minor Const.	\$17,960
National Memorial Cemetery of the Pacific	HI	Gravesite Expansion	Major Const.	\$115,600
Abraham Lincoln	IL	Expansion and Cemetery Improvements, Phase 4	Major Const.	\$100,000
New Albany	IN	Correct Facility Condition Assessment (FCA) Deficiencies	Minor Const.	\$3,280
Massachusetts	MA	Gravesite Expansion Phase V	Major Const.	\$100,000
Baltimore	MD	Repave Roads, Replace Curbs and Site Drainage	Minor Const.	\$2,340
Baltimore	MD	Replace Fence and Improve Property Border	Minor Const.	\$2,410
Loudon Park	MD	Site Improvement Project	Minor Const.	\$4,850
Great Lakes	MI	Gravesite Expansion	Major Const.	\$93,100
Ft. Snelling	MN	Gravesite Expansion Project	Major Const.	\$93,900
Beverly	NJ	Site Improvement Project	Minor Const.	\$3,370
Finn's Point	NJ	Historic Wall Restoration	Minor Const.	\$2,120
Long Island	NY	Irrigation Project, Phase 1	Minor Const.	\$2,630
Woodlawn	NY	Gravesite Expansion	Minor Const.	\$4,170
Ohio Western Reserve	OH	Gravesite Expansion	Major Const.	\$132,800
Eagle Point	OR	Infrastructure Improvement Project	Minor Const.	\$15,900
Fort Stevens	OR	Gravesite Expansion and Restroom Renovation	Minor Const.	\$15,884
Willamette	OR	Gravesite Expansion	Major Const.	\$135,000
National Cemetery of Alleghenies	PA	Gravesite Expansion Phase 4	Major Const.	\$97,700
Chattanooga	TN	Gravesite Expansion	Major Const.	\$102,100

Cemetery	ST	Future Year Above-Threshold Potential Projects	Project Type	Total Estimated Costs (\$000s)
		Project Name – Short Description		
Dallas/Fort Worth	TX	Gravesite Expansion - Phase 6	Major Const.	\$110,000
Ft. Harrison	VA	Infrastructure Improvement Project	Minor Const.	\$2,160
Glendale	VA	Renovation of Site/Buildings	Minor Const.	\$2,250
Hampton	VA	Site Improvement Project	Minor Const.	\$4,590
Quantico	VA	Renovate Public Restrooms, Shelters and Maintenance Facility.	Minor Const.	\$5,280
Quantico	VA	Gravesite Expansion Phase III	Major Const.	\$107,200
Richmond	VA	Site and Infrastructure Improvement Project	Minor Const.	\$3,750
Seven Pines	VA	Renovation of Historic Buildings and Correction of FCA Deficiencies	Minor Const.	\$3,750
Wood	WI	Site Improvement Project	Minor Const.	\$8,320
Total, NCA Potential Future/Outyear Projects				\$1,620,624

Page Intentionally Left Blank.



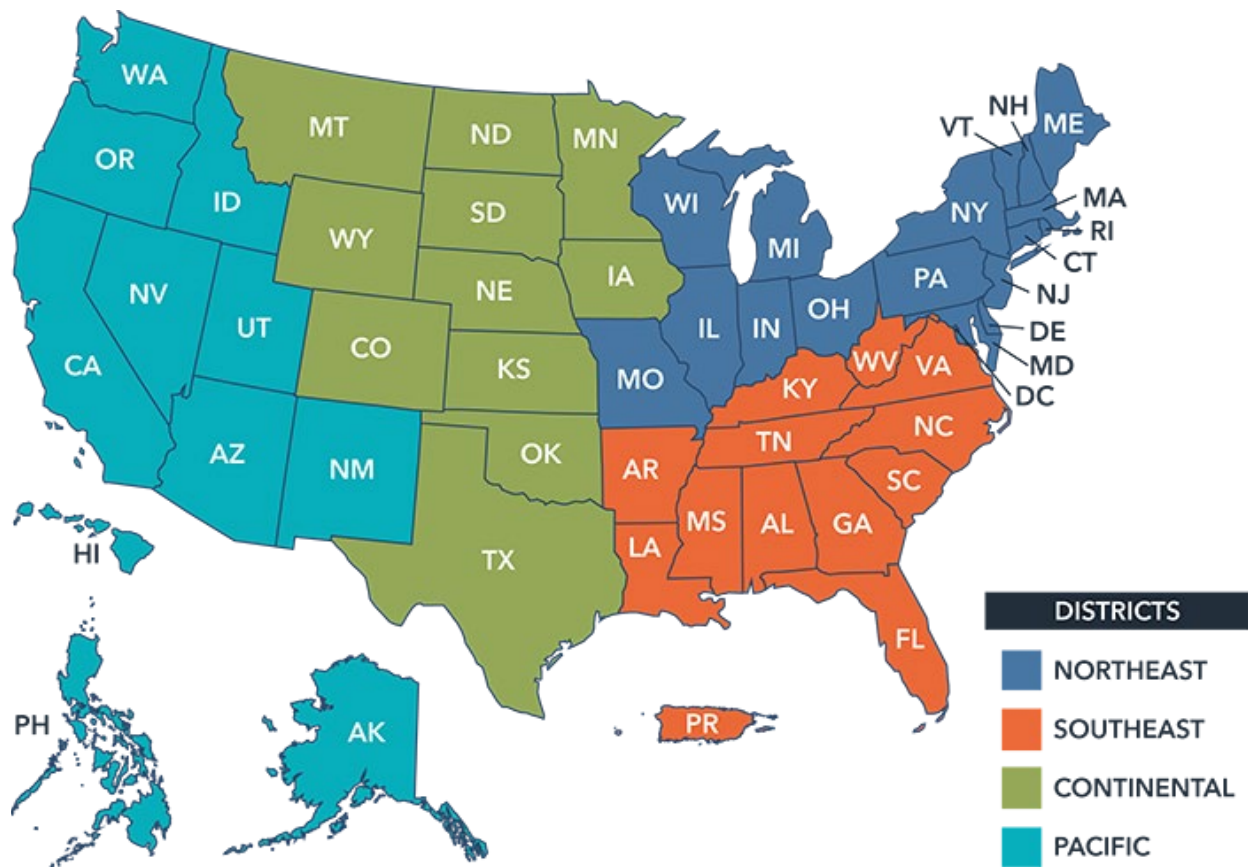
Chapter 6.5

Veterans Benefits Administration

Introduction

The Veterans Benefits Administration (VBA) provides benefits and services to the Veteran population through four districts (Northeast, Southeast, Continental and Pacific) and 56 regional offices. VBA benefits and services include disability compensation and pension, education, vocational rehabilitation, loan guaranty and insurance.

Figure 5-1: VBA District Map



VBA Action Plan Strategy

VBA's Action Plan strategy addresses functional and space gaps identified in the Strategic Capital Investment Planning (SCIP) process. The plan aims to reduce these gaps through renovation, realignment, and maintenance projects. These projects focus on creating more effective office layouts, enhancing security and safety, and improving service delivery to Veterans. Current leases, mainly through the General Services Administration (GSA), enable VBA to relocate swiftly to adapt to process changes or shifting Veteran population concentrations.

VBA continues to implement a Space Management Policy to enforce uniform and consistent standards across all VBA facilities. The policy emphasizes employing a consistent open design concept throughout VBA's real property inventory, which includes:

1. Open design concept that minimizes enclosed walled offices and maximizes open spaces for flexibility.
2. Enclosed spaces that block natural light should be located on the interior of the structure (away from exterior windows).
3. Interior offices and meeting rooms may have a glass front for a clear line of sight, if not cost prohibitive. Only the Regional Office (RO) Director's suite is authorized to have separating walls; Program/Division offices/areas are not.
4. No suite enclosures for program offices, though Human Resources may have enclosed suites if more than one person occupies the suite.

To achieve these goals, VBA is designing and building out new leases and renovations at 100% of authorized seating to ensure full compliance with President Trump's January 20, 2025, Presidential Memorandum (PM) on Return to In-Person Work. In accordance with Management Procedure Memorandum No. 2024-01 (Implementation of Occupancy Metrics for Office Space) guidance the maximum square footage per full-time equivalent employee is 150 useable square feet, which includes work surfaces and common areas (e.g., breakrooms, conference rooms). Minor Construction projects are carried out in line with Department of Veterans Affairs (VA) space design and utilization standards. Successful space optimization has led to increased staff morale and higher employee satisfaction survey scores, fostering the retention of highly qualified staff. Management notes an increase in task completion and timely execution of responsibilities.

VBA continuously seeks opportunities for space optimization and cost savings when renewing existing leases. VBA consolidates space and implements space-standard policies to enhance the efficiency of its space management program. The prioritization of utilizing VA-owned space helps reduce the need for new leases and minimizes facility renovation costs.

VBA strictly adheres to VA space management policies and guidelines. Space is optimized to meet VBA mission requirements, and unused space is either returned or made available for use by other VA entities.

SCIP Estimated Long Range Magnitude Costs

The estimated cost to correct all currently identified gaps for VBA is between \$617 million and \$682 million. The estimated cost of correcting condition deficiencies at VA-owned facilities occupied by VBA is approximately \$27.4 million. Facility modification projects normally require a significant funding contribution by VBA, even for leased space. The expected range of costs for all these future requirements is an estimate only and may change as projects are further refined.

Table 5-1: VBA Capital Investment Projects by Type

VBA	2026		Future Years	
Project Type	# of Projects	2026 TEC (\$000)	# of Projects	Future Year TEC (\$000) ¹
Major Construction	0	\$0	0	\$0
Leases	10	\$4,847	53	\$64,615
Minor Construction	0	\$0	19	\$141,226
NRM	0	\$0	0	\$0
Other (includes seismic, disposals, and sharing projects)	0	\$0	0	\$0
Project Specific Subtotal	10	\$4,847	72	\$205,841
Future Year Planning (Minors and NRM) ¹	N/A	\$0	-	\$0
Below Threshold/Emergent Needs ²	TBD	\$0	-	\$5,153
Non-Recurring Activation Costs ³	-	\$15,837	-	\$324,834
Recurring Activation Costs ³	-	\$0	-	\$0
IT Non-Recurring Activation Costs ³	-	\$5,329	-	\$64,586
IT Recurring Activation Costs ³	-	\$1,776	-	\$21,529
Total	10	\$27,791	72	\$621,942

¹ Future planning includes estimates for Non-Recurring Maintenance (NRM) and Minors for future years, non-Major Lease, disposal and sharing projects for the ten-year planning horizon.

² VBA action plans include lump sum, emergent needs and below established threshold of \$1.5 million that will be allocated in execution.

³ Non-recurring and recurring activation totals are inclusive of the entire cost over a 10-year time frame and are reflected in the first funding year for each project.

The 2026 Minor Construction request of \$17 million is comprised of \$12 million for prior year SCIP projects and \$5 million for below threshold, emergent needs, contingencies and Department of State Capital Security Cost Sharing program¹.

Table 5-2 (on the following page) provides a list of planned leases and potential future year projects. Total estimated costs in the table below are preliminary planning costs and are subject to change as projects are further refined. The VBA long term planning horizon cost estimate range does not include under-threshold or out-year planning estimates. For planning purposes, VA utilizes an established dollar amount for project specific inclusion in the action plans. For example, the dollar threshold for VBA Minor Construction projects is \$1.5 million. The costs for all below-

¹ The Secure Embassy Construction and Counterterrorism Act of 1999, Section 1000(a) (7) of Public Law 106-113, was amended to include the Capital Security Cost Sharing program. Agencies with personnel overseas that occupy space controlled by the Department of State shall provide funding in advance for their share of costs for new construction. Department of State is implementing a 14-year, \$17.5 billion capital construction program to replace 150 Embassy and consulate compounds.

threshold projects are included in the overall VBA estimate in Table 5-1 (preceding page) as a lump-sum.

Table 5-2: VBA-Potential Future Year Above-Threshold Projects (Sorted by State, City and Type)

City	ST	Potential Future Year Above-Threshold Projects Project Name – Short Description	Project Type	Total Est. Cost (000s)
Montgomery	AL	Renew Lease at Mobile Vocational Rehabilitation and Employment Office	Minor Lease	\$20
Montgomery	AL	Renew Lease at Huntsville Vocational Rehabilitation and Employment Office	Minor Lease	\$53
North Little Rock	AR	North Little Rock Regional Office New Lease Build Out	Minor Const.	\$8,275
Los Angeles	CA	Renew Lease at Los Angeles Regional Office	Major Lease	\$5,989
Los Angeles	CA	Renovate and Realign Regional Office at lease renewal	Minor Const.	\$12,000
Oakland	CA	Renew lease for Oakland Office of General Counsel	Minor Lease	\$22
Oakland	CA	Renew Lease at Sacramento-Sacramento Vocational Rehabilitation and Employment Office	Minor Lease	\$86
Oakland	CA	Renew Lease at Fresno Vocational Rehabilitation and Employment Office	Minor Lease	\$152
Oakland	CA	Renew Lease at Oakland Regional Office	Minor Lease	\$4,952
San Diego	CA	Renew Lease at Moreno Valley Vocational Rehabilitation and Employment Office	Minor Lease	\$98
Denver	CO	Renew Lease at Grand Junction Vocational Rehabilitation and Employment Office	Minor Lease	\$9
Denver	CO	Renew lease at Denver Human Resources Center (HRC) Bldg. 53	Minor Lease	\$174
Hartford	CT	Renovate and Realign Hartford Regional Office	Minor Const.	\$8,927
Washington	DC	Renew Lease at Washington Appeals Mgmt. Office	Major Lease	\$5,644
Atlanta	GA	Renew Lease at Columbus GA Vocational Rehabilitation and Employment Office	Minor Lease	\$66
Honolulu	HI	Renew Lease at Hilo Vocational Rehabilitation and Employment Office	Minor Lease	\$32
Des Moines	IA	Renew Lease at Des Moines Regional Office	Minor Lease	\$1,292
Des Moines	IA	Renew Lease at Des Moines HRC	Minor Lease	\$1,340
Chicago	IL	Renew Lease at Belleville Vocational Rehabilitation and Employment Office	Minor Lease	\$28

City	ST	Potential Future Year Above-Threshold Projects	Project Type	Total Est. Cost (000s)
		Project Name – Short Description		
Indianapolis	IN	Renew Lease at Indianapolis Basement File Storage	Minor Lease	\$14
Indianapolis	IN	Renew Lease at Indianapolis Fiduciary Hub	Minor Lease	\$173
Indianapolis	IN	Renew Lease at Indianapolis Regional Office	Minor Lease	\$1,639
Indianapolis	IN	Renovate and Realign Indianapolis Regional Office	Minor Const.	\$10,800
Louisville	KY	Build out Louisville Regional Office 1	Minor Const.	\$7,650
Boston	MA	Renew Lease at Boston Regional Office	Minor Lease	\$3,373
Baltimore	MD	Renew Lease at Baltimore Regional Office 2	Minor Lease	\$261
Baltimore	MD	Renew Lease at Baltimore Training Academy	Minor Lease	\$706
Baltimore	MD	Renew Lease at Baltimore Regional Office	Minor Lease	\$1,606
Detroit	MI	Renew lease for Grand Rapids Vocational Rehabilitation and Employment Parking	Minor Lease	\$45
Detroit	MI	Renew lease at East Lansing Vocational Rehabilitation and Employment Office	Minor Lease	\$61
Detroit	MI	Renew Lease at Detroit Regional Office Regional Office 1	Minor Lease	\$2,470
St Paul	MN	Renew St Paul Regional Office Parking lease	Minor Lease	\$32
St Paul	MN	Renew Lease at St Paul Regional Office	Major Lease	\$5,838
St Paul	MN	Build Out Regional Office	Minor Const.	\$9,600
St Louis (JC)	MO	Renew Lease at St Louis Regional Office	Minor Lease	\$4,544
Jackson	MS	Renovate and Realign Jackson Regional Office	Minor Const.	\$9,274
Manchester	NH	Renew Lease at Manchester Regional Office 2	Minor Lease	\$90
Newark	NJ	Renew Lease at Newark Regional Office 1	Minor Lease	\$2,610
Albuquerque	NM	Renew Lease for Albuquerque Parking	Minor Lease	\$9
Cleveland	OH	Renew Lease at Cleveland Regional Office 2 - AJ Celebrezze Federal Building	Minor Lease	\$54
Cleveland	OH	Lease at Columbus Vocational Rehabilitation and Employment Office	Minor Lease	\$108
Cleveland	OH	Renew Lease at Cleveland Regional Office - AJ Celebrezze Federal Building	Minor Lease	\$2,594
Cleveland	OH	Build out Regional Office	Minor Const.	\$8,110
Muskogee	OK	Renew Lease at Muskogee Regional Office 2 National Call Center (NCC)	Minor Lease	\$2,514
Muskogee	OK	Build Out Muskogee Regional Office 3 Call Center	Minor Const.	\$7,963
Muskogee	OK	Build Out Muskogee NCC	Minor Const.	\$8,200

City	ST	Potential Future Year Above-Threshold Projects	Project Type	Total Est. Cost (000s)
		Project Name – Short Description		
Portland	OR	Renew Lease at Portland Regional Office	Minor Lease	\$4,001
Pittsburgh	PA	Renew lease for Pittsburgh Regional Office Parking	Minor Lease	\$5
Providence	RI	Renew Lease at Regional Office 1	Minor Lease	\$151
Providence	RI	Renew Lease at Providence Regional Office	Minor Lease	\$1,922
Providence	RI	Build Out Providence Regional Office	Minor Const.	\$3,500
Manila	RP	Renew Lease Veterans Service Center N. Paul Loftis, Manila	Minor Lease	\$40
Columbia	SC	Renew Lease at Columbia Regional Office	Major Lease	\$4,077
Columbia	SC	Build Out Columbia Regional Office	Minor Const.	\$8,000
Nashville	TN	Renew Lease at Nashville Regional Office 6	Minor Lease	\$14
Nashville	TN	Renew Lease at Nashville Regional Office 3	Minor Lease	\$49
Nashville	TN	Renew Lease at Nashville Regional Office 2	Minor Lease	\$128
Nashville	TN	Renew Lease at Clarksville Vocational Rehabilitation and Employment Office	Minor Lease	\$147
Houston	TX	Corpus Christi Lease Build Out for Vocational Rehabilitation and Employment Office	Minor Const.	\$1,559
Waco	TX	Renew Lease at El Paso Vocational Rehabilitation and Employment	Minor Lease	\$77
Waco	TX	Renew Austin Vocational Rehabilitation and Employment Office	Minor Lease	\$188
Roanoke	VA	Renew Lease at Norfolk Vocational Rehabilitation and Employment Office	Minor Lease	\$114
Roanoke	VA	Buildout for new Lease at Norfolk Vocational Rehabilitation and Employment Office	Minor Const.	\$1,834
Roanoke	VA	Build out Regional Roanoke Regional Office	Minor Const.	\$8,000
Roanoke	VA	Hampton Lease Buildout Vocational Rehabilitation and Employment Office	Minor Const.	\$11,938
Seattle	WA	Renew Lease at Seattle Regional Office 4	Minor Lease	\$71
Seattle	WA	Bremerton Lease Build Out for Vocational Rehabilitation and Employment Office	Minor Const.	\$1,597
Seattle	WA	Renew Lease at Seattle Regional Office	Minor Lease	\$3,574
Milwaukee	WI	Renew Lease at Green Bay Vocational Rehabilitation and Employment Office	Minor Lease	\$7
Milwaukee	WI	Renovate and Realign Milwaukee Regional Office	Minor Const.	\$7,000

City	ST	Potential Future Year Above-Threshold Projects	Project Type	Total Est. Cost (000s)
		Project Name – Short Description		
Huntington	WV	Renew Lease at Huntington VBA Regional Office 1	Minor Lease	\$1,350
Huntington	WV	Build Out Huntington Regional Office	Minor Const.	\$7,000
Total, VBA Potential Future/Outyear Projects				\$205,841

Page Intentionally Left Blank



Chapter 6.6

Staff Offices

Introduction

The Department of Veterans Affairs (VA) Staff Offices (SO) are central, Departmental organizations. These include General Counsel; Inspector General (OIG); Enterprise Integration; Public and Intergovernmental Affairs; Congressional and Legislative Affairs; Acquisition, Logistics, and Construction; Human Resources and Administration/Operations, Security, and Preparedness (HRA/OSP); Office of Management; Office of Information and Technology (OIT).

SO Action Plan Strategy

The SO action plan strategy focuses on condition gaps identified in the Strategic Capital Investment Planning (SCIP) process. The action plan will reduce gaps through projects and non-capital solutions. SO funds are used for infrastructure repairs and enhancements to improve operations and provide acceptable and operationally suitable work environments, as well as to complete modifications and upgrades to existing facilities to expand capacity. The plan includes projects to maintain and reconfigure existing space to accommodate staffing changes, including the Return to Office (RTO) effort.

In 2022, HRA commissioned a Future of Work (FOW) Consolidation Study for the VACO campus with preliminary results being incorporated into the SCIP process. The study was completed in 2024 and HRA was in the process of implementing Concept Plans and Design Intent Drawings (DIDs) for organizations slated for Phase 1 implementation of the SCIP projects and Future of Work effort. In early 2025 in response to OMB Memo M-23-15 (*Measuring, Monitoring, and Improving Organizational Health and Organizational Performance in the Context of Evolving Agency Work Environments*), the FOW effort needed to adjust for anticipated efficiencies and to accommodate VACO personnel returning to in office work.

In 2025, and due to the continued need for change in space configuration, as well as addressing RTO efforts and comply with OMB Memo M-23-15, HRA anticipates the need for additional Minor Construction funding in future years.

The OIG has partnered with General Services Administration (GSA) to reduce the overall footprint within their largest Washington, DC office by adopting lessons learned and evaluating workplace trends. VA OIG is engaging in a study with GSA to look at the overall footprint in their Headquarters office and the possibility of condensing local offices into one location to share resources and reduce their overall footprint and lower our rent costs.

OIT Action Plan Strategy

OIT's plan optimizes utilization of data center space and employee/non-Information Technology (IT) support space as part of a long-term strategy to reduce operational costs and impacts. This ensures that IT systems remain operational and secure. OIT's plan does not include Major Construction projects; it utilizes non-capital solutions and Minor Construction projects to correct deficiencies and optimize operational space utilization.

To improve the interoperability and standardization of VA's technical infrastructure and IT services to foster increasing levels of organizational effectiveness and customer satisfaction, OIT implemented and continues to refine standards for the technical environment infrastructure across the VA enterprise. These projects include hardening IT system security and correcting environmental deficiencies for mission critical systems. This is achieved while optimizing data center space utilization and shifting to standardized platforms and infrastructures.

Network use increased dramatically as increased telework and use of virtual meetings to carry out VA missions. OIT met most short-term IT requirements, but the RTO has added a demand to network usage, reliability, and facility upkeep. As a result, OIT must ensure that the facilities are up to date with respect to safety, and maintenance, and data centers do not experience any unplanned outages.

The OIT Space and Facilities Management office surveyed and planned the future OIT space requirements following the RTO orders. As a result of these orders, OIT has pivoted plans of reducing our footprint, to maintaining square footage, while looking for opportunities to increase network reliability and ensuring the safety and security of our staff in the 21 OIT locations.

Additionally, OIT is in the process completing a perimeter hardening project in Martinsburg, WV and a space refresh in Oakland, CA. This project includes the return of approximately 4,800 square feet (SF) of space, which results in an estimated cost avoidance of approximately \$320,000. As renovations in Austin, TX continue, it appears that OIT will be able to return approximately 25,000 SF of space to GSA. Future construction projects are needed to address space needs and ensure a stable VA network infrastructure to meet VA's mission based on the changing workforce space requirements. OIT diligently follows VA space management policies and guidelines, ensuring that space is optimized to meet mission requirements. OIT is continuously evaluating its space requirements by monitoring the occupation and vacancy rates of each facility. Any unused space is either returned or made available for use by other VA entities.

SCIP Estimated Long Range Costs

Table 6-1 (below) provides the estimated cost to correct all currently identified gaps for SOs. This amount totals between \$135 and \$149 million. Total estimated costs provided in Table 6-1 are preliminary planning costs and are subject to change as projects are further refined.

Table 6-1: SO Capital Investment Projects by Type

Staff Offices	2026		Future Years	
Project Type	# of Projects	2026 TEC (\$000)	# of Projects	Future Year TEC (\$000)¹
Major Construction	0	\$0	0	\$0
Leases	1	\$122	5	\$5,438
Minor Construction	3	\$29,903	9	\$77,865
NRM	0	\$0	0	\$0
Other (includes disposals and sharing projects)	0	\$0	0	\$0
Project specific subtotal	4	\$30,025	14	\$83,303
Future year planning (Minors and NRM) ¹	N/A	\$0	-	\$0
Below threshold (BT)/Emergent needs ²	TBD	\$0	-	\$9,899
Non-recurring activation costs ³	-	\$0	-	\$18,246
Recurring activation costs ³	-	\$0	-	\$0
IT non-recurring activation costs ³	-	\$0	-	\$177
IT recurring activation costs ³	-	\$0	-	\$59
Total	4	\$30,025	14	\$111,683

¹Future planning includes estimates for NRMs and minors for future years, non-major lease, disposal and sharing projects for the ten-year planning horizon.

² SO action plans include lump sum, emergent needs and below established threshold of \$1.5 million that will be allocated in execution.

³Non-recurring and recurring activation totals are inclusive of the entire cost over a 10-year time frame and are reflected in the first funding year for each project.

The 2026 Minor Construction request for SOs totals \$33.4 million and is comprised of \$29.9 million for a new SCIP 2026 projects and \$3.5 million for BT/urgent needs and contingencies.

Table 6-2 (on the following page) provides a list of planned leases and potential future year projects. Total estimated costs in the table below are preliminary planning costs and are subject to change as projects are further refined. The SO long term planning horizon cost estimate range does not include under-threshold or out-year planning estimates. For planning purposes, VA utilizes an established dollar amount for project specific inclusion in the action plans. For example, the dollar threshold for SO Minor Construction projects is \$1.5 million. The costs for all projects below that threshold are included in the overall SO estimate in Table 6-1 (above) as a lump-sum.

Table 6-2: Potential SO Future Year Above-Threshold Projects (Sorted by State, City and Type)

City	ST	Potential Future Year Above-Threshold Projects Project Name – Short Description	Project Type	Total Est. Cost (\$000)
Oakland	CA	Lease for Oakland, CA	Minor Lease	\$1,327
Washington	DC	Floors 2 and 3 Renovation 811 Vermont	Minor Const.	\$15,162
Washington	DC	Floors 5 and 6 Renovation 810 Vermont	Minor Const.	\$18,174
Washington	DC	Fiber Optic Cabling	Minor Const.	\$13,000
Hines	IL	B215 – Americans with Disabilities Act Compliant Restroom Upgrade	Minor Const.	\$4,251
Eatontown	NJ	Lease for Eatontown, NJ	Minor Lease	\$1,118
Philadelphia	PA	Renew and Upgrade Data Center Mechanical Support Systems	Minor Const.	\$10,000
Austin	TX	Install Roof Top energy efficient cooling system for Data Center	Minor Const.	\$3,300
Austin	TX	Computer Room Under Floor Rapid Disconnect Power System	Minor Const.	\$3,700
Austin	TX	Emergency Makeup Water Storage for Chiller Cooling Towers	Minor Const.	\$4,600
Austin	TX	Renovation Phase 6	Minor Const.	\$5,678
Salt Lake City	UT	Renew lease for Salt Lake City, UT	Minor Lease	\$841
Shepherdstown	WV	Lease for Shepherdstown, WV - Side A	Minor Lease	\$1,039
Shepherdstown	WV	Lease for Shepherdstown, WV - Side B	Minor Lease	\$1,112
Total, Potential Future/Outyear Projects				\$83,303



Chapter 7.1

Enhanced-Use Leasing and the Annual Consideration Report

Part I – Enhanced-Use Lease (EUL) Program

Background on the Department of Veterans Affairs (VA) EUL Program

The national health care delivery system and demographics have created both expensive inefficiencies and exciting opportunities for the government. VA's existing infrastructure was largely designed and built when hospitalization and in-patient care were the norm. The new paradigm of health care delivery, supported by medical and technological advances, now allows for the delivery of most patient care through outpatient services. Veteran demographics and geographic concentrations are also changing. Since World War II, the Veteran population has shifted from the north and midwest to the west and south of the United States, along with the general population. The current VA network-based health care system often requires a different set of assets and infrastructure from those in VA's current inventory of buildings and land.

In response to these changes in demographics and health care delivery, VA is utilizing an innovative capital asset management tool called enhanced-use leasing to more effectively utilize its vacant or underutilized real property assets. EUL is a cooperative arrangement in which underutilized VA properties are made available to public or private entities for (re)development in exchange for monetary consideration (or no consideration) at fair value as determined by the Secretary. Through its EUL program, VA has been able to engage in strategic partnerships that have allowed VA to: 1) offer expanded services to Veterans (for example, by creating supportive housing facilities for Veterans and their families); 2) generate substantial cost savings (for example, by facilitating campus realignment projects); and 3) help meet VA energy goals under its original authority (for example, by building on-site renewable energy facilities, thus enabling VA to operate more efficiently).

VA first obtained legislative authority to enter into EULs in 1991 via 38 U.S.C. § 8161-8169. Under this original authority, leased properties could be developed for VA and/or non-VA uses compatible with the mission of the Department. The Department would obtain fair value consideration in the form of revenue and/or in-kind services. That authority expired on December 21, 2011. In 2012, it was reinstated, in modified form, via Public Law (P.L.) 112-154, Section 211. This authority restricted EULs to supportive housing projects only and limited consideration to cash only.

The West Los Angeles Leasing Act of 2016 was enacted on September 29, 2016, in P.L. 114-244 and codified in 38 U.S.C. § 8161. This law allows VA to enter into an EUL for up to 75 years (and collect cash consideration) for VA West Los Angeles property, which was previously not authorized.

The EUL authority was further amended via P.L. 115-182 (the MISSION Act of 2018). Prior to the change in 38 U.S.C. § 8162 implemented through the MISSION Act, EULs had to be certified in advance by the Director of the Office of Management and Budget (OMB). The MISSION Act requires only that OMB review each EUL to ensure it does not include certain terms as outlined in 38 U.S.C. § 8162(b)(5) but no longer requires certification from the Director of OMB.

The West Los Angeles Campus Improvement Act enacted on June 23, 2021 permits EULs for up to 99 years on VA West Los Angeles property.

Most recently, the Sergeant First Class Heath Robinson Honoring our Promise to Address Comprehensive Toxics Act of 2022 (PACT Act), enacted on August 10, 2022 broadened VA's existing EUL authority in several ways: VA is now permitted to enter into EULs that provide supportive housing or enhance the use of the leased property by directly or indirectly benefitting Veterans; VA EULs are now permitted to be up to 99 years in duration; and there is no longer an expiration date on VA's EUL authority. Lastly, the PACT Act provided VA with \$922 million to enter into said EULs. The expansion of the EUL authority may increase VA's opportunities to generate revenue that serve as a source of funding deposited into the Medical Care Collection Fund account. For additional information on funding provided for EUL implementation, please see *Volume 4, Chapter 4: VA Lease Notifications, Major Medical Facility Projects Authorizations*.

Benefits to Veterans

Veterans have enjoyed access to an expanded range of services such as supportive housing, job training and mental health counseling as a result of the EUL program. Without the EUL authority, housing and services for homeless and at-risk Veterans would not be as readily available and accessible on some VA medical center (VAMC) campuses. VA has used its EUL authority to develop housing projects that include both transitional and permanent supportive housing for Veterans who are homeless or at risk of homelessness, as well as for independent and assisted living for senior and disabled Veterans. As of the close of fiscal year (FY) 2024, there are 55 EUL projects with a housing component currently in operation, providing 3,708 units of housing to 2,873 Veterans and additional projects (including the West Los Angeles, CA Principal Developer EUL) with 501 units currently under construction or awaiting construction start. Many other services have come to fruition as a result of VA's EUL authority such as hospice centers, mental health facilities, expanded parking and childcare facilities.

Benefits to VA

VA's EUL program has encouraged innovative public/private partnerships that have greatly benefited VA. The various EUL projects within VA's portfolio repurpose underutilized capital assets, land, and buildings and transfer some or all of the cost to construct and/or renovate, operate and maintain these properties to third-party partners. Use of this program has resulted in VA cost avoidance in operations and maintenance of underutilized buildings and land assets.

Generally, when an agency generates revenue connected to real property, proceeds must be deposited in the U.S. Treasury. Under VA's EUL authority, if cash consideration is provided, VA is allowed to retain such consideration and redirect the net proceeds to Veteran services, via the Medical Care Collection Fund, and the EUL program itself.

The EUL program has proven to be an innovative tool that provides VA partners with long-term access to underutilized VA buildings and/or land assets in exchange for fair consideration that benefits Veterans. Moreover, the EUL agreements allow VA's development partners to pursue capital and operating funding in the private markets to enhance VA's capital assets through renovation and/or construction of supportive housing facilities, while providing supportive services that directly improve the lives of our Veterans.

Benefits to Developers and Local Community

An EUL provides the developer (lessee) with the long-term property interest necessary to secure financing through the capital markets and to amortize any capital investment made to the property or facility. Initially, during the construction phase of development, these EUL projects provide the local community with gainful employment for skilled labors and trades. In the long term, although the underlying land remains Federal property, once leased, the facility improvements are subject to state and local taxes and may increase the tax base for the local community during the term of the lease and support the local community's ability to provide needed services.

Transparency

A key component of the EUL program is close coordination with and the involvement of the local government and community as full partners in the development process. For example, VA must hold a public hearing at the location of any proposed EUL to obtain Veteran and local community input. Before conducting a hearing, the Secretary is required to provide reasonable notice to the general public regarding the hearing and the proposed lease. If the Secretary intends to enter into an EUL of the property, the Secretary must notify the Congressional Veterans' Affairs committees, the Committees on Appropriations and the Committees on the Budget of the House of Representatives and the Senate of the Secretary's intention to enter into an EUL. The Secretary must also publish a notice of such intention in the Federal Register. Upon the request of the congressional committees and not later than 30 days after the date of such notice, the Secretary must testify before the committees on the EUL, including the status of the lease, the cost and the plans to carry out the activities under the lease.

In summation, the VA EUL authority allows VA to more effectively realign its existing real property portfolio in a way that creates value for Veterans, VA, and other stakeholders throughout a given community. Local governments, Veterans groups, private partners and community members benefit as underutilized properties are redeveloped to provide new services and economic opportunities for Veterans, VA and the local community.

Working toward the objective of alleviating Veteran homelessness, VA is continuing its ongoing evaluation of unused and underutilized buildings on existing VA properties for potential homeless housing opportunities through public-private collaboration and VA's EUL program. To date, the EUL program has provided many Veterans across the country with housing and supportive services, which has contributed to the goal of ending Veteran homelessness nationally. A complete list of EULs can be found in the index of this report. The EUL program has the dual benefit of (1) supporting VA's initiative to end homelessness among our Veterans and (2) reducing the cost of operating and maintaining VA's inventory of underutilized buildings and land.

Strategic Vision for 2026

The VA EUL program will continue to serve as a vehicle for VA to achieve its goal of preventing and ending homelessness among Veterans.

Through the EUL program in 2026, VA expects to continue to increase the number of permanent supportive housing units nationwide with the goal of providing additional housing and services for homeless Veterans and Veterans at risk of homelessness. VA will grow its EUL portfolio by cultivating existing EUL projects in the pipeline and identifying new prospective EULs, as well as expanding upon already operational EULs. VA will continue to explore broadening the potential EUL project types that could be executed pursuant to the PACT Act to benefit Veterans. VA will also continue to improve its EUL implementation process through additional training, enhanced coordination with VA staff offices and streamlining internal processes and procedures.

Part II – Enhanced-Use Lease Consideration Report

Overview

This EUL Consideration Report describes VA’s stewardship of its underutilized real property assets via its EUL authority and details the motivation and terms of each lease. It is an annual report that provides a transparent view of the measurable outcomes of VA asset utilization through the EUL program. It is important to note that EULs also provide “soft” benefits not quantified in this report, such as improved health care outcomes, quality of life, customer service, improved satisfaction for Veterans, socioeconomic stimulus and other benefits to local communities, and improved community relations for VA.

Honoring its commitment to monitor its resources effectively, VA has been working to standardize the mechanisms and calculations for measuring the revenues, expenses, and other benefits derived from its EULs. VA has made systematic efforts to institute policies and procedures whereby all data and documentation gathered accurately and clearly reflect EUL project cost-benefit outcomes. We have established benchmarks for each EUL project type and taken steps to monitor the reporting and documentation of each EUL. The consideration figures for 2012 through 2024, as well as the data accumulated since 2006, were calculated using the methodology described in this report.

In this report, we attempt to quantify the consideration VA realizes from its operational EULs in terms of cash (**revenue**) and in-kind consideration (**cost avoidance**, **cost savings** and **enhanced services**) to Veterans, VA, and/or the community, net of any **VA expenses** generated by the lease.

Active Project Portfolio

EUL projects can be divided into three (3) major categories according to the type of benefits provided. These categories are used for classification purposes, but are not mutually exclusive in terms of the benefits a particular EUL can provide:

- **Direct Service to Veterans.**
EULs in this category provide Veterans with certain services that augment the existing services provided at VAMCs or services that are not available at the VAMCs, in many cases because VA is not authorized to provide such services itself. Examples of services VA is not authorized or able to provide directly include housing, hospice, employment counseling, and crisis triage facilities. However, those services can be offered on VA property through the EUL mechanism. Lessees can provide Veterans with priority placement for services and in some cases are able to serve Veterans exclusively. All these EUL projects represent cost avoidance to VA in terms of bed days of care or similar health care services that VA would need to provide if not for the EUL. Housing projects located on VA campuses provide safe, affordable shelter and living arrangements near health care providers, which contribute to positive health care outcomes for Veterans.
- **Improved VA Operations.**
EULs in this category contribute to more effective and improved use of VA resources to enhance services to Veterans. Examples include regional office co-locations, Veterans Integrated Service Network (VISN) offices, parking, consolidation of services, energy generation, and public safety buildings. Unlike Direct Service to Veterans, this category of

EUL provides services or cost avoidance directly to VA and contributes to better use of VA's infrastructure and/or resources. While cost savings from rent, parking, and energy as well as cost avoidance can be easily measured, other benefits from this type of EUL (such as improved services, access, and increased Veteran satisfaction) are not as quantifiable. For example, added parking capacity via an EUL allows Veterans to park closer and walk a shorter distance to access health services, improving the Veteran experience. Another non-quantifiable benefit of this type of EUL is locating a Veterans Benefits Office on a VAMC campus, which improves the Veteran experience by enabling them to obtain both health and benefit services in one location.

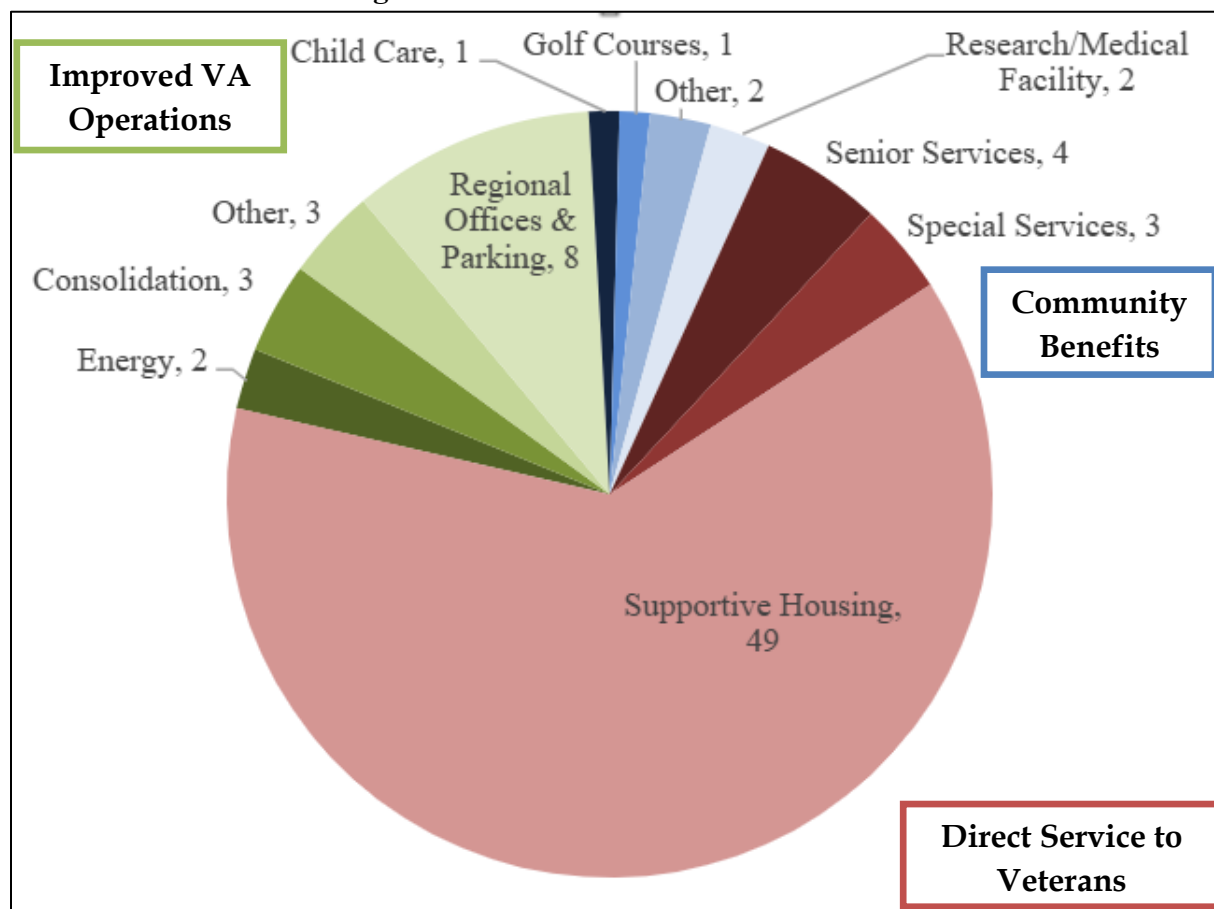
- **Community Benefits.**

EULs in this category provide services to the general community, in addition to Veterans and/or VA itself. Examples include research and development facilities, additional parking, and childcare. The main impacts of these leases are revenue generation, cost avoidance, and difficult-to-quantify benefits such as community relationship improvement and increased VA employee/Veteran satisfaction.

Additional lease subcategories are defined on page 7.1-97.

A further breakout of the active EULs by category is illustrated in Figure 7-1.

Figure 7-1: Active Enhanced-Use Leases



The 2024 EUL Consideration Report features 78 EULs – 77 active and one, the Mountain Home Energy Center, which expired in March of 2024. These featured EULs are broken down by individual project summaries, highlights, and outcomes in the EUL Summaries section.

As of the end of FY 2024, there are 78 active and operational EULs providing 3,708 available operational housing units. One operational EUL - MacArthur Field Phase I in Los Angeles, CA – will be featured for the first time in next year’s Consideration Report, because it became operational only three days before the end of the FY 2024. New EULs will be included in this report as they become operational in the years ahead.

Cumulative EUL Consideration

Operating Impact: The EUL program directly impacts VA’s operations by providing revenue in the form of upfront payments and ongoing lease payments. In addition, VA's operations are improved and enhanced by 1) cost avoidance, i.e., the value of goods or services that lessees provide that VA would otherwise have to provide.; and 2) cost savings, i.e., the market price of goods or services lessees supply to VA minus VA’s current cost to procure those goods and services. Project and program expenses VA incurs offset this consideration. These positive operating impacts

allow VA to continue expanding access to existing programs and services, as well as to provide additional services to Veterans.

Table 7-1 presents estimated annual and total EUL consideration received, offsets and total budget impact since 2006.

**Table 7-1: Annual EUL Consideration
(Amounts in millions)**

Fiscal Year	Revenue (+)	Cost Avoidance (+)	Cost Savings (+)	Project Expenses (-)	Program Expenses (-)	Total Budget Impact
2006-2010	\$30.7	\$104.8	\$58.2	\$25.4	\$21.4	\$147.0
2011-2015	\$16.0	\$204.6	\$54.7	\$86.6	\$16.3	\$172.4
2016-2020	\$9.1	\$415.4	\$34.3	\$71.4	\$15.1	\$372.3
2021	\$1.8	\$121.9	\$8.0	\$15.4	\$2.2	\$114.1
2022	\$1.8	\$128.6	\$15.7	\$10.8	\$5.4	\$129.8
2023	\$1.5	\$141.6	\$12.2	\$19.1	\$8.1	\$128.2
2024	\$2.3	\$147.8	\$12.2	\$6.1	\$5.2	\$151.0
Total	\$63.3	\$1,264.8	\$195.3	\$234.7	\$73.8	\$1,214.9

Note: Some historic values in the chart have been updated to reflect more accurate information received after initial submission. Adjustments are detailed on the individual project pages. Totals may not add due to rounding.

Enhanced Services: In addition to the consideration elements that have a direct impact on VA's budget, this report captures the value of enhanced services, newly available or expanded services to Veterans, VA employees, and/or the community that do not impact VA's budget. Table 7-2 below presents an estimate of the cumulative value of enhanced services provided since 2006.

**Table 7-2: Cumulative Value of Enhanced Services
(Amounts in millions)**

Fiscal Year	Enhanced Services
2006-2010	\$120.2
2011-2015	\$214.0
2016-2020	\$365.8
2021	\$84.5
2022	\$91.6
2023	\$113.0
2024	\$120.8
Total	\$1,109.8

Note: Some historic values in the chart have been updated to reflect more accurate information received after initial submission. Adjustments are detailed on the individual project pages. Totals may not add due to rounding.

The estimated value for enhanced services presented in the Consideration Report may not accurately reflect all benefits that accrue as a result of the EUL project, as some benefits are difficult to evaluate, quantify, and monetize. In addition, the estimated enhanced service value presented in the report does not reflect all costs incurred by entities outside of VA in the development or operation of the project. For these reasons, the enhanced service value presented for each project should not necessarily be considered as an element of a cost-benefit analysis. The enhanced service value for each project is thus excluded in the “direct budget impact” calculation but included in the “total consideration” calculation.

Consideration Methodology

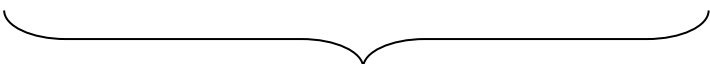
The methodology outlined below was used to calculate consideration figures for the 2007-2024 Consideration Reports. No changes have been made to the consideration methodology since 2012.

For each EUL, VA quantifies the consideration and benefits VA realizes in terms of cash (revenue) and other in-kind consideration (cost avoidance, cost savings, enhanced services) to Veterans, VA, and/or the community. VA also tracks expenses pertaining to each lease. More specifically, these consideration elements are defined as follows and are further explained in Figure 7-2:


- **Revenue:** Any payments to VA, including both upfront payments and ongoing payments.
- **Cost Avoidance:** Any amount VA would have had to pay to maintain or operate a facility and/or deliver services in the absence of an EUL (only includes land or existing buildings that are part of the EUL, not any new improvements being constructed).
- **Cost Savings:** Any discount realized on necessary VA purchases, such as energy, office space, or parking services. Specific EUL projects may show negative cost savings, meaning that VA is paying more than the benchmark rate used in the methodology. These cases are due to unique circumstances with that particular EUL, or the local benchmarks used but are shown as negative expenses to reflect the actual benefit generated by the lease.
- **Enhanced Services:** Value of newly available services to Veterans, VA employees, and/or the community.
- **Expenses:** Any incremental expense VA incurred due to the EUL.

Figure 7-2: Elements of Consideration


Revenue	Cost Avoidance	Cost Savings	Enhanced Services	VA Expenses
New cash receipts to VA	Amount VA would have paid to maintain facility and/or deliver services in the absence of an EUL	Discounts realized on necessary VA purchases, such as energy, office space, or parking	Value of newly available services to Veterans, VA employees, and/or the community	New expenses associated with the lease (not already subtracted in calculation of cost savings)



(+) Impact on VA Budget



Budget Neutral



(-) Impact on VA Budget

Beginning with the 2012 Consideration Report, VA implemented the following changes to its former consideration methodology:

- Rent was renamed **Ongoing Lease Payments** to differentiate from the rent that VA pays to lessees when VA leases portions of the EUL facility back from lessees.
- The category **Up Front Lease Payment** was added to capture and distinguish one-time, upfront payments from the lessee from the ongoing lease payments described above.
- Calculations of **Cost Avoidance** and **Cost Savings** were standardized by using pre-determined market benchmarks and VA actual costs, rather than allowing facilities to determine benchmarks on their own.
- The definition of **Enhanced Services** was expanded to include the value of new benefits available to the community.
- A line item for **Expenses**, such as third-party reports, maintenance, and other expenses VA incurred during the execution or steady-state phases of an EUL project, was added to the consideration calculation. Program overhead costs are not included in this line item as they are not tied to specific projects; rather, they are general costs incurred to oversee the program, included in Table 7-1 as program expenses and in the cumulative consideration calculation.

The methodology uses standardized pre-determined market benchmarks and VA actual costs, which have a significant impact on consideration calculations. See Figure 7-3 for a list of these standard data inputs and their trends from FY 2023 to FY 2024.

Figure 7-3: Consideration Benchmark and Cost Trends

Data	Trend FY 2023 to FY 2024	Notes
VA Homeless Per Diem Rate	+	Impacts Enhanced Services for EULs providing Direct Service to Veterans.
Average Cost to VA of Treating Patients	+	Impacts Cost Avoidance for EULs providing Direct Service to Veterans.
Average Cost to VA of Clinic Encounters	+	Impacts Cost Avoidance for EULs providing Direct Service to Veterans.
Average Cost to VA of Domiciliary Services	—	Impacts Cost Avoidance for EULs providing Direct Service to Veterans.
Average Cost to VA of Hospice Services	+	Impacts Cost Avoidance for EULs providing Direct Service to Veterans.
Average Operating and Maintenance Land Costs for VA	+	Impacts Cost Avoidance for all EUL types.
Consumer Price Index Escalation	+	Impacts Cost Savings and Enhanced Services for EULs with market benchmarks.

The above consideration methodology has been used since 2012 and was used to re-state consideration received from 2006 to 2011. For further detail on VA's EUL consideration methodology, refer to Lease Consideration Definitions on page 7.1-98.

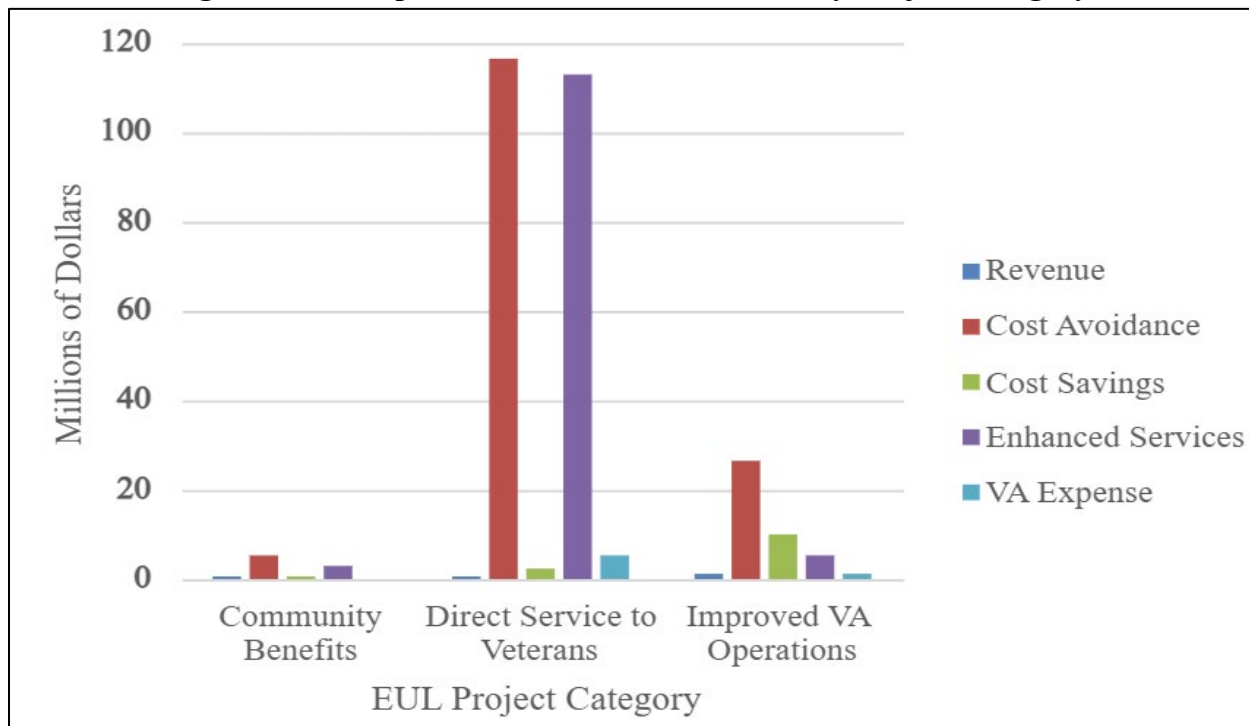
Across project types, EULs generated \$271.8 million in total consideration to VA in FY 2024, including \$2.3 million in revenue, \$147.8 million in cost avoidance, \$12.2 million in cost savings, \$120.8 million in enhanced services, \$6.1 million in project expenses, and \$5.2 million in program expenses. The direct budget impact to VA in 2024 is \$151 million. Since 2006, the EUL program has cumulatively generated \$2.32 billion in total consideration to VA, including \$63.3 million in revenue, \$1.26 billion in cost avoidance, \$195.3 million in cost savings, and \$1.11 billion in enhanced services against \$234.7 million in project expenses and \$73.8 million in program expenses. The cumulative direct budget impact to VA is \$1.21 billion.

Average Recurring Consideration per Project Category

Figure 7-4 shows that cost avoidance was the largest form of consideration for all three project categories in 2024. Nearly all projects report cost avoidance in some form, from facilities and land maintenance costs taken on by VA partners to clinic encounters that would otherwise have been routed through VA clinics.

The form of consideration also varies by project and project category. Direct Service to Veterans projects generated much of their value through enhanced services, such as providing supportive housing to Veterans and the community. In contrast, Improved VA Operations projects delivered much of their value through cost savings on required VA purchases, such as energy, office space, and parking. Community Benefits projects affect VA primarily through enhanced services by making services such as childcare available to VA employees and the community.

Figure 7-4: Comparison of 2024 Consideration by Project Category



Note: Program overhead expenses for 2024 are not included in the chart above. Expenses associated with program overhead, including contractor expenses related to formulation, execution and oversight are attributed to the program as a whole.

Quick Guide to EUL Summaries

Direct Service to Veterans

Project Categorization within this report

Supportive Housing

Project Subcategory

BARBERS POINT, HAWAII

Permanent and Transitional Supportive Housing



MOTIVATION: Barbers Point, Hawaii recognized an unmet need for supportive services, including housing for homeless Veterans throughout the community. This project leases the 6.00-acre Barbers Point property including three (3) buildings, to a private developer, and as of FY 2019 offers a total of 222 units with 286 safe,

supp
sition
total
Bene
Description of project background, consideration pre-2005, and benefits (including those that could not be quantified, as applicable)

adult homeless Veterans on a priority basis. In addition, Veterans benefit from enhanced services provided by this project such as meals, transportation, educational classes, and training to residents.

Benefits to VA: VA receives consideration in the form of ongoing lease payments and avoided building, property, and bed days of care costs that would have otherwise been incurred.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Cloudbreak, Hawaii, LLC	6 acres, 3 Buildings (65,963 sq. ft.)	<ul style="list-style-type: none"> Lessee to provide no less than 118 beds for homeless Veterans and non-Veterans Priority placement for Veterans VA receives ongoing lease payments of 2% gross revenue 	2003 (Operations began: 2003)	50 years

Outcomes	Description	Cumulative (2006-2023)	2023	2022
Revenue	Upfront Lease	\$0	\$0	\$0
	Ongoing Lease	\$348,352	\$26,492	\$34,727
Cost Avoidance	Avoided Building	\$2,514,255	\$1,157,991	\$1,022,614
	Avoided Property	\$280,011	\$40,719	\$44,814
	Avoided Care	\$33	\$7,638,317	\$7,015,688
Cost Savings ¹	Rental Savings	21	\$12,949	\$9,179
VA Expense ²	Per Diem	72	\$2,555,467	\$2,043,555
Direct Budget Impact	Fiscal Year	98	\$6,321,002	\$6,083,467
Estimated Value of Enhanced Services (Budget)				
Enhanced Services	Value of Veteran Units	\$56		28
	Value of new services to Veterans, VA employees, and/or the community	\$17,233,052	\$1,778,806	\$1,442,509
	Value of new services to Veterans, VA employees, and/or the community	\$2,695,176	\$48,220	\$62,686
Total Consideration	Fiscal Year Grand Total	\$142,392,098	\$13,584,659	\$11,916,190

Direct Service to Veterans

Supportive Housing

AUGUSTA I, GEORGIA

Permanent Supportive Housing



MOTIVATION: The EUL project located at the Uptown VAMC campus of the Charlie Norwood VA Medical Center is providing 70 units of permanent, affordable housing for homeless Veterans, Veterans at risk of homelessness, disabled Veterans, and their families, who are able to live independently. Through this EUL, the lessee financed, designed, developed, constructed, and will operate and maintain a permanent housing community and associated vehicular parking spaces.

Benefits to Veterans: Priority placement is given to eligible homeless Veterans and Veterans at risk of homelessness. Veterans also benefit from a supportive services

program that guides resident Veterans toward long-term independence and self-sufficiency. The co-location of this project on the VAMC campus ensures that Veterans have ready access to care and treatment.

Benefits to VA: The EUL allows VA to avoid the maintenance costs associated with the Uptown VAMC campus.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Freedom's Path, LLC	11.56 acres, 2 Buildings (58,600 square feet)	<ul style="list-style-type: none"> VA receives cost avoidance Eligible Veterans receive priority placement for admission Facility of 70 units and 87 parking spaces 	2011 (Operations began: 2018)	75 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$2,801,893	\$529,900	\$483,912
	Avoided Property Maint. Costs	\$489,419	\$82,807	\$78,453
	Avoided Cost of Bed Days of Care	\$13,210,599	\$2,487,840	\$2,446,373
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	N/A	\$0	\$0	\$0
	Capital Contribution	\$1,557,855	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$14,944,057	\$3,100,546	\$3,008,739
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$8,979,190	\$1,827,592	\$1,741,225
	Value of Non-Veteran Units	\$122,231	\$0	\$12,527
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$24,045,478	\$4,928,138	\$4,762,491

Direct Service to Veterans

Supportive Housing

AUGUSTA II, GEORGIA

Permanent Supportive Housing



MOTIVATION: The EUL project located at the Uptown campus of the Charlie Norwood VA Medical Center is providing 28 units of permanent housing for homeless Veterans, Veterans at risk of homelessness, disabled Veterans, and their families, who are able to live independently. Through this EUL, the lessee financed, designed, developed, constructed, and will operate and maintain a permanent housing community and associated vehicular parking spaces.

Benefits to Veterans: Priority placement is given to eligible homeless Veterans and Veterans at risk of homelessness. Veterans also benefit from a supportive services program that guides resident Veterans toward long-term independence and self-sufficiency. The co-location of this project on the VAMC campus ensures that Veterans have ready access to care and treatment.

Benefits to VA: The EUL allows VA to avoid the maintenance costs associated with the Uptown VAMC campus.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Augusta Veterans Residences Limited Partnership	2.25 acres, 1 Building (26,752 square feet)	<ul style="list-style-type: none"> VA receives cost avoidance Eligible Veterans receive priority placement for admission Facility of 28 units and 42 parking spaces 	2011 (Operations began: 2018)	75 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$1,070,804	\$202,513	\$184,937
	Avoided Property Maint. Costs	\$95,259	\$16,117	\$15,270
	Avoided Cost of Bed Days of Care	\$5,265,947	\$995,136	\$950,390
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	N/A	\$0	\$0	\$0
	Capital Contribution	\$1,608,036	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$4,823,973	\$1,213,766	\$1,150,597
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$3,580,110	\$731,037	\$676,447
	Value of Non-Veteran Units	\$60,459	\$0	\$25,054
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$8,464,542	\$1,944,802	\$1,852,098

Direct Service to Veterans

Supportive Housing

BARBERS POINT, HAWAII

Permanent and Transitional Supportive Housing



MOTIVATION: Barbers Point, Hawaii recognized an unmet need for supportive services, including housing for homeless Veterans throughout the community. This project leases the 6.00-acre Barbers Point property including three (3) buildings, to a private developer, and as of 2019 offers a total of 286 safe, supportive, and affordable housing beds. In 2021, two (2) additional units were added, raising the total bed count to 288.

Benefits to Veterans: This EUL provides beds to mentally ill, disabled, and single adult homeless Veterans on a priority basis. In addition, Veterans benefit from enhanced services provided by this project such as meals, transportation, educational classes, and training to residents.

Benefits to VA: VA receives consideration in the form of ongoing lease payments and avoided building, property, and bed days of care costs that would have otherwise been incurred.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Cloudbreak, Hawaii, LLC	6 acres, 3 Buildings (65,963 square feet)	<ul style="list-style-type: none"> Lessee to provide no less than 118 beds for homeless Veterans and non-Veterans Priority placement for Veterans VA receives ongoing lease payments of 2 percent gross revenue 	2003 (Operations began: 2003)	50 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$380,349	\$31,997	\$26,492
Cost Avoidance	Avoided Building Maint. Costs	\$13,825,819	\$1,311,564	\$1,157,991
	Avoided Property Maint. Costs	\$322,990	\$42,979	\$40,719
	Avoided Cost of Bed Days of Care	\$79,183,727	\$7,179,194	\$7,638,317
Cost Savings	Rental Savings	\$306,455	\$13,335	\$12,949
VA Expense	Per Diem Payments	\$22,468,334	\$2,663,062	\$2,555,467
Direct Budget Impact	Fiscal Year Subtotal	\$71,551,006	\$5,916,008	\$6,321,002
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$62,102,779	\$5,273,907	\$5,436,631
	Value of Non-Veteran Units	\$19,478,378	\$2,245,327	\$1,778,806
	Value of Other Services	\$2,695,176	\$0	\$48,220
Total Consideration	Fiscal Year Grand Total	\$155,827,340	\$13,435,241	\$13,584,659

Direct Service to Veterans

Supportive Housing

BATTLE CREEK, MICHIGAN

Permanent Supportive Housing



MOTIVATION: VA identified the need for more access to suitable housing conditions in order to support the Battle Creek VAMC's operations and address homeless Veteran concerns in the community. This EUL leases 4.95 acres of VAMC property for the lessee to finance, construct, operate, and maintain a housing facility providing 75 units of safe, affordable, drug and alcohol-free housing and services to eligible Veterans and non-Veterans. An amendment for Phase II of the

EUL at Battle Creek leased another 5.06 acres of land to the lessee and resulted in the construction of 100 additional apartments, which were operational for all of 2015 and brought the total unit count to 175.

Benefits to Veterans: Veterans receive priority placement into the housing facility, as well as supportive services including professional counseling, case management, and job training. In addition, the proximity of the facility to the VAMC campus ensures easy access to the treatment necessary to support the full recovery of the Veterans served.

Benefits to VA: This project results in cost avoidance to VA through reduced operating costs, including property maintenance and reduced reliance on in-patient and domiciliary resources. In the event the lessee is unable to provide priority placement for eligible Veterans, VA would receive rental payments until the eligible Veterans are placed in the facility.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Medallion Management, Inc.	10.01 acres	<ul style="list-style-type: none"> Priority placement for VA-referred Veterans VA receives payments if priority placement is unavailable 	2008 (Operations began: 2010)	50 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$14,345	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$0	\$0	\$0
	Avoided Property Maint. Costs	\$501,239	\$71,704	\$67,934
	Avoided Cost of Bed Days of Care	\$52,968,056	\$6,041,896	\$6,159,933
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	Third Party Reports	\$6,200	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$53,477,440	\$6,113,600	\$6,227,867
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$40,466,064	\$4,438,437	\$4,384,380
	Value of Non-Veteran Units	\$225,413	\$130,542	\$0
	Value of Other Services	\$600,000	\$75,000	\$75,000
Total Consideration	Fiscal Year Grand Total	\$94,768,917	\$10,757,579	\$10,687,247

Direct Service to Veterans

Supportive Housing

BEDFORD I, MASSACHUSETTS

Permanent Supportive Housing – Single Room Occupancy (SRO)



MOTIVATION: Bedford, MA recognized the acute need for safe, affordable housing for the homeless Veteran population in greater Boston, where the only affordable housing available is often in unsafe areas where alcohol and drug abuse are widespread, which is unsuitable for Veterans who are in recovery and need a supportive living arrangement. Through this EUL, the lessee rehabilitated a portion of Building 5 on the leased property into a 60-unit SRO to provide permanent housing to homeless Veterans in the community.

Benefits to Veterans: This project provides safe, supportive, and affordable housing to mentally ill, disabled, and single adult homeless Veterans. All services are offered exclusively to Veterans.

Benefits to VA: The SRO facility provides revenue and allows VA to avoid costs associated with building maintenance, property maintenance, and outpatient and domiciliary resources that otherwise would have been utilized in the absence of this project.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Vietnam Veterans Workshop, Inc.	1.00-acre, 1 Building (23,686 square feet)	<ul style="list-style-type: none"> 100 percent priority placement for eligible Veterans into all services offered VA receives ongoing lease payments 	2004 (Operations began: 2008)	55 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$1,604,058	\$77,846	\$91,712
Cost Avoidance	Avoided Building Maint. Costs	\$2,567,072	\$195,646	\$211,651
	Avoided Property Maint. Costs	\$53,832	\$7,163	\$6,787
	Avoided Cost of Bed Days of Care	\$18,291,694	\$1,981,387	\$1,742,381
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	Non-recurring Maintenance	\$22,000	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$22,494,656	\$2,262,042	\$2,052,531
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$14,662,797	\$1,455,546	\$1,240,153
	Value of Non-Veteran Units	\$2,723,832	\$110,961	\$263,063
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$39,881,285	\$3,828,549	\$3,555,747

Direct Service to Veterans

Supportive Housing

BEDFORD II, MASSACHUSETTS

Permanent Supportive Housing



MOTIVATION: The Bedford Housing EUL project recognized a continued demand for affordable veteran housing at the Edith Nourse Rogers Memorial Veterans Hospital in Bedford. This facility, built on 5.2 acres of property, provides 69 units of supportive rental housing to homeless veterans. Through this project, units are offered at or below 30 percent to 60 percent of Area Median Income. Supportive services offered include individualized case management to assist Veterans achieve

long term goals.

Benefits to Veterans: Veterans receive priority placement in the 69-unit facility and admission into the supportive services offered. Nine of the 69 units are handicap accessible and three units include features for those with visual and hearing disabilities. In addition, Veterans benefit from the site's close proximity to the VAMC campus.

Benefits to VA: This EUL provides safe, affordable, and permanent supportive housing while avoiding the costs associated with in-patient care, construction and property maintenance.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Bedford Place, LLC	5.2 acres	<ul style="list-style-type: none"> 69-unit facility that provides affordable housing and supportive services 100 percent of total units designated as Veteran priority placement 	2011 (Operations began: 2016)	75 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$0	\$0	\$0
	Avoided Property Maint. Costs	\$247,341	\$37,249	\$35,290
	Avoided Cost of Bed Days of Care	\$15,091,964	\$2,319,022	\$2,375,974
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	Capital Contribution	\$2,411,000	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$12,928,305	\$2,356,271	\$2,411,264
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$10,699,698	\$1,703,576	\$1,691,118
	Value of Non-Veteran Units	\$463,648	\$97,907	\$37,580
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$24,091,651	\$4,157,754	\$4,139,963

Direct Service to Veterans

Supportive Housing

BROCKTON, MASSACHUSETTS

Permanent Supportive Housing



MOTIVATION: The EUL project located at the Brockton campus of the VA Boston Healthcare System is providing 14 units of permanent supportive housing for eligible Veterans who are homeless, or at risk of homelessness. Through this EUL, the lessee financed, designed, developed, renovated, and operates and maintains a permanent supportive housing community and associated vehicular parking spaces.

Benefits to Veterans: Priority placement is given to eligible homeless Veterans and Veterans at risk of homelessness. Veterans also benefit from a supportive services program that guides resident Veterans toward long-term independence and self-sufficiency. The co-location of this project on the VAMC campus ensures that Veterans have ready access to care and treatment.

Benefits to VA: The EUL allows VA to avoid the maintenance costs associated with the Brockton campus.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Howard House, LLC	0.8 acres, 1 Building (13,334 square feet)	<ul style="list-style-type: none"> VA receives cost avoidance Eligible Veterans receive priority placement for admission Facility of 14 units and 17 parking spaces 	2011 (Operations began: 2016)	75 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$83,052	\$6,744	\$1,502
	Avoided Property Maint. Costs	\$37,765	\$5,731	\$5,429
	Avoided Cost of Bed Days of Care	\$3,033,690	\$497,568	\$492,795
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	N/A	\$0	\$0	\$0
	Capital Contribution	\$1,200,000	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$1,954,506	\$510,043	\$499,726
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$2,132,177	\$365,518	\$350,750
	Value of Non-Veteran Units	\$45,105	\$0	\$0
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$4,131,788	\$875,561	\$850,476

Direct Service to Veterans

Supportive Housing

BUTLER II, PENNSYLVANIA

Transitional Supportive Housing



MOTIVATION: Butler, PA, recognized the unmet need for supportive services and affordable housing for Veterans in the Butler VA community. Through this EUL, the lessee constructed a two-story addition to Building 5 (Deshon Place) on the VAMC campus, expanding the VAMC's existing transitional housing program by 10 single-occupancy units, to offer a total of 20 units for homeless Veterans and other citizens.

Benefits to Veterans: This project provides safe, supportive, and affordable housing to mentally ill, disabled, and single adult homeless Veterans, who receive priority placement into all of the SRO units and services offered. If there are no Veterans referred or on the waiting list, a unit could be offered to a non-Veteran. The proximity to the Medical Center campus ensures easy access to treatment and services that support recovery and improved life opportunities for the Veterans served.

Benefits to VA: This project allows VA to avoid costs associated with building maintenance, property maintenance, outpatient services, and domiciliary resources for Building 5 that otherwise would have been utilized in the absence of this project.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	County of Butler, Pennsylvania	0.26 acres, 1 Building (8,688 square feet)	<ul style="list-style-type: none"> Priority placement for VA-referred Veterans Addition of 10 single-occupancy units for a total of 20 units 	2007 (Operations began: 2010)	35 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$762,043	\$66,347	\$49,995
	Avoided Property Maint. Costs	\$13,888	\$1,862	\$1,765
	Avoided Cost of Bed Days of Care	\$2,095,900	\$506,453	\$161,038
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	Per Diem Payments	\$375,705	\$261,085	\$114,620
	Maintenance	\$7,500	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$2,488,626	\$313,578	\$98,178
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$1,670,990	\$372,045	\$114,620
	Value of Non-Veteran Units	\$3,632,460	\$150,124	\$386,452
	Value of Other Services	\$759,745	\$114,284	\$41,731
Total Consideration	Fiscal Year Grand Total	\$8,551,821	\$950,031	\$640,981

Direct Service to Veterans

Supportive Housing

CANANDAIGUA, NEW YORK

Permanent and Transitional Supportive Housing



MOTIVATION: The Cadence Square EUL project at the Canandaigua VA Medical Center is delivering 33 units, totaling 43 beds of permanent/transitional housing for homeless and at-risk Veterans and their families. Through this EUL, the lessee financed, renovated, constructed, and now operates a transitional and permanent housing facility on 1.90 acres of property, providing supportive services that guide Veteran residents toward attaining long-term independence and self-sufficiency.

Benefits to Veterans: This project offers eligible Veteran's priority placement into affordable, safe, and substance-free housing. Veterans also receive an array of supportive services. The consolidation and use of VAMC land enable services and VA personnel to be centralized, which results in efficiencies and improved access to health care services.

Benefits to VA: The EUL allows VA to avoid costs associated with maintaining the leased property. In addition, this project will result in significant cost avoidance to VA by reducing reliance on community residences and hospitalization of Veterans.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Cazenovia Recovery Systems, Inc.	1.90 acres, 1 Building (41,100 square feet)	<ul style="list-style-type: none"> VA receives cost avoidance Eligible Veterans receive priority placement for all services offered No less than 33 tenant units and associated parking provided 	2012 (Operations began: 2014)	75 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$742,844	\$29,384	\$9,935
	Avoided Property Maint. Costs	\$95,164	\$13,610	\$12,895
	Avoided Cost of Bed Days of Care	\$7,626,144	\$790,778	\$791,991
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	Per Diem Payments	\$1,393,714	\$0	\$0
	Capital Contribution	\$1,340,690	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$5,729,748	\$833,771	\$814,821
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$5,899,175	\$580,913	\$563,706
	Value of Non-Veteran Units	\$3,046,347	\$541,750	\$513,599
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$14,675,270	\$1,956,435	\$1,892,126

Direct Service to Veterans

Supportive Housing

CHILLICOTHE II, OHIO

Permanent Supportive Housing



MOTIVATION: The EUL project is a 62-unit permanent supportive housing complex for eligible Veterans who are homeless, or at risk of homelessness on the Chillicothe VA Medical Center campus. Through this EUL, which came about as a partnership between the VA and Chillicothe Veterans Residences Limited Partnership, the lessee financed, designed, developed, renovated, and operates and maintains a permanent supportive housing community and associated vehicular

parking spaces.

Benefits to Veterans: Priority placement is given to eligible homeless Veterans and Veterans at risk of homelessness. Veterans also benefit from a supportive services program that guides resident Veterans toward long-term independence and self-sufficiency. The co-location of this project on the VAMC campus ensures that Veterans have ready access to care and treatment.

Benefits to VA: The EUL allows VA to avoid the maintenance costs associated with the facility.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Chillicothe Veterans Residences Limited Partnership	5.3856 acres	<ul style="list-style-type: none"> VA receives cost avoidance Eligible Veterans receive priority placement for admission Facility of 62 units and 64 parking spaces 	2011 (Operations began: 2016)	71 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$0	\$0	\$0
	Avoided Property Maint. Costs	\$254,868	\$38,610	\$36,580
	Avoided Cost of Bed Days of Care	\$11,596,299	\$1,945,846	\$1,812,780
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	Capital Contribution	\$1,300,857	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$10,500,309	\$1,984,456	\$1,849,360
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$8,057,176	\$1,429,438	\$1,290,260
	Value of Non-Veteran Units	\$1,671,423	\$189,286	\$263,063
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$20,278,909	\$3,603,180	\$3,402,683

Direct Service to Veterans

Supportive Housing

DANVILLE II, ILLINOIS

Permanent Supportive Housing



MOTIVATION: The EUL project located at the campus of the Danville VAMC is providing 65 units (1, 2, and 3-bedroom units) of permanent supportive housing for eligible Veterans and their families who are homeless, or at risk of homelessness. The lessee agreed to construct, operate, and maintain a permanent housing facility for at risk Veterans and their families at the VA Danville Campus.

Benefits to Veterans: Priority placement is given to eligible homeless Veterans and Veterans at risk of homelessness. Veterans also benefit from a supportive services program that guides resident Veterans toward long-term independence and self-sufficiency. The co-location of this project on the VAMC campus ensures that Veterans have ready access to care and treatment.

Benefits to VA: The EUL allows VA to reduce maintenance costs associated with the Danville campus.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Danville Veterans Housing LLC	10.64 acres	<ul style="list-style-type: none"> VA receives cost avoidance Eligible Veterans receive priority placement for admission Facility of 65 units and 79 parking spaces 	2011 (Operations began: 2016)	75 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$0	\$0	\$0
	Avoided Property Maint. Costs	\$502,271	\$76,217	\$72,209
	Avoided Cost of Bed Days of Care	\$13,508,868	\$2,203,515	\$2,129,577
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	Capital Contribution	\$850,184	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$13,160,955	\$2,279,732	\$2,201,786
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$9,527,392	\$1,618,724	\$1,515,743
	Value of Non-Veteran Units	\$581,415	\$78,325	\$112,741
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$23,269,762	\$3,976,781	\$3,830,270

Direct Service to Veterans

Supportive Housing

DAYTON IV, OHIO

Transitional Supportive Housing – Building 400



MOTIVATION: VA realized a need for transitional housing and related “wrap-around” supportive services in the Dayton community. Through this EUL, the lessee renovated, operates, and maintains “Building 400” on the 1.50 acres of property leased from the Dayton VAMC, providing 50 units of transitional housing beds and related supportive services to eligible Veterans and non-Veterans.

Benefits to Veterans: This project provides safe, supportive, drug and alcohol-free housing and supportive services to Veterans, who receive 100 percent priority placement. The proximity of the facility to the VAMC campus ensures easy access to treatment and services necessary to support recovery and improve life opportunities for the Veterans served.

Benefits to VA: The EUL allows VA to avoid costs associated with building maintenance, property maintenance, outpatient services, and domiciliary resources that otherwise would have been utilized in the absence of this project. In addition, VA receives income consideration from ongoing lease payments.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Volunteers of America of Greater Ohio	1.50 acres, 1 Building (39,750 square feet)	<ul style="list-style-type: none"> VA receives ongoing lease payments Eligible Veterans receive priority placement for all services offered No less than 30 units of transitional housing provided 	2008 (Operations began: 2010)	30 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$84,768	\$8,196	\$5,773
Cost Avoidance	Avoided Building Maint. Costs	\$3,202,331	\$321,975	\$318,275
	Avoided Property Maint. Costs	\$79,207	\$10,745	\$10,180
	Avoided Cost of Bed Days of Care	\$10,233,207	\$728,582	\$800,791
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	Per Diem Payments	\$8,568,413	\$548,277	\$576,233
	Capital Contribution	\$477,256	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$4,553,845	\$521,220	\$558,786
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$8,544,086	\$535,223	\$569,969
	Value of Non-Veteran Units	\$2,918,958	\$248,030	\$181,639
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$16,016,889	\$1,304,474	\$1,310,394

Direct Service to Veterans

Supportive Housing

DAYTON III, OHIO

Transitional Supportive Housing – Building 402



MOTIVATION: The Dayton VAMC recognized an unmet need for safe, clean, and affordable housing opportunities in the area for homeless Veterans. Through this EUL, Ohio Avenue Commons, LLC renovated, operates, and maintains “Building 402” of the property, and provides 27 units of transitional housing and related supportive services for eligible Veterans and non-Veterans.

Benefits to Veterans: This project provides safe, supportive, and affordable housing to mentally ill, disabled, and single adult homeless Veterans, who receive 100 percent priority placement into the facility and any services and programs offered.

The proximity of the facility to the Medical Center campus ensures easy access to treatment and services that support recovery and improve life opportunities for the Veterans served. In addition, other services such as life skills training, first aid, and clothing are offered.

Benefits to VA: Besides providing ongoing lease payments, this EUL allows VA to avoid costs associated with building maintenance, property maintenance, outpatient services, and domiciliary resources that otherwise would have been utilized in the absence of this project.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Ohio Avenue Commons, LLC	0.60 acres, 1 Building (23,060 square feet)	<ul style="list-style-type: none"> VA receives annual ongoing lease payments Eligible Veterans receive priority placement for all services offered No less than 27 units of transitional housing provided 	2007 (Operations began: 2008)	65 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$100,011	\$8,194	\$6,193
Cost Avoidance	Avoided Building Maint. Costs	\$1,971,056	\$186,863	\$184,639
	Avoided Property Maint. Costs	\$32,049	\$4,298	\$4,072
	Avoided Cost of Bed Days of Care	\$2,212,389	\$222,129	\$281,597
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	Maintenance	\$1,824	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$4,313,681	\$421,483	\$476,501
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$1,676,452	\$163,178	\$200,429
	Value of Non-Veteran Units	\$5,998,689	\$541,750	\$476,018
	Value of Other Services	\$1,708,493	\$117,894	\$138,203
Total Consideration	Fiscal Year Grand Total	\$13,697,315	\$1,244,305	\$1,291,152

Direct Service to Veterans

Supportive Housing

DAYTON I, OHIO

Permanent Supportive Housing – Building 412



MOTIVATION: Prior to the execution of this project, the deteriorating physical condition of “Building 412” on the Dayton VAMC campus jeopardized the residential housing services provided to homeless adults diagnosed with substance abuse and/or mental illness, made available via short-term 3-year out-lease of the building. This EUL provided VA the opportunity to out-lease the property for a long-term period, obtain necessary building improvements and renovations, and continue to offer 38 housing units to homeless Veterans and non-Veterans in the community.

Benefits to Veterans: This project provides safe and affordable permanent housing to Veterans, who receive priority placement into the facility. The proximity of the facility to the Medical Center campus ensures easy access to treatment and services necessary to support recovery and improve life opportunities for the Veterans served. In addition, other services such as life skills training, first aid, and clothing are offered.

Benefits to VA: The EUL allows VA to avoid costs associated with building maintenance, property maintenance, outpatient services, and domiciliary resources that otherwise would have been utilized in the absence of this project. In addition, VA receives income consideration from ongoing lease payments.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Miami Valley Housing Opportunities	2.20 acres, 1 Building (46,567 square feet)	<ul style="list-style-type: none"> VA receives annual ongoing lease payments Eligible Veterans receive priority placement for all services offered 	2004 (Operations began: 2005)	50 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$669,841	\$7,500	\$7,500
Cost Avoidance	Avoided Building Maint. Costs	\$4,212,845	\$377,348	\$372,858
	Avoided Property Maint. Costs	\$118,430	\$15,759	\$14,930
	Avoided Cost of Bed Days of Care	\$3,856,619	\$275,439	\$351,996
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	N/A	\$0	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$8,857,734	\$676,046	\$747,284
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$3,267,512	\$202,340	\$250,536
	Value of Non-Veteran Units	\$7,624,475	\$789,781	\$701,501
	Value of Other Services	\$2,886,136	\$136,897	\$131,918
Total Consideration	Fiscal Year Grand Total	\$22,635,857	\$1,805,064	\$1,831,239

Direct Service to Veterans

Supportive Housing

DAYTON V, OHIO

Senior Supportive Housing – Buildings 415 and 416



MOTIVATION: Under this project, the lessee, Lyons Place II Limited Partnership (McBride Place), financed, developed, and maintains an assisted living facility of 55 tenant units and 59 associated parking spaces located within the Dayton, OH VAMC. This EUL provides affordable, safe, substance-free senior supportive housing and supportive quality-of-life services to eligible senior Veterans and non-Veterans, and their families of the Dayton community. In 2021, Phase II of the EUL came online,

adding 64 units and 45 associated parking spaces, bringing the total unit count to 119 and 104 associated parking spaces.

Benefits to Veterans: Eligible Veterans will receive priority admission into the Facility and priority receipt of the supportive services offered within the Facility. In addition, this Facility will increase availability of affordable senior supportive housing for eligible senior Veterans and non-Veterans.

Benefits to VA: This project will result in significant cost avoidance to VA by reducing reliance upon in-patient and domiciliary resources that may otherwise have been utilized in the absence of this project. In addition, the project permits more VA resources to be directed toward direct Veteran care.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Lyons Place II Limited Partnership (McBride Place)	6 acres; 2 Buildings (56,536 square feet)	<ul style="list-style-type: none"> VA receives cost avoidance Eligible Veterans receive priority placement into the Facility and any services and programs offered therein 119 tenant units and 104 associated parking units provided 	2011 (Operations began: 2015)	57 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$3,335,060	\$458,130	\$452,679
	Avoided Property Maint. Costs	\$296,328	\$42,979	\$40,719
	Avoided Cost of Bed Days of Care	\$15,542,457	\$2,816,590	\$2,736,770
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	N/A	\$0	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$19,173,846	\$3,317,699	\$3,230,169
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$11,026,238	\$2,069,095	\$1,947,917
	Value of Non-Veteran Units	\$4,857,094	\$1,037,811	\$1,033,461
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$35,057,178	\$6,424,605	\$6,211,547

Direct Service to Veterans

Supportive Housing

FORT HARRISON, MONTANA

Permanent Supportive Housing



MOTIVATION: The Ft. Harrison Veterans Residences Limited Partnership EUL project at the Fort Harrison, Montana VA Medical Center delivers 42 tenant units and 60 associated parking spaces for the purpose of providing affordable, safe, and drug-free permanent housing for homeless and disabled Veterans within the Ft. Harrison community. Through this EUL, the lessee financed, designed, developed, occupied, operated and maintained the land, which offers supportive services to eligible Veterans and non-Veterans.

Benefits to Veterans: Eligible Veterans will receive priority placement over all other applicants for housing and any services and programs offered within the Permanent Supportive Housing Facility.

Benefits to VA: VA avoids building and property maintenance costs associated with the project and will experience significant reduction in the cost of bed days of care for veterans residing in one of these units.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Ft. Harrison Veterans Residences Limited Partnership	12 Buildings (34,882 square feet)	<ul style="list-style-type: none"> VA receives cost avoidance Eligible Veterans receive priority placement in facility and receipt of programs and services Facility of 42 units and 60 parking spaces 	2011 (Operations began: 2019)	75 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$2,639,781	\$617,063	\$640,254
	Avoided Property Maint. Costs	\$224,936	\$43,918	\$41,609
	Avoided Cost of Bed Days of Care	\$5,442,435	\$1,243,920	\$1,282,146
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	Maintenance	\$1,500	\$0	\$0
	Capital Contribution	\$3,214,443	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$5,091,209	\$1,904,900	\$1,964,009
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$3,587,186	\$913,796	\$912,577
	Value of Non-Veteran Units	\$794,734	\$182,759	\$139,674
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$9,473,130	\$3,001,455	\$3,016,260

Direct Service to Veterans

Supportive Housing

FORT SNELLING, MINNESOTA

Permanent Supportive Housing



MOTIVATION: The CBVA Minneapolis Limited Partnership EUL project at the Fort Snelling Upper Post VAMC is delivering 58 tenant units and 45 associated parking spaces for the purpose of providing supportive housing and services to eligible homeless and disabled Veterans. Through this EUL, the lessee financed, designed, developed, constructed, operated, and maintains a housing facility on 5.76 acres of property, providing permanent residences and supportive services to eligible Veterans and non-Veterans of the Minneapolis—St. Paul, Minnesota community.

Benefits to Veterans: Eligible Veterans will receive priority admission into the Facility and priority receipt of the supportive services offered within the Facility. The consolidation and use of VAMC land enable residents to benefit from proximity to VA services, which results in improved access to health care services.

Benefits to VA: The EUL allows VA to avoid costs associated with maintaining the leased property and additionally allows more VA resources to be applied toward direct Veteran care.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	CBVA Minneapolis Limited Partnership	5.76 acres, 5 Buildings (57,397 square feet)	<ul style="list-style-type: none"> VA receives cost avoidance Eligible Veterans receive priority placement into the Facility and any services and programs offered therein No less than 58 tenant units and 45 associated parking units provided 	2011 (Operations began: 2015)	50 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$4,031,515	\$498,780	\$518,751
	Avoided Property Maint. Costs	\$284,475	\$41,260	\$39,091
	Avoided Cost of Bed Days of Care	\$12,806,940	\$1,528,244	\$1,689,582
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	Capital Contribution	\$788,090	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$16,334,840	\$2,068,284	\$2,247,424
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$9,289,681	\$1,122,663	\$1,202,573
	Value of Non-Veteran Units	\$1,078,184	\$391,627	\$250,536
	Value of Other Services	\$0	\$0	\$0
Total Consideration ¹	Fiscal Year Grand Total	\$26,702,706	\$3,582,574	\$3,700,533

¹ The FY 2023 Consideration Report used the average of the previous three fiscal years' occupancy, because data was not received in time for submission. FY 2023 numbers have been updated based on actual occupancy data received.

Direct Service to Veterans

Supportive Housing

GRAND ISLAND, NEBRASKA

Permanent Supportive Housing



MOTIVATION: The Victory Place EUL project located at the Grand Island VA Medical Center campus is providing 26 apartment units (20 one-bedroom apartments and 6 two-bedroom apartments) targeted for low-income Veterans who are homeless or at risk of becoming homeless. If the demand exceeds the 26 units provided in the initial phase of the project, the developer will consider implementing a second and/or third phase for additional apartment buildings on the same land. Through this EUL, the lessee financed, designed, developed, constructed, and operates and maintains a permanent housing community.

Benefits to Veterans: Eligible Veterans or a Veteran's widowed spouse who is homeless or at risk of becoming homeless will have priority over all other applicants for housing and any services and programs offered within the facility.

Benefits to VA: The EUL allows VA to avoid costs associated with maintaining the leased property. In addition, this project will result in significant cost avoidance to VA by reducing reliance on domiciliary resources.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Victory Place, LLC	5.4 acres	<ul style="list-style-type: none"> VA receives cost avoidance Eligible Veterans receive priority placement for admission Facility of 26 apartment units and 52 parking spaces 	2011 (Operations began: 2017)	55 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$0	\$0	\$0
	Avoided Property Maint. Costs	\$255,126	\$38,681	\$36,648
	Avoided Cost of Bed Days of Care	\$5,737,415	\$924,055	\$915,190
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	N/A	\$0	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$5,992,541	\$962,736	\$951,838
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$4,041,594	\$678,820	\$651,394
	Value of Non-Veteran Units	\$20,035	\$0	\$0
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$10,054,170	\$1,641,556	\$1,603,231

Direct Service to Veterans

Supportive Housing

HINES I, ILLINOIS

Permanent Supportive Housing – Building 14



MOTIVATION: The Edward Hines, Jr. VA Hospital recognized an unmet need for transitional housing for Veterans and other residents in the Hines, IL community. This EUL rehabilitated “Building 14”, a previously vacant building on the VAMC campus, into a transitional housing facility consisting of 40 units for low-income or very-low-income persons and 1 unit for managers and social service providers. In 2016, the facility was closed, and all veterans were relocated to alternative housing facilities. An amendment to the EUL was executed on September 25, 2020, which converted the facility into a 28-unit permanent housing facility with 9 parking spaces. Construction began in 2021, and operations resumed in October 2021.

Benefits to Veterans: Homeless and formally homeless Veterans receive priority placement into 28 units and associated services of the transitional housing facility. The proximity of the facility to the Medical Center campus ensures easy access to treatment and the services necessary to support recovery. In addition, other services such as a work program are offered by the lessee.

Benefits to VA: This EUL reduces VA operating costs by transferring the maintenance of “Building 14” and the associated property to the lessee. VA also avoids costs associated with outpatient and domiciliary resources that otherwise would have been utilized in the absence of the project.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Hines III Veterans Residences Limited Partnership	0.0437 acres, 1 Building (1,904 square feet)	<ul style="list-style-type: none"> VA receives cost avoidance. Veterans receive priority placement for 100 percent of the units 	2004 (<i>Operations began: 2006</i>)	75 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$504,665	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$2,569,245	\$257,963	\$256,042
	Avoided Property Maint. Costs	\$23,524	\$3,130	\$2,966
	Avoided Cost of Bed Days of Care	\$8,210,587	\$950,710	\$950,390
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	Per Diem Payments	\$5,573,346	\$0	\$0
	Capital Grant	\$200,000	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$5,534,676	\$1,211,803	\$1,209,397
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$7,258,315	\$698,401	\$676,447
	Value of Non-Veteran Units	\$987,452	\$32,636	\$25,054
	Value of Other Services	\$126,720	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$13,907,163	\$1,942,840	\$1,910,898

Direct Service to Veterans

Supportive Housing

HINES III, ILLINOIS

Permanent Supportive Housing - Building 578



MOTIVATION: The Hines Veterans Residences Limited Partnership EUL project at the Edward Hines Jr. VA Hospital is delivering 72 tenant units and 36 associated parking spaces for the purpose of providing housing for homeless and disabled Veterans within the Hines community. Through this EUL, the lessee financed, designed, developed, constructed, operated, and maintains a housing facility, which offers supportive services to eligible Veterans and non-Veterans. In 2019, Phase II of the EUL was completed, which added an additional 52 tenant units and 54 associated parking spaces, for a total of 124 tenant units and 90 associated parking spaces.

Benefits to Veterans: This project offers eligible homeless and at-risk of homelessness Veterans priority placement into residential housing, providing private residences with numerous amenities to enhance independence and quality of life. Residents also benefit from close proximity to VA services.

Benefits to VA: The EUL allows VA to avoid costs associated with maintaining the leased property, and additionally allows more VA resources to be applied toward direct Veteran care.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Hines Veterans Residences Limited Partnership	4.6551 acres	<ul style="list-style-type: none"> VA receives cost avoidance Eligible Veterans receive priority placement into the Facility and any services and programs offered No less than 72 tenant units and 36 associated parking units provided in Phase I No less than 52 tenant units and 54 associated parking units provided in Phase II 	2013 (Operations began: 2015)	75 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$0	\$0	\$0
	Avoided Property Maint. Costs	\$229,906	\$33,345	\$31,592
	Avoided Cost of Bed Days of Care	\$24,588,868	\$3,945,003	\$3,871,958
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	Capital Contribution	\$2,400,000	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$22,418,774	\$3,978,348	\$3,903,550
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$17,410,341	\$2,898,038	\$2,755,896
	Value of Non-Veteran Units	\$2,035,543	\$339,410	\$350,750
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$41,864,658	\$7,215,796	\$7,010,197

Direct Service to Veterans

Supportive Housing

KERRVILLE, TEXAS

Permanent Supportive Housing



MOTIVATION: With over 1.6 million Veterans residing in Texas, the Kerrville VAMC recognized the need for more independent living units of permanent supportive housing for at risk disabled and senior Veterans. Through the EUL, the lessee has agreed to construct, renovate, operate, and maintain a permanent housing facility. The 49-unit facility includes 1–2-bedroom apartments offered at affordable rental rates. Freedom’s Path includes various community amenities such as on-site management, fitness/rehab center and a club/dining room.

Benefits to Veterans: Veterans receive 100 percent priority placement and benefit from close proximity to the VAMC campus.

Benefits to VA: By guiding resident Veterans towards long-term independence and self-sufficiency, the project reduces costs associated with in-patient services that otherwise would have been utilized in the absence of this project. In addition, VA avoids the costs of constructing and maintaining the property.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Kerrville Senior Apartments Limited Partnerships	5 acres	<ul style="list-style-type: none"> 49 independent living units and supportive services for risk disabled and senior Veterans 100 percent of total units designated as Veteran priority placement 	2011 (Operations began: 2016)	75 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$0	\$0	\$0
	Avoided Property Maint. Costs	\$241,676	\$35,816	\$33,933
	Avoided Cost of Bed Days of Care	\$8,727,554	\$1,492,704	\$1,443,184
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	Capital Contribution	\$1,227,000	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$7,742,229	\$1,528,520	\$1,477,117
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$6,211,475	\$1,096,555	\$1,027,198
	Value of Non-Veteran Units	\$2,364,457	\$182,759	\$200,429
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$16,318,161	\$2,807,834	\$2,704,744

Direct Service to Veterans

Supportive Housing

LEAVENWORTH, KANSAS

Mixed Housing



MOTIVATION: Before the execution of this project, the Dwight D. Eisenhower VAMC campus contained 38 vacant and/or underused historical buildings of aging infrastructure. VA entered into this EUL to reuse, redevelop, and renovate the property for the purpose of providing affordable housing. Through the EUL, VA also entered into a Facility Use Agreements (FUA) for the use of 66,000 sqft. of office space in Building 19. As of 2019, the project provides 161 units of housing to Veterans (137 one-bedroom units and 24 two-bedroom units).

Benefits to Veterans: This project offers a unique opportunity for Veterans, who receive priority placement, to live and receive care on the VAMC campus in a “life-care” community setting.

Benefits to VA: This EUL allows for the transfer of the costs of building and property maintenance and compliance with National Historic Preservation guidelines to a private partner. VA also avoids costs associated with domiciliary resources that otherwise would have been utilized in absence of the project.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Eisenhower Ridge Association	50.00 acres, 38 Buildings (547,882 square feet)	<ul style="list-style-type: none"> Lessee to redevelop, renovate, and reuse the facilities to operate affordable housing VA allowed continued use of certain buildings. VA occupies 66,000 sqft. of office space in Building 19 through an FUA with the lessee. 	2005 (Operations began: 2006)	75 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$33,240,949	\$2,454,511	\$2,955,115
	Avoided Property Maint. Costs	\$2,691,582	\$358,161	\$339,329
	Avoided Cost of Bed Days of Care	\$32,608,311	\$2,923,212	\$2,763,170
Cost Savings	Rental Savings	\$3,365,467	\$1,128,600	\$910,300
VA Expense	Renovations, Utilities	\$22,993	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$71,883,317	\$6,864,484	\$6,967,913
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$24,895,619	\$2,147,420	\$1,966,708
	Value of Non-Veteran Units	\$7,927,097	\$2,056,040	\$2,066,922
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$104,706,033	\$11,067,944	\$11,001,543

Direct Service to Veterans

Supportive Housing

LEXINGTON, KENTUCKY

Permanent Supportive Housing



MOTIVATION: The Leestown VA Housing, LLLP EUL project at the Lexington VA Health Care System – Franklin R. Sousley Campus in Lexington, Kentucky delivers 50 tenant units and 94 associated parking spaces for the purpose of providing affordable, safe, and drug-free supportive housing for Veterans and non-Veterans within the Lexington community. Through this EUL, the lessee financed, designed, developed, constructed, operates, and maintains the land, which offers supportive services to eligible Veterans and non-Veterans.

Benefits to Veterans: Eligible Veterans receive priority placement over all other applicants for housing and priority receipt of services offered within the

Supportive Housing Facility.

Benefits to VA: VA avoids building and property maintenance costs associated with the project and experiences substantial reduction in the cost of bed days of care for veterans residing in one of these units.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Leestown VA Housing, LLLP	10.518 acres, 4 buildings and 6 townhomes (38,331 square feet)	<ul style="list-style-type: none"> VA receives cost avoidance Eligible Veterans receive priority placement in facility and priority receipt of programs and services Facility of 50 units and 94 parking spaces 	2018 (Operations began: 2020)	75 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$1,547,465	\$378,327	\$406,722
	Avoided Property Maint. Costs	\$326,679	\$75,343	\$71,381
	Avoided Cost of Bed Days of Care	\$5,813,181	\$1,546,015	\$1,636,782
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	N/A	\$0	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$7,687,326	\$1,999,684	\$2,114,885
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$3,881,236	\$1,135,718	\$1,164,992
	Value of Non-Veteran Units	\$987,241	\$169,705	\$87,688
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$12,555,802	\$3,305,107	\$3,367,565

Direct Service to Veterans

Supportive Housing

LINCOLN, NEBRASKA

Permanent Supportive Housing



MOTIVATION: Lincoln had a demonstrated need for affordable permanent supportive housing for Veterans and non-Veterans of the Eastern Nebraska and Western Iowa communities. The Victory Park Veterans Residence EUL provides affordable permanent supportive housing units supported by HUD VASH housing vouchers. All 70 units are reserved for Veterans at or below 50 percent of the Area Median Income. This project is the first to be completed under the improvements of the existing Lincoln VAMC campus. In March 2021, an additional phase of the EUL came online, a Community Based Outpatient Clinic (CBOC).

VA will receive consideration in the form of ongoing lease payments for the CBOC.

Benefits to Veterans: Eligible Veterans receive priority placement into the facility and any services and programs offered therein. The co-location of this project on the VAMC campus ensures that Veterans have ready access to care and treatment.

Benefits to VA: The EUL allows VA to avoid the cost of maintaining the leased property. In addition, this project will result in significant cost avoidance to VA by reducing reliance on domiciliary resources.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Seniors Foundation VA Vision, LLC	59.93 acres, 20 Buildings (247,035 square feet)	<ul style="list-style-type: none"> VA receives cost avoidance Eligible Veterans receive priority placement for admission Facility of 70 units and 85 parking spaces 	2011 (Operations began: 2018)	75 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$100,000	\$0	\$0
	Ongoing Lease Payments ¹	\$321,787	\$88,560	\$86,979
Cost Avoidance	Avoided Building Maint. Costs	\$1,643,200	\$145,751	\$303,514
	Avoided Property Maint. Costs	\$2,703,927	\$429,077	\$406,516
	Avoided Cost of Bed Days of Care	\$14,244,950	\$2,487,840	\$2,463,973
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	N/A	\$0	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$19,013,865	\$3,151,227	\$3,260,983
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$9,713,904	\$1,827,592	\$1,753,752
	Value of Non-Veteran Units	\$0	\$0	\$0
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$28,727,769	\$4,978,818	\$5,014,735

¹ Cumulative Upfront and Ongoing Lease Payment were revised upward for the FY 2024 Consideration Report after a review of additional payment records.

Direct Service to Veterans

Supportive Housing

LOS ANGELES, CALIFORNIA

Permanent Supportive Housing – Building 209



MOTIVATION: The EUL project at the VA Greater Los Angeles Healthcare System's (GLAHS) West LA campus provides 54 units of permanent supportive housing to eligible Veterans and their families, comprising of 32 studios and 22 one-bedroom units in addition to one unit for an on-site resident manager. On May 26, 2022, VA and Veterans Housing Partnership, LLC executed an Amended and Re-stated EUL for the implementation of improvements to the property and revised rental payments received by VA at the EUL.

Benefits to Veterans: This project offers eligible Veterans priority placement into affordable and safe housing as well as priority receipt of any services and program offered at the facility. In addition, the consolidation and use of VAMC land enables services and VA personnel to be centralized on the GLAHS campus.

Benefits to VA: The EUL allows VA to avoid costs associated with maintaining the leased property. In addition, this project will result in significant cost avoidance to VA by reducing reliance on community residences and reducing the hospitalization of Veterans.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Building 209 Preservation, LP	2 acres, 1 Building (48,082 square feet)	<ul style="list-style-type: none"> VA receives cost avoidance Eligible Veterans receive priority placement for admission Facility of 54 tenant units and one manager's unit 	2017 (Operations began: 2017)	50 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$85,237	\$0	\$510
Cost Avoidance	Avoided Building Maint. Costs	\$3,423,970	\$644,299	\$702,330
	Avoided Property Maint. Costs	\$93,697	\$14,326	\$13,573
	Avoided Cost of Bed Days of Care	\$11,207,870	\$1,839,224	\$1,806,914
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	N/A	\$0	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$14,810,774	\$2,497,850	\$2,523,327
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$7,833,913	\$1,351,112	\$1,286,085
	Value of Non-Veteran Units	\$225,728	\$58,744	\$66,810
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$22,870,414	\$3,907,706	\$3,876,221

Direct Service to Veterans

Supportive Housing

LOS ANGELES, CALIFORNIA

Permanent Supportive Housing –Building 205



MOTIVATION: The EUL project at the VA Greater Los Angeles Healthcare System's (GLAHS) West LA campus is providing 67 units of permanent supportive housing to Veterans and their families, comprising of 32 studios and 35 one-bedroom units in addition to one unit for an on-site resident manager. Through this EUL, the lessee is obligated to renovate, operate, and maintain affordable residential housing and associated vehicular spaces. The EUL became operational in May 2023.

Benefits to Veterans: This project offers eligible Veterans priority placement into affordable and safe housing as well as priority receipt of any services and program offered at the facility. In addition, the consolidation and use of VAMC land enables services and VA personnel to be centralized on the GLAHS campus, which results in efficiencies and improved access to health care services.

Benefits to VA: The EUL allows VA to avoid costs associated with maintaining the leased property. In addition, this project will result in significant cost avoidance to VA by reducing reliance on community residences and reducing the hospitalization of Veterans.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Building 205 Preservation, LP	1.84 acres, 1 Building (53,047 square feet)	<ul style="list-style-type: none"> VA receives cost avoidance Eligible Veterans receive priority placement for admission Facility of 67 tenant units and one manager's unit 	2019 (Operations began: 2023)	75 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023 ¹
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$1,145,437	\$824,881	\$320,556
	Avoided Property Maint. Costs	\$18,346	\$13,180	\$5,166
	Avoided Cost of Bed Days of Care	\$2,415,139	\$2,247,941	\$167,198
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	Capital Contribution	\$0	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	-\$971,078	\$3,086,002	\$492,920
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units ¹	\$1,770,364	\$1,651,359	\$119,005
	Value of Non-Veteran Units	\$673,333	\$97,907	\$575,426
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$1,472,619	\$4,835,268	\$1,187,350.71

¹ EUL was operational for only a portion of FY 2023.

Direct Service to Veterans

Supportive Housing

LOS ANGELES, CALIFORNIA

Senior Permanent Supportive Housing –Building 207



MOTIVATION: The EUL project at the VA Greater Los Angeles Healthcare System's (GLAHS) West LA campus is providing 59 units of permanent supportive housing to senior (62+) Veterans and their families, comprising of 53 studios and 6 one-bedroom units in addition to one unit for an on-site resident manager. Through this EUL, the lessee is obligated to renovate, operate, and maintain affordable residential housing and associated vehicular spaces. The EUL became operational in March 2023.

Benefits to Veterans: This project offers eligible Veterans priority placement into affordable and safe housing as well as priority receipt of any services and program offered at the facility. In addition, the consolidation and use of VAMC land enables services and VA personnel to be centralized on the GLAHS campus, which results in efficiencies and improved access to health care services.

Benefits to VA: The EUL allows VA to avoid costs associated with maintaining the leased property. In addition, this project results in significant cost avoidance to VA by reducing reliance on community residences and reducing the hospitalization of Veterans.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	VA Building 207 LP	1.55 acres, 1 Building (45,777 square feet)	<ul style="list-style-type: none"> VA receives cost avoidance Eligible Veterans receive priority placement for admission Facility of 59 tenant units and one manager's unit 	2020 (Operations began: 2023)	75 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023 ¹
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$1,103,869	\$711,832	\$392,037
	Avoided Property Maint. Costs	\$17,270	\$11,103	\$6,167
	Avoided Cost of Bed Days of Care	\$2,896,918	\$2,016,927	\$879,990
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	Capital Contribution	\$13,650,000	\$0	\$13,650,000
Direct Budget Impact	Fiscal Year Subtotal	-\$9,631,943	\$2,739,862	-\$12,371,805
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$2,107,995	\$1,481,655	\$626,340
	Value of Non-Veteran Units	\$299,053	\$58,744	\$240,309
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	-\$7,224,896	\$4,280,261	-\$11,505,157

¹ EUL was operational for only a portion of FY 2023.

Direct Service to Veterans

Supportive Housing

LOS ANGELES, CALIFORNIA

Permanent Supportive Housing –Building 208



MOTIVATION: The EUL project at the VA Greater Los Angeles Healthcare System’s (GLAHS) West LA campus is providing 53 units of permanent supportive housing to Veterans and their families, comprising of 26 studios and 27 one-bedroom units in addition to one unit for an on-site resident manager. Through this EUL, the lessee is obligated to renovate, operate, and maintain affordable residential housing and associated vehicular spaces. The EUL became operational in May 2023.

Benefits to Veterans: This project offers eligible Veterans priority placement into affordable and safe housing as well as priority receipt of any services and program offered at the facility. In addition, the consolidation and use of VAMC land enables services and VA personnel to be centralized on the GLAHS campus, which results in efficiencies and improved access to health care services.

Benefits to VA: The EUL allows VA to avoid costs associated with maintaining the leased property. In addition, this project results in significant cost avoidance to VA by reducing reliance on community residences and reducing the hospitalization of Veterans.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Building 208 Preservation, LP	2.10 acres, 1 Building (46,265 square feet)	<ul style="list-style-type: none"> VA receives cost avoidance Eligible Veterans receive priority placement for admission Facility of 53 tenant units and one manager’s unit 	2019 (Operations began: 2023)	75 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$998,994	\$719,421	\$279,573
	Avoided Property Maint. Costs	\$20,939	\$15,043	\$5,896
	Avoided Cost of Bed Days of Care	\$2,234,794	\$1,794,799	\$439,995
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	Capital Contribution	\$0	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$3,254,726	\$2,529,262	\$725,464
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units ¹	\$1,631,647	\$1,318,477	\$313,170
	Value of Non-Veteran Units	\$301,427	\$65,271	\$236,156
	Value of Other Services	\$0	\$0	\$0
Total Consideration ²	Fiscal Year Grand Total	\$5,187,800	\$3,913,010	\$1,274,790

¹ The occupancy rates have increased significantly from FY2023 to FY2024 due to the EUL being partially operational in FY 2023.

Direct Service to Veterans

Supportive Housing

LYONS, NEW JERSEY

Permanent Supportive Housing



MOTIVATION Lyons, NJ has a demonstrated need for permanent supportive housing services in the local community for Veterans, at-risk Veterans, and non-Veterans. The facility is centrally located on the VAMC campus. Under this EUL, the lessee financed, developed, constructed, operates, and maintains a permanent supportive housing facility of 61 tenant units and 70 parking spaces, within Phase I of the EUL. In 2020, Phase II of the EUL was completed, which added 49 units and not less than 49 parking spaces, bringing the total number of units to 110.

Benefits to Veterans: Eligible Veterans receive priority placement into affordable, safe and substance free housing and receive supportive services.

Benefits to VA: VA avoids the cost of maintaining the leased property. In addition, this project results in significant cost avoidance to VA associated with domiciliary resources that otherwise would have been utilized in absence of the project.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Valley Brook Village I LLC,	12.88 acres, 3 Buildings (57,079 square feet)	<ul style="list-style-type: none"> Lessee is responsible for the coordination of client services across the consortium of health and social service organizations of which Lyons VAMC is a part 110 units designated as Veteran preferential 	2011 (Operations began: 2013)	75 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$15,000	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$4,368,872	\$1,215,122	\$1,314,254
	Avoided Property Maint. Costs	\$637,635	\$92,262	\$87,411
	Avoided Cost of Bed Days of Care	\$24,494,298	\$3,607,367	\$3,695,960
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	Capital Contribution	\$4,750,000	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$24,765,806	\$4,914,752	\$5,097,625
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$17,599,794	\$2,650,008	\$2,630,628
	Value of Non-Veteran Units	\$382,179	\$221,922	\$125,268
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$42,747,779	\$7,786,681	\$7,853,521

Direct Service to Veterans

Supportive Housing

MENLO PARK, CALIFORNIA

Permanent Supportive Housing



MOTIVATION: Since 2010 rental rates in the Bay Area have increased by 30 percent, expanding the need for affordable Veteran housing units near Palo Alto Health Care System - Menlo Park Division, a regional Veteran health care provider. The facility includes 60 newly constructed supportive rental units owned, operated, and maintained by the lessee. Through the EUL, supportive services are offered to residents.

Benefits to Veterans: All 60 units provide priority placement to Veterans, while 35 of the 60 units are specifically designated for homeless Veterans who will receive project-based assistance through HUD VASH. Resident Veterans benefit from close proximity to the Palo Alto Health Care System.

Benefits to VA: By increasing the inventory of affordable housing available to Veterans, the project reduces costs associated with in-patient services that otherwise would have been utilized in the absence of this project. In addition, VA avoids the costs of constructing and maintaining the property.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Willow Housing L.P.	1.99 acres	<ul style="list-style-type: none"> 60-bed facility that provides supportive rental housing services All units are Veteran priority, with 35 units designated specifically for homeless Veterans to receive assistance through HUD VASH 	2011 (Operations began: 2016)	75 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$75	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$0	\$0	\$0
	Avoided Property Maint. Costs	\$612,692	\$92,262	\$87,411
	Avoided Cost of Bed Days of Care	\$13,950,069	\$2,061,353	\$2,041,578
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	Capital Contribution	\$1,615,000	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$12,947,836	\$2,153,615	\$2,128,989
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$10,034,683	\$1,514,290	\$1,453,109
	Value of Non-Veteran Units	\$382,892	\$52,217	\$50,107
	Value of Other Services	\$1,770,582	\$162,034	\$285,357
Total Consideration	Fiscal Year Grand Total	\$25,135,992	\$3,882,156	\$3,917,562

Direct Service to Veterans

Supportive Housing

MILWAUKEE II, WISCONSIN

Permanent Supportive Housing



MOTIVATION: The National Soldiers Home Residences I, LLC project at the Clement J. Zablocki VA Medical Center in Milwaukee, Wisconsin delivers approximately 80 tenant units and associated vehicular parking spaces of approximately 52 spaces in the Phase I ("Phase I Facility") and approximately 21 housing units and associated vehicular parking spaces of approximately 14 spaces in a Phase II or phases ("Phase II Facility"). They aim to provide supportive housing for Veterans and non-Veterans within the Milwaukee area.

Benefits to Veterans: Eligible Veterans receive 100 percent priority placement into all units of the Facility and any services and programs offered therein.

Benefits to VA: VA realizes cost avoidance related to building maintenance, property maintenance, and bed days of care, and reduced costs associated with in-patient services that otherwise would have been utilized in the absence of this project.

Terms	Lessee	Property	Key Terms	Awarded	Term
	The National Soldiers Home Residences I, LLC	3.00 acres, 7 Buildings (177,286 square feet)	<ul style="list-style-type: none"> VA receives cost avoidance Eligible Veterans receive priority placement in facility and priority receipt of programs and services Facility of 101 units and 66 parking spaces 	2018 (Operations began 2021)	75 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$6,029,322	\$1,744,494	\$1,753,908
	Avoided Property Maint. Costs	\$75,426	\$21,490	\$20,360
	Avoided Cost of Bed Days of Care	\$10,655,623	\$3,100,914	\$3,555,161
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	Capital Contribution	\$5,000,000	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$11,760,372	\$4,866,898	\$5,329,429
Enhanced Services	Value of Veteran Units	\$7,244,574	\$2,277,962	\$2,530,414
	Value of Non-Veteran Units	\$962,911	\$358,991	\$0
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$19,967,857	\$7,503,852	\$7,859,843

Direct Service to Veterans

Supportive Housing

MINNEAPOLIS II, MINNESOTA

Permanent Supportive Housing



MOTIVATION: A 2001 statewide survey found that there were approximately 3,413 homeless Veterans in the metro area of the Twin Cities, Minnesota, an estimated 45 percent of which were clinically diagnosed with a serious mental health disorder and 52 percent of which considered themselves to be chemically dependent. Under this EUL, the lessee constructed two (2) new buildings and renovated three (3) existing VA duplexes to provide 140 units of affordable, safe, drug and alcohol-free housing and related services to Veterans in the Twin Cities area. In addition, the lease provides for the construction of associated parking adequate to

meet the needs of the staff and occupants of the facility and the renovation of a building for administrative and community use.

Benefits to Veterans: This EUL provides access to safe, supportive, and affordable housing, allowing Veterans an opportunity to focus on rehabilitation from chronic and debilitating conditions. Veterans receive priority placement into 51 percent of the total units and benefit from enhanced services associated with the project.

Benefits to VA: VA achieves cost avoidance related to building maintenance, property maintenance, and bed days of care, and saves on rental costs for office and storage space received at no cost in this lease.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Hennepin County Housing and Re-development Authority (HCHRA)	4.34 acres, 4 Buildings (3 residential duplexes, 1 administration) (20,253 square feet)	<ul style="list-style-type: none"> Priority placement for Veterans in 51 percent of 140 units Lump sum payment \$300,000 in 2005 Office and storage for VA's exclusive use 	2005 (Operations began: 2006)	60 years

Outcomes	Description	Cumulative (2007-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$2,092,338	\$181,804	\$183,046
	Avoided Property Maint. Costs	\$233,629	\$31,088	\$29,454
	Avoided Cost of Bed Days of Care	\$34,340,449	\$3,207,536	\$3,191,432
Cost Savings	Rental Savings	\$400,992	\$17,794	\$17,269
VA Expense	N/A	\$0	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$37,067,409	\$3,438,222	\$3,421,200
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$27,722,088	\$2,356,288	\$2,271,526
	Value of Non-Veteran Units	\$15,043,498	\$1,298,895	\$1,235,978
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$79,832,995	\$7,093,405	\$6,928,704

Direct Service to Veterans

Supportive Housing

MINNEAPOLIS IV, MINNESOTA

Permanent Supportive Housing



MOTIVATION: The Veterans East Apartment Complex is providing 100 studio apartment units via a building constructed on the east side of the Minneapolis VAMC campus. The Veterans East EUL will provide permanent, affordable housing to the single adult population of homeless and individuals at risk of homelessness, with a priority placement offered for Veterans. The EUL is an expansion of the existing Veterans and Community Housing development on the Minneapolis VAMC campus.

Benefits to Veterans: Eligible Veterans receive priority placement into the facility and any services and programs offered therein. The co-location of this project on the VAMC campus ensures that Veterans have ready access to care and treatment.

Benefits to VA: The EUL allows VA to avoid the cost of maintaining the leased property. In addition, this project results in significant cost avoidance to VA by reducing reliance on domiciliary resources.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	CHDC Veterans Limited Partnership	3 acres, 1 Building	<ul style="list-style-type: none"> VA receives cost avoidance Eligible Veterans receive priority placement for admission Facility of 100 units and 100 parking spaces 	2016 (Operations began: 2017)	50 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$0	\$0	\$0
	Avoided Property Maint. Costs	\$139,474	\$21,490	\$20,360
	Avoided Cost of Bed Days of Care	\$19,677,780	\$3,447,435	\$3,335,164
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	N/A	\$0	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$19,817,254	\$3,468,925	\$3,355,524
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$13,600,820	\$2,532,520	\$2,373,829
	Value of Non-Veteran Units	\$697,690	\$78,325	\$131,531
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$34,115,764	\$6,079,770	\$5,860,884

Direct Service to Veterans

Supportive Housing

NEWINGTON I, CONNECTICUT

Permanent Supportive Housing



MOTIVATION: Newington, CT has had a demonstrated need for permanent supportive housing services in the local community for Veterans and non-Veterans. Under this EUL, 11.2 acres of land and improvements were leased to Victory Gardens Housing LLC. Buildings 13, 27, 31, and 43 were demolished and Building 5 was renovated into 24 residential units. The selected developer financed, designed, developed, constructed, operates and maintains the permanent supportive rental housing community consisting of 74 units, with 37 of the units having priority occupancy for homeless and at-risk Veterans and the remaining units having priority occupancy

for low-income Veterans. Additionally, this EUL required the lessee to develop 154 parking spaces associated with the facility.

Benefits to Veterans: Eligible Veterans receive priority placement into affordable, safe and substance free housing and receive supportive services.

Benefits to VA: VA avoids the cost of maintaining the leased buildings and property. In addition, this project will result in significant cost avoidance to VA associated with domiciliary resources that otherwise would have been utilized in absence of the project.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Victory Gardens Housing LLC	11.232 acres, 1 Building (37,191 square feet)	<ul style="list-style-type: none"> Veterans receive priority placement all 74 units, but half of the units are for homeless and at-risk Veterans specifically VA receives 24 parking spaces 	2012 (Operations began: 2013)	75 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$4,298,331	\$319,347	\$390,877
	Avoided Property Maint. Costs	\$570,600	\$80,457	\$76,227
	Avoided Cost of Bed Days of Care	\$20,568,712	\$2,398,988	\$2,604,772
Cost Savings	Parking	\$239,180	\$27,304	\$25,444
VA Expense	Capital Contribution	\$4,600,000	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$21,076,822	\$2,826,096	\$3,097,320
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$15,399,515	\$1,762,320	\$1,853,966
	Value of Non-Veteran Units	\$169,705	\$169,705	\$0
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$36,646,043	\$4,758,121	\$4,951,287

Direct Service to Veterans

Supportive Housing

NORTHAMPTON, MASSACHUSETTS

Permanent and Transitional Supportive Housing



MOTIVATION: The Northampton VAMC identified a need for homeless housing surrounding the Medical Center. As part of a two-phase Northampton project, the selected developer will construct 16 units of transitional units for female Veterans and their children who are homeless or at risk of becoming homeless and 44 units of permanent housing to serve Veterans who are homeless or at risk of becoming homeless. Organized as a cooperative corporation, the Veterans will share ownership of units.

Benefits to Veterans: Female Veterans will receive priority placement into the transitional units and benefit from close proximity to the Northampton VAMC. Veterans will receive priority placement into the permanent units and will also benefit from close proximity to the VAMC. Permanent housing supportive services including case management, vocational training, substance abuse treatment and life skills development.

Benefits to VA: In reducing the length of homeless Veterans' stays at the VAMC, the project reduces costs associated with in-patient services that otherwise would have been utilized in the absence of this project. VA avoids construction and property maintenance fees.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Soldier On Inc.	11.27 acres	<ul style="list-style-type: none"> 16-bed facility that provides transitional housing for women and children 44-bed facility that provides permanent housing and supportive services Priority placement is given to Veterans 	2011 (Operations began: 2016)	75 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$0	\$0	\$0
	Avoided Property Maint. Costs	\$542,911	\$80,729	\$76,485
	Avoided Cost of Bed Days of Care	\$11,750,463	\$1,830,339	\$1,689,582
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	Per Diem Payments	\$1,754,697	\$287,193	\$269,326
Direct Budget Impact	Fiscal Year Subtotal	\$10,538,676	\$1,623,876	\$1,496,740
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$8,421,346	\$1,344,585	\$1,221,363
	Value of Non-Veteran Units	\$1,544,968	\$221,922	\$281,853
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$20,504,990	\$3,190,383	\$2,999,956

Direct Service to Veterans

Supportive Housing

PERRY POINT, MARYLAND

Permanent Supportive Housing



MOTIVATION: The HELP Veterans Village EUL project located at the Perry Point VA Medical Center campus is providing 75 units (33 one-bedroom duplexes (66 units), 8 two-bedroom single family homes (8 units), and 1 three-bedroom single family home (1 unit)) for homeless and at-risk Veterans and their families of the Perryville, Maryland community. Through this EUL, the lessee financed, designed, developed, constructed, and operates and maintains a permanent housing community.

Benefits to Veterans: Eligible Veterans who are homeless or at risk of becoming homeless are given priority over all other applicants for housing and any services and programs offered.

Benefits to VA: The EUL allows VA to avoid costs associated with maintaining the property. In addition, this project results in significant cost avoidance to VA by reducing reliance on domiciliary resources.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	H.E.L.P. Development Corp.	29.21 acres, 44 Buildings (58,858 square feet)	<ul style="list-style-type: none"> VA receives cost avoidance Eligible Veterans receive priority placement for admission and associated services 75 units (33 one-bedroom duplexes, 8 two-bedroom single-family apartments and 1 three-bedroom single family apartment) and a Community Center 	2011 (Operations began: 2018)	75 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$5,186,878	\$869,796	\$912,495
	Avoided Property Maint. Costs	\$1,223,191	\$209,238	\$198,236
	Avoided Cost of Bed Days of Care	\$14,187,730	\$2,665,542	\$2,639,971
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	Capital Contribution	\$2,873,137	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$17,724,662	\$3,744,576	\$3,750,702
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$9,643,483	\$1,958,134	\$1,879,020
	Value of Non-Veteran Units	\$0	\$0	\$0
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$27,368,145	\$5,702,710	\$5,629,722

Direct Service to Veterans

Supportive Housing

ROSEBURG I, OREGON

Transitional Supportive Housing – Orchard Knoll



MOTIVATION: The Roseburg, Oregon VAMC realized a need for transitional housing units in the community; a single-day survey of the campus indicated that 32 percent of patients if discharged that day, would be homeless, about 83 patients per year. Through this EUL project, VA leased its property on the VAMC campus for the construction of a Single Room Occupancy facility by the lessee, providing 63 affordable and transitional housing beds for homeless individuals in the Oregon area.

Benefits to Veterans: Veterans must occupy at least 50 percent of the total units in the facility, and benefit from its close proximity to the VAMC campus.

Benefits to VA: By reducing the length of homeless Veterans' stays at the VAMC, the project reduces costs associated with in-patient services that otherwise would have been utilized in the absence of this project. In addition, VA avoids the cost of maintaining the property.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Housing Authority of Douglas County, OR	1.15 acres	<ul style="list-style-type: none"> 63-bed facility that provides transitional housing and supportive services 50 percent of beds designated as Veterans preferential 	2000 (Operations began: 2001)	75 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$0	\$0	\$0
	Avoided Property Maint. Costs	\$61,906	\$8,238	\$7,805
	Avoided Cost of Bed Days of Care	\$12,950,916	\$435,372	\$1,927,179
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	N/A	\$0	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$13,012,823	\$443,610	\$1,934,984
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$10,638,125	\$319,829	\$1,371,685
	Value of Non-Veteran Units	\$9,033,105	\$1,325,004	\$206,692
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$32,684,053	\$2,088,442	\$3,513,360

Direct Service to Veterans

Supportive Housing

ROSEBURG II, OREGON

Permanent Supportive Housing – Eagle Landing



MOTIVATION: The Eagle Landing development at the Roseburg, Oregon VAMC realized a need for permanent supportive housing in the local community for Veterans. Through this EUL project, the lessee has financed, developed, constructed, operates, and maintains a permanent housing facility of 54 tenant units and one manager's unit for Veterans.

Benefits to Veterans: Eligible Veterans receive priority placement into affordable and safe housing with supportive services. Services include free haircuts two days

every month, Alcoholics Anonymous meetings, on-site assistance from an Oregon Employment Services Veteran Representative, and walk, ride, and/or run groups.

Benefits to VA: By reducing reliance on domiciliary resources, the project lowers costs of care that would have otherwise been utilized in the absence of this EUL. In addition, VA avoids the cost of maintaining the leased property.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Eagle Landing Associates LLC	4.76 acres	<ul style="list-style-type: none"> Facility of 54 tenant units and one manager's unit Veterans receive no less than 50 parking spaces 	2012 (Operations began: 2014)	75 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$0	\$0	\$0
	Avoided Property Maint. Costs	\$465,803	\$66,618	\$63,115
	Avoided Cost of Bed Days of Care	\$14,972,481	\$1,883,650	\$1,865,580
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	Capital Contribution	\$1,000,000	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$14,438,284	\$1,950,268	\$1,928,695
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$11,182,750	\$1,383,748	\$1,327,841
	Value of Non-Veteran Units	\$51,162	\$26,108	\$25,054
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$25,672,196	\$3,360,124	\$3,281,589

Direct Service to Veterans

Supportive Housing

SALT LAKE CITY III, UTAH

Transitional Supportive Housing



MOTIVATION: Salt Lake City had a demonstrated need for transitional and supportive housing services in the local community for both Veterans and non-Veterans alike. Under this EUL, the lessee is to finance, develop, construct, operate, and maintain a transitional housing facility of at least 72 tenant units and not less than 14 new associated parking spaces. In addition, the consolidation and use of VAMC land enables services and VA personnel to be centralized on the VAMC campus in Salt Lake City.

Benefits to Veterans: Eligible Veterans receive priority placement into affordable, safe, and substance free housing. Supportive services are also included as additional benefits to Veterans.

Benefits to VA: VA avoids the cost of maintaining the leased property. In addition, this project results in significant cost avoidance to VA by reducing reliance on domiciliary resources.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Housing Authority of Salt Lake City	0.92 acres	<ul style="list-style-type: none"> Eligible Veterans receive 100% priority placement into facility and associated services Lessee reimburses VA for utility and ancillary services 	2011 (Operations began: 2013)	75 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$0	\$0	\$0
	Avoided Property Maint. Costs	\$47,374	\$6,612	\$6,264
	Avoided Cost of Bed Days of Care	\$15,456,687	\$1,803,684	\$1,925,419
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	Per Diem Payments	\$11,567,940	\$1,325,004	\$1,370,432
	Capital Contribution	\$1,000,000	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$2,936,122	\$485,292	\$561,251
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$11,460,465	\$1,325,004	\$1,370,432
	Value of Non-Veteran Units	\$3,976,888	\$554,805	\$433,427
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$18,373,475	\$2,365,100	\$2,365,110

Direct Service to Veterans

Supportive Housing

SEPULVEDA I, CALIFORNIA

Permanent Supportive Housing – Building 4



MOTIVATION: Prior to this EUL, VA was able to aid less than 10 percent of homeless Veterans in need in the Sepulveda, California community. Through this project, VA leases property located on the Sepulveda Ambulatory Care Center (SACC) campus, including “Building 4,” to the lessee, who renovated and operates it as a 72-tenant unit housing facility with one manager’s unit, providing safe and affordable supportive homeless housing.

Benefits to Veterans: Veterans will receive priority placement into all 72 tenant units and all services offered, including professional counseling, case management, and crisis management services.

Benefits to VA: VA avoids costs related to the maintenance of the building and property associated with the project.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	New Directions Sepulveda I L.P.	1.40 acres, 1 Building (79,389 square feet)	<ul style="list-style-type: none"> Priority placement for VA-referred Veterans Counseling, case management, and crisis management provided to Veteran tenants VA receives 10% cash from film making activities. 	2007 (Operations began: 2013)	75 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$9,967,433	\$1,080,484	\$1,169,731
	Avoided Property Maint. Costs	\$74,465	\$10,029	\$9,501
	Avoided Cost of Bed Days of Care	\$19,785,675	\$2,363,448	\$2,340,775
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	Capital Contribution	\$6,000,000	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$23,827,573	\$3,453,960	\$3,520,007
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$14,850,244	\$1,736,212	\$1,666,064
	Value of Non-Veteran Units	\$403,588	\$143,596	\$137,795
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$39,081,405	\$5,333,769	\$5,323,866

Direct Service to Veterans

Supportive Housing

SEPULVEDA II, CALIFORNIA

Permanent Supportive Housing – Building 5



MOTIVATION: Sepulveda, CA had a demonstrated need supportive housing services in the local community for both Veterans and non-Veterans alike. Through this project, VA leases property located on the SACC campus, including “Building 5” to the lessee, who renovated and operates it as a 75-tenant unit housing facility with one manager’s unit for safe and affordable supportive homeless housing.

Benefits to Veterans: Veterans will receive priority placement into all 75 tenant units and all services offered, including professional counseling, case management, and crisis management services.

Benefits to VA: VA avoids costs related to the maintenance of the building and property associated with the project.

Note: The 2014 Consideration Report understated the Avoided Cost of Bed Days of Care and Value of Veteran Units. These figures have been corrected and the report now reflects the full Cost Savings and Cost Avoidance impact of the EUL.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	New Directions Sepulveda II L.P.	1.04 acres, 1 Building (77,310 square feet)	<ul style="list-style-type: none"> Priority placement for VA-referred Veterans Counseling, case management, and crisis management provided to Veteran tenants VA receives 10% cash from film making activities 	2007 (Operations began: 2013)	75 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$9,706,411	\$1,052,189	\$1,139,099
	Avoided Property Maint. Costs	\$55,317	\$7,450	\$7,058
	Avoided Cost of Bed Days of Care	\$20,483,034	\$2,372,333	\$2,340,775
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	Capital Contribution	\$4,000,000	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$26,244,762	\$3,431,972	\$3,486,932
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$15,367,461	\$1,742,739	\$1,666,064
	Value of Non-Veteran Units	\$521,947	\$215,395	\$212,956
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$42,134,170	\$5,390,105	\$5,365,952

¹ One unit previously counted is a manager’s unit.

Direct Service to Veterans

Supportive Housing

ST. CLOUD II, MINNESOTA

Permanent Supportive Housing



MOTIVATION: VA recognized a need for additional affordable housing options in the city of St. Cloud, Minnesota, where a significant portion of the Veteran community is homeless. Through this EUL, the St. Cloud Housing and Redevelopment Authority financed, constructed, operates and maintains a safe and affordable housing complex of 60 tenant units and one manager's unit, as well as associated parking, on the St. Cloud VAMC campus.

Benefits to Veterans: This EUL provides safe and affordable housing options to homeless Veterans, who receive priority placement into 51 percent of the housing units. In addition, Veterans benefit from the Complex's close proximity to the VAMC campus.

Benefits to VA: This project allows VA significant avoided costs related to bed days of care by reducing reliance on domiciliary resources, as well as property maintenance.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	St. Cloud Housing and Redevelopment Authority	5.62 acres	<ul style="list-style-type: none"> Veterans to receive 51% priority placement VA receives cost avoidance. 	2005 (Operations began: 2006)	50 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$0	\$0	\$0
	Avoided Property Maint. Costs	\$302,534	\$40,257	\$38,141
	Avoided Cost of Bed Days of Care	\$13,183,529	\$1,661,521	\$1,504,784
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	Third Party Reports – City Wastewater Testing	\$2,295	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$13,483,768	\$1,701,779	\$1,542,924
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$10,454,464	\$1,220,570	\$1,071,041
	Value of Non-Veteran Units	\$8,416,401	\$345,937	\$432,175
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$32,354,633	\$3,268,286	\$3,046,140

Direct Service to Veterans

Supportive Housing

ST. CLOUD III, MINNESOTA

Permanent Supportive Housing



MOTIVATION: The Linden Grove EUL project provides 37 housing units (Studio, one, and two-bedroom units containing a total of 39 beds) on the Veterans Affairs Minneapolis VA Medical Center located in St. Cloud. This project was constructed on vacant land on the VAMC campus and provides permanent, affordable housing to homeless and at-risk Veterans and their families, with a priority placement offered for homeless Veterans.

Benefits to Veterans: Eligible Veterans receive priority placement into the facility and for any services and programs offered therein. The co-location of this project on the VAMC campus ensures that Veterans housed there have ready access to care and treatment.

Benefits to VA: The EUL allows VA to avoid the cost of maintaining the leased property. In addition, this project results in significant cost avoidance to VA by reducing VA's reliance on domiciliary resources.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Sand Companies, Inc.	2.92 acres	<ul style="list-style-type: none"> VA receives cost avoidance Eligible Veterans receive priority placement for admission Facility of 37 units and 55 parking spaces 	2011 (Operations began: 2016)	75 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$0	\$0	\$0
	Avoided Property Maint. Costs	\$138,305	\$20,917	\$19,817
	Avoided Cost of Bed Days of Care	\$7,917,185	\$1,288,346	\$1,258,386
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	Capital Contribution	\$681,402	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$7,374,088	\$1,309,262	\$1,278,203
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$5,578,099	\$946,431	\$895,666
	Value of Non-Veteran Units	\$279,210	\$19,581	\$31,317
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$13,231,398	\$2,275,275	\$2,205,186

Direct Service to Veterans

Supportive Housing

TOGUS, MAINE

Permanent Supportive Housing



MOTIVATION: The Cabin in the Woods project is a 21-tenant unit permanent supportive housing development for eligible Veterans who are homeless, or at risk of homelessness on the Togus VA Medical Center campus. Through this EUL the lessee financed, designed, developed, constructed, and operates and maintains a permanent supportive housing community and associated vehicular parking spaces.

Benefits to Veterans: Priority placement is given to eligible homeless Veterans and Veterans at risk of homelessness. Veterans also benefit from a supportive services program that guides resident Veterans toward long-term independence and self-sufficiency.

The co-location of this project on the VAMC campus ensures that Veterans have ready access to care and treatment.

Benefits to VA: The EUL allows VA to avoid the maintenance costs associated with the Togus VAMC campus.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Volunteers of America Northern New England, Inc.	11 acres	<ul style="list-style-type: none"> VA receives cost avoidance Eligible Veterans receive priority placement for admission 21 tenant units and 7 parking spaces 	2011 (Operations began: 2018)	75 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$0	\$0	\$0
	Avoided Property Maint. Costs	\$837,566	\$143,264	\$135,732
	Avoided Cost of Bed Days of Care	\$3,761,793	\$710,811	\$721,592
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	Capital Contribution	\$201,150	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$4,398,209	\$854,076	\$857,324
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$2,566,254	\$522,169	\$513,599
	Value of Non-Veteran Units	\$134,086	\$26,108	\$12,527
	Value of Other Services	\$91,093	\$15,233	\$11,178
Total Consideration	Fiscal Year Grand Total	\$7,189,643	\$1,417,586	\$1,394,627

Direct Service to Veterans

Supportive Housing

TUSCALOOSA II, ALABAMA

Permanent Supportive Housing



MOTIVATION: The Valor Grove, Ltd. EUL project at the Tuscaloosa, AL VAMC consists of 50 tenant units and 80 associated parking spaces for the purpose of providing housing and ancillary services to homeless Veterans in the Tuscaloosa community. Through this EUL, the lessee developed, operates, and maintains the housing facility on 3.64 acres of property, providing permanent residences and supportive educational services to eligible Veterans.

Benefits to Veterans: Eligible Veterans receive priority placement into affordable and safe housing with supportive services, including access to workshops, seminars,

and classes offered as in-kind services for Adult Education, Parenting, Fatherhood, Healthy Relationships, and Career Development.

Benefits to VA: By reducing reliance on domiciliary resources, the project lowers costs of care that would have otherwise been utilized by VA. In addition, VA avoids the cost of maintaining the leased property.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Valor Grove, Ltd.	3.64 acres, 1 Building (40,243 square feet)	<ul style="list-style-type: none"> VA receives cost avoidance Eligible Veterans receive priority placement into the Facility and any services and programs offered therein No less than 50 tenant units and 80 associated parking units provided 	2011 (Operations began: 2014)	65 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$2,131,253	\$272,445	\$195,369
	Avoided Property Maint. Costs	\$179,773	\$26,074	\$24,703
	Avoided Cost of Bed Days of Care	\$11,547,927	\$1,377,197	\$1,451,984
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	Capital Contribution	\$4,000,000	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$9,858,953	\$1,675,716	\$1,672,056
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$8,450,963	\$1,011,702	\$1,033,461
	Value of Non-Veteran Units	\$1,160,217	\$293,720	\$219,219
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$19,470,133	\$2,981,139	\$2,924,736

Direct Service to Veterans

Supportive Housing

VANCOUVER III, WASHINGTON

Permanent Supportive Housing



MOTIVATION: The VA identified an unmet need for permanent affordable Veteran and resident housing in the Vancouver, Washington area. Through this project, the lessee has agreed to redevelop the parcel on the Portland VAMC into a 50-unit supportive housing facility, as well as an associated parking lot. This EUL will provide a safe and affordable housing opportunity for Veterans and the surrounding community. Units will be tied to the affordability guidelines set up through the Low-Income Housing Tax Credit program and HUD Section 8 Rental Guidelines.

Benefits to Veterans: Veterans will receive priority placement into all 50 housing units and benefit from close proximity to the VAMC campus.

Benefits to VA: In reducing homeless Veterans' stays at the VAMC, the project reduces costs associated with in-patient services that otherwise would have been utilized in the absence of this project. In addition, VA avoids the cost of maintaining the property.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Vancouver Veterans Residences Limited Partnership	1.31 acres	<ul style="list-style-type: none"> 50-bed facility that provides permanent, affordable housing and supportive services Veterans receive priority placement for 100% of units 	2011 (Operations began: 2016)	75 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$0	\$0	\$0
	Avoided Property Maint. Costs	\$62,311	\$9,384	\$8,890
	Avoided Cost of Bed Days of Care	\$10,865,028	\$1,688,177	\$1,666,115
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	Capital Contribution	\$1,800,664	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$9,126,675	\$1,697,561	\$1,675,006
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$7,685,838	\$1,240,151	\$1,185,870
	Value of Non-Veteran Units	\$403,543	\$65,271	\$66,810
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$17,216,056	\$3,002,983	\$2,927,686

Direct Service to Veterans

Supportive Housing

VANCOUVER I, WASHINGTON

Transitional Supportive Housing



MOTIVATION: The Portland VAMC realized a need for homeless housing in the Vancouver, Washington area. A single-day survey of the campus indicated that 18 percent of patients, if discharged that day, would be homeless, which equates to approximately 40 Veterans a year. Through this EUL project, VA leased a previously vacant and undeveloped land parcel to the City of Vancouver Housing Authority to construct a 124 residential development consisting of 123 tenant units and one manager's unit with a mix of single room and studio apartments. In FY 2023, the property was renovated adding one additional tenant unit for a total of 124 units.

Benefits to Veterans: Veterans receive priority placement into 62 SRO units of the facility and benefit from its proximity to the VAMC campus. In addition, Veterans benefit from supportive services at the facility, for example counseling and recreation.

Benefits to VA: By reducing the length of homeless Veterans' stay at the VAMC, the project reduces costs associated with in-patient services that otherwise would have been utilized in the absence of this project. In addition, VA avoids the cost of maintaining the leased property.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Housing Authority of the City of Vancouver	1.54 acres	<ul style="list-style-type: none"> Lessee is responsible for the coordination of client services across the consortium of health and social service organizations of which Portland VAMC is a part 62 beds are designated as Veteran preferential 	1998 (Operations began: 1999)	35 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$0	\$0	\$0
	Avoided Property Maint. Costs	\$82,901	\$11,031	\$10,451
	Avoided Cost of Bed Days of Care ¹	\$24,333,938	\$1,803,684	\$571,994
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	N/A	\$0	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$24,416,838	\$1,814,715	\$582,445
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$20,220,207	\$1,325,004	\$407,121
	Value of Non-Veteran Units	\$18,307,999	\$1,912,444	\$2,699,525
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$62,945,045	\$5,052,163	\$3,689,092

¹ FY 2023 occupancy was low due to major renovations that took place for most of the year. This reduced the Avoided Cost of Bed Days of Care.

Direct Service to Veterans

Supportive Housing

WALLA WALLA, WASHINGTON

Permanent Supportive Housing



MOTIVATION: VA recognized a need for additional affordable housing for Veterans and non-Veterans near the Jonathan M. Wainwright Memorial VA Medical Center, where approximately 20,000 Veterans 65 or older reside. The selected developer financed, renovated, developed, constructed, and will operate the property located on the VAMC campus. The project includes 40 tenant units and an associated vehicular parking lot.

Benefits to Veterans: Veterans will receive priority placement into the 40 units and benefit from its close proximity to the VAMC campus.

Benefits to VA: By reducing the length of homeless Veterans' stays at the VAMC, the project reduces costs associated with in-patient services that otherwise would have been utilized in the absence of this project. In addition, VA avoids the cost of maintaining the property.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	WWVA Housing LLC	4 acres, 4 Buildings (19,966 square feet)	<ul style="list-style-type: none"> 40-bed facility that provides supportive permanent housing Priority placement for VA Veterans 	2011 (Operations began: 2016)	75 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$1,192,474	\$197,131	\$138,400
	Avoided Property Maint. Costs	\$191,072	\$28,653	\$27,146
	Avoided Cost of Bed Days of Care	\$8,727,559	\$1,306,116	\$1,328,786
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	Capital Contribution	\$2,000,000	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$8,111,105	\$1,531,900	\$1,494,332
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$6,210,277	\$959,486	\$945,773
	Value of Non-Veteran Units	\$400,506	\$84,852	\$56,371
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$14,721,887	\$2,576,238	\$2,496,476

Direct Services to Veterans

Senior Services

BATAVIA III, NEW YORK

Congregate Living Housing



MOTIVATION: Batavia, NY had an unmet need in senior housing for Veterans and other residents in the community. This EUL provided for the construction of a 30,990 square foot congregate housing facility of 32 affordable, independent housing units for Veterans and other elderly citizens in the New York area. This project created much needed low-income housing for individuals in the community who need support services in order to continue to live independently.

Benefits to Veterans: Veterans receive priority placement into all services. In addition, co-locating Havenwood Congregate Living Housing on the VAMC campus creates a smooth transition for Veterans as they experience a need for changing levels of care.

Benefits to VA: VA receives ongoing lease payments and avoids maintenance costs associated with the property.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Havenwood Associates Limited Partnership	3.00 acres	<ul style="list-style-type: none"> Eligible Veterans receive priority placement for all of the services offered VA receives annual ongoing lease payments 	2004 (Operations began: 2005)	65 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$370,908	\$32,970	\$19,085
Cost Avoidance	Avoided Building Maint. Costs	\$0	\$0	\$0
	Avoided Property Maint. Costs	\$161,495	\$21,490	\$20,360
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	N/A	\$0	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$532,403	\$54,460	\$39,445
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$2,319,474	\$120,600	\$111,888
	Value of Non-Veteran Units	\$2,432,526	\$188,136	\$186,480
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$5,284,403	\$363,196	\$337,813

Direct Service to Veterans

Senior Services

DANVILLE I, ILLINOIS

Independent Living Housing



MOTIVATION: The city of Danville, IL recognized an unmet need for affordable senior housing for Veterans and residents in the community. This EUL facilitated the rehabilitation of two (2) unused buildings on the Danville VAMC campus. The project provides 44 low-income senior citizen apartments for Veterans in the Illinois area.

Benefits to Veterans: Veterans receive priority placement into safe, affordable housing near their place of care at the Danville VAMC, as well as discounts on a limited number of units.

Benefits to VA: Besides receiving ongoing lease payments, VA avoids the costs of maintaining, repairing, and providing utilities to the buildings and property covered under this lease.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Danville VA Limited Partnership	3.07 acres, 2 Buildings (137,740 square feet)	<ul style="list-style-type: none"> VA to receive annual ongoing lease payments Senior Veterans receive priority placement in the 44-unit facility 	1999 (Operations began: 2000)	75 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$199,618	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$13,453,022	\$1,126,713	\$1,152,410
	Avoided Property Maint. Costs	\$165,425	\$22,013	\$20,855
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	Utilities	\$135,242	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$13,682,824	\$1,148,726	\$1,173,265
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$4,428,372	\$294,840	\$248,124
	Value of Non-Veteran Units	\$930,828	\$89,544	\$104,052
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$19,042,024	\$1,533,110	\$1,525,441

Direct Services to Veterans

Senior Services

HINES II, ILLINOIS

Assisted Living Housing – Building 53



MOTIVATION: VA recognized an unmet need for affordable senior housing in the Chicago, Illinois area. Under this EUL, the lessee rehabilitated and continues to operate “Building 53” on the Edward Hines, Jr. VA Hospital VAMC campus, providing 70 housing units for low-income seniors and 1 manager’s unit.

Benefits to Veterans: Veterans receive priority placement into safe, affordable senior housing on the campus of their primary place of care, and benefit from supportive services provided by the lessee.

Benefits to VA: VA receives ongoing lease payments from the lessee and is able to avoid the maintenance costs associated with the leased building and property.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Goedert Senior Housing Corporations (GSHC)	1.84 acres, 1 Building (58,000 square feet)	<ul style="list-style-type: none"> VA receives ongoing lease payments Lessee to pay VA’s direct ancillary costs Senior Veterans receive priority placement in the 70-unit facility 	2004 (Operations began: 2006)	75 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$1,140,540	\$100,208	\$73,000
Cost Avoidance	Avoided Building Maint. Costs	\$8,029,206	\$800,097	\$794,056
	Avoided Property Maint. Costs	\$99,050	\$13,180	\$12,487
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	Maintenance	\$67,143	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$9,201,652	\$913,485	\$879,544
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$8,172,216	\$554,400	\$475,200
	Value of Non-Veteran Units	\$6,987,264	\$554,400	\$448,800
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$24,361,132	\$2,022,285	\$1,803,544

Direct Service to Veterans

Senior Services

VIERA, FLORIDA

Assisted Living Housing



MOTIVATION: Under this project, the lessee has financed, developed, constructed, and is operating and maintaining an assisted living facility of 83 tenant units and 50 associated parking spaces. This EUL provides affordable, safe, substance-free assisted living housing and supportive services to eligible Veterans and non-Veterans of the Brevard County, Florida community. Beginning in 2017, the total number of units decreased from 86 to 83 due to some units being combined at the facility.

Benefits to Veterans: Eligible Veterans will receive priority placement into 69 (80%) of the total units in the facility, and of that 80% priority admission into at least 66 studio units, as well as a 10% monthly rent discount. Veterans also receive priority receipt of any services and programs offered.

Benefits to VA: This project will result in significant cost avoidance to VA in terms of bed days of care by reducing reliance upon in-patient and domiciliary resources that would otherwise have been utilized in the absence of this project, as well as provide VA with annual lease payments. In addition, VA avoids the maintenance costs associated with the Viera property.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	INVENCO Senior Housing, LLC	15 acres	<ul style="list-style-type: none"> Veterans receive priority placement into 80% of total units All Veterans receive 10% discounted monthly rent VA receives ongoing lease payments 	2011 (Operations began: 2013)	55 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$364,284	\$36,023	\$32,975
Cost Avoidance	Avoided Building Maint. Costs	\$0	\$0	\$0
	Avoided Property Maint. Costs	\$767,428	\$107,448	\$101,799
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	Maintenance	\$0	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$1,131,712	\$143,471	\$134,774
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Veteran Units	\$10,312,891	\$1,451,520	\$1,190,400
	Value of Non-Veteran Units	\$1,879,719	\$221,760	\$353,400
	Value of Other Services	\$134,729	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$13,459,051	\$1,816,751	\$1,678,574

Direct Services to Veterans

Special Services

BUTLER I, PENNSYLVANIA

Mental Health Facility



MOTIVATION: VA faces the continual challenge of identifying secure, clinically based residential care for individuals requiring extended, intensive mental health treatment and monitoring. Under this EUL, Butler County Human Services constructed, operates, and maintains a mental health facility with 16 beds. This improves mental health services and recovery opportunities for Veterans who meet these needs.

Benefits to Veterans: VA-referred patients are admitted on a priority basis, expanding mental health services to Veterans and allowing them to stay in close

proximity to VA physicians and health care providers.

Benefits to VA: Butler County's provision of in-patient mental health care yields substantial Veteran encounter cost avoidance to the VAMC due to reduced admissions to distant tertiary care centers. In addition, VA avoids the cost of maintaining and operating the leased property.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	County of Butler, Pennsylvania	1.30 acres	<ul style="list-style-type: none"> 2 of 16 beds reserved on a priority basis for VA referred Veterans 	2003 (Operations began: 2006)	50 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$0	\$0	\$0
	Avoided Property Maint. Costs	\$69,981	\$9,312	\$8,823
	Avoided Cost of Vet Encounters	\$1,584,246	\$53,961	\$0
Cost Savings	Rental Savings	\$0	\$0	\$0
	Parking Savings	\$0	\$0	\$0
VA Expense	N/A	\$0	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$1,654,227	\$63,274	\$8,823
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Special Services	\$29,850,408	\$2,842,814	\$2,925,688
Total Consideration	Fiscal Year Grand Total	\$31,504,635	\$2,906,087	\$2,934,511

Direct Service to Veterans

Special Services

TUSCALOOSA I, ALABAMA

Hospice



MOTIVATION: Prior to this lease becoming operational, hospice services were not available in western Alabama. Under this EUL, the lessee financed, constructed, operates, and maintains a Hospice Facility with 15 beds on the Tuscaloosa VAMC campus. This EUL provides safe, supportive, and affordable hospice in-patient services. It targets the most under-served Veterans – those who live alone and whose care is complex or those whose caregivers are too frail or elderly to care for them at home.

Benefits to Veterans: Five (5) of the total fifteen (15) hospice beds are reserved for VA-referred Veterans on a priority basis. In addition, Veterans benefit from enhanced services associated with the project.

Benefits to VA: This project helps VA avoid costs associated with Veteran patient encounters by reducing the length of hospital stays for Veterans requiring hospice in-patient beds. In addition, VA avoids the cost of maintaining the leased property.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Hospice of West Alabama (HOWA)	3.17 acres	<ul style="list-style-type: none"> VA-referred Veterans given priority for 5 of the total 15 beds 	2002 (Operations began: 2004)	75 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$0	\$0	\$0
	Avoided Property Maint. Costs	\$170,646	\$22,707	\$21,513
	Avoided Cost of Vet Encounters	\$16,152,104	\$1,487,508	\$1,633,776
Cost Savings	Rental Savings	\$0	\$0	\$0
	Parking Savings	\$0	\$0	\$0
VA Expense	N/A	\$0	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$16,152,104	\$1,487,508	\$1,633,776
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services ¹	Value of Special Services	\$108,818,607	\$11,419,356	\$10,836,425
Total Consideration	Fiscal Year Grand Total	\$124,970,711	\$12,906,864	\$12,470,201

¹The FY 2024 Consideration Report includes an adjustment to the reported amount of Enhanced Services consideration for the years 2016-2020.

Direct Services to Veterans

Special Services

VANCOUVER II, WASHINGTON

Crisis Triage Center



MOTIVATION: One priority identified by a community redesign process examining Clark County's crisis care system was the development of a Crisis Triage Center to integrate mental health crisis and detoxification services and to operate as an alternative to the emergency room. Under this EUL, Clark County financed, constructed, operates and maintains a 175,000 square foot, 4-story Crisis Triage Center, as well as 350 parking spaces, on land leased on the Vancouver Division of the VA Portland Health Care System, thereby filling a significant gap in mental health and substance abuse services for Veterans and non-Veterans in the Vancouver area.

Benefits to Veterans: Eligible Veterans receive priority placement into all of the services and programs offered within the Center. In addition, co-locating the Center on the Vancouver Division of the VA Portland Healthcare System facilitates Veteran patient referrals for services.

Benefits to VA: The lessee provides 23,696 square feet of rentable space on the fourth floor of the facility at no cost, as well as 350 parking spaces, allowing VA to achieve cost savings. VA also avoids the costs associated with each Veteran encounter at the Center.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Clark County, WA	6.10 acres	<ul style="list-style-type: none"> 100% priority placement for Veterans for all services and programs 23,696 rentable square feet available to VA 	2004 (Operations began: 2006)	75 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$0	\$0	\$0
	Avoided Property Maint. Costs	\$328,373	\$43,696	\$41,398
	Avoided Cost of Vet Encounters	\$10,619,866	\$549,771	\$553,693
Cost Savings	Rental Savings	\$11,135,949	\$677,211	\$657,633
	Parking Savings	\$6,958,561	\$504,432	\$547,755
VA Expense	Utilities and Labor	\$676,616	\$17,657	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$28,366,133	\$1,757,453	\$1,800,479
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Special Services	\$134,404,133	\$13,212,290	\$6,069,498
Total Consideration	Fiscal Year Grand Total	\$162,770,266	\$14,969,743	\$7,869,977

Improved VA Operations

Energy

CHICAGO II, ILLINOIS (WESTSIDE)

Energy Center



MOTIVATION: This project was executed in order to reduce the Jesse Brown (formerly known as Chicago “Westside”) VAMC’s energy costs. Under the EUL, 1.07 acres of property is leased to a Trust, which engaged a private-sector partner, the Energy Systems Group, LLC, to construct, develop, operate, and maintain a state-of-the-art energy center to produce and sell energy (electricity, steam, and chilled water) to the VAMC.

Benefits to VA: VA can receive energy cost savings over the term of the lease based on market rates for energy and avoids the cost of maintaining the leased property.

VA pays a fixed amount for energy for short periods of time, so if market rates increase, VA has cost savings; however, if rates go down, VA will pay a premium until the fixed rate is renegotiated. In addition, VA receives a portion of any energy sales made by the Center to third party, non-VA users.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Chicago West Side Energy Trust	1.07 acres, 2 Buildings (24,402 square feet)	<ul style="list-style-type: none"> Developer to supply VA with electricity, steam, and chilled water Developer may sell energy to non-VA users VA receives 50% of the balance of excess electricity sales to grid; 100% of steam, chilled water sold to 3rd parties, after management expenses paid 	2002 (Operations began: 2003)	35 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$4,812,450	\$340,977	\$371,964
	Avoided Property Maint. Costs	\$57,600	\$7,665	\$7,262
Cost Savings	Energy Savings	-\$8,455,732	-\$251,009	-\$323,206
VA Expense	N/A	\$0	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	-\$3,585,682	\$97,633	\$56,020
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	N/A	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	-\$3,585,682	\$97,633	\$56,020

Improved VA Operations

Energy

MOUNTAIN HOME II, TENNESSEE

Energy Center



MOTIVATION: This project was executed to reduce the James H. Quillen VAMC's energy costs. Under this EUL, VA leases 1.00 acre of property to a Trust, which engaged a private-sector partner, the Energy Systems Group LLC. The lessee developed, constructed, and now operates and maintains a state-of-the-art energy center that produces and sells energy (electricity, steam, and chilled water) to the VAMC and East Tennessee State University (ETSU) Medical School's Basic Sciences Research Facility. This EUL expired on March 1, 2024, and so was only operational for part of FY 2024.

Benefits to VA: VA receives significant energy cost savings over the term of the lease and avoids the cost of maintaining the leased property. In addition, VA receives a portion of any energy sales made by the Center to third party and non-VA users.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Mountain Home Energy Trust	1.00 acre	<ul style="list-style-type: none"> Developer to supply VA with electricity, steam, and chilled water Developer may sell energy to non-VA users VA receives 100% of the balance of any excess electricity sales to grid, 66% of the steam sales, and 63% of chilled water sales after management expenses are paid 	1999 (Operations began: 2003)	35 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$0	\$0	\$0
	Avoided Property Maint. Costs	\$53,832	\$7,163	\$6,787
Cost Savings	Energy Savings	\$25,185,858	\$559,780	\$1,259,438
VA Expense	N/A	\$0	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$25,239,690	\$566,944	\$1,266,224
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	100 Percent Power Backup	\$367,767	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$25,607,457	\$566,944	\$1,266,224

Improved VA Operations

Energy

NORTH CHICAGO I, ILLINOIS

Energy Center



MOTIVATION: This project was executed to reduce the North Chicago VAMC's energy costs. Under the EUL, VA leases 1.07 acres to a private developer, who financed, designed, constructed, owns, operates, and maintains a cogeneration energy center. The energy center maintains a state-of-the-art energy facility and supplies all of the North Chicago VAMC's electric and thermal energy, as well as all of the energy required to operate the joint VA/DoD Federal Hospital in the North Chicago area.

Benefits to VA: VA avoids the cost of maintaining the leased property. In addition,

VA receives a portion of any energy sales made by the Center to third-party, non-VA users.

Note: North Chicago energy center project was executed as two (2) separate EULs, Phase I and Phase II.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	North Chicago Energy	1.07 acres	<ul style="list-style-type: none"> Developer to supply VA and joint VA/DoD Federal Hospital with electric and thermal energy Developer may sell energy to non-VA users VA receives 50% of balance of any excess electricity sales to grid 100% of any 3rd party energy sales after management expenses paid 	Phase I: 2002 Phase II: 2003 (Operations began: 2005)	35 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$0	\$0	\$0
	Avoided Property Maint. Costs	\$57,600	\$7,665	\$7,262
Cost Savings	Energy Savings	\$54,607,903	\$3,885,683	\$3,820,070
VA Expense	Electric System Upgrade	\$349,475	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$54,316,028	\$3,893,347	\$3,827,332
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	N/A	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$54,316,028	\$3,893,347	\$3,827,332

Improved VA Operations

Regional Offices and Parking

ALBANY, NEW YORK

Regional Offices and Parking



MOTIVATION: VA recognized the need for additional space at the Samuel S. Stratton VAMC. In addition, the VISN 2 operations were previously located in an outdated and dysfunctional space. Under this EUL, VA leases 2.41 acres of VAMC land to Albany Medical Center and completed, at its own cost and expense, the removal and abatement of all asbestos and hazardous substances from the property, which included the demolition of three buildings, utility trenches, and a block garage. Following these lease-man-dated improvements, the EUL obligated the lessee to design, develop, construct, and then operate and maintain a new, state-of-the-art VA office building to serve as a setting for VISN 2 operations, including a parking facility and an optional commercial facility.

Benefits to Veterans: Veterans receive better access to and improved services from the VISN 2 network as a result of this project.

Benefits to VA: VA receives consideration from this project in the form of avoided property maintenance costs and savings on rent (no cost for the office building space) and parking costs (30 free spots daily).

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Albany Medical Center	2.41 Acres	<ul style="list-style-type: none"> Lessee to develop and construct a new office building (30,351 square feet.) for VA after VA completes the demolition of structures on the designated property Lessee has the option to develop, construct, operate and maintain a parking facility within 10 years of the effective date and a commercial facility within 2 years of the commencement of construction Minimum of 30 free daily parking spots for VAMC use over the term of the EUL 	2009 (Operations began: 2011)	75 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$0	\$0	\$0
	Avoided Property Maint. Costs	\$126,642	\$17,292	\$16,383
Cost Savings	Rental Savings	\$7,824,195	\$655,410	\$654,181
	Parking Savings	\$743,566	\$60,168	\$58,429
VA Expense	Demolition, Abatement Monitor	\$553,500	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$8,140,903	\$732,870	\$728,994
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Additional Parking Services	\$26,589,916	\$2,246,227	\$2,181,368
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$34,730,820	\$2,979,097	\$2,910,361

Improved VA Operations

Regional Offices and Parking

ATLANTA, GEORGIA

Regional Office Co-location



MOTIVATION: Space and parking deficiencies at the Atlanta VA Regional Office (RO) led VA to collocate the VARO on the Atlanta VAMC campus. Under this EUL, the lessee financed, developed, constructed, operates, and maintains a new state-of-the-art RO facility, as well as 484 parking spaces on 5.90 acres of leased VAMC property. The lessee acquired appropriate financing services to enable the Department to benefit from the low-cost financing for the lessee's development of the VARO, providing lower ongoing lease costs to VA. In March 2020, new financing was obtained to fund specific building improvements for the RO.

Benefits to Veterans: Veterans receive better access to services and improved claims processing time as a result of the improved layout and accessibility of the RO located conveniently on the VAMC campus.

Benefits to VA: For VA, this EUL has achieved and continues to yield cost savings for the office space and parking spots available, as well as cost avoidance for the property associated with the lease.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Development Authority of DeKalb County, GA	5.90 acres	<ul style="list-style-type: none"> Developer to finance, design, construct, operate and maintain 179,328 rentable square feet of RO space and necessary parking Parking, data, and equipment are included in the lease costs 	1997 (Operations began: 2000)	35 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$0	\$0	\$0
	Avoided Property Maint. Costs	\$317,822	\$42,292	\$40,068
Cost Savings	Rental Savings	\$23,941,979	\$3,013,382	\$2,929,296
	Parking Savings	\$7,838,738	\$553,355	\$537,363
VA Expense	N/A	\$0	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$32,098,539	\$3,609,029	\$3,506,727
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Additional Parking Services	\$0	\$0	\$0
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$32,098,539	\$3,609,029	\$3,506,727

Improved VA Operations

Regional Offices and Parking

CHICAGO I, ILLINOIS (WESTSIDE)

Regional Office and Parking



MOTIVATION: The Chicago Regional Office (VARO) and Parking projects were executed in order to collocate the delivery of VA benefit and health care services as well as to correct a long-standing parking deficiency at the Jesse Brown VA Medical Center (VAMC) - formerly “Chicago Westside”. Under this EUL, VA leases 2.37 acres for the VARO and 2.58 acres for the parking garage to a Trust. The Trust then engaged a private-sector partner to construct, develop, operate and maintain a state-of-the-art VARO used by the Veterans Benefit Administration as

well as a parking structure in close proximity to the Jesse Brown VAMC. The leased properties provide 93,700 square feet of rentable offices space and 1,587 parking spaces.

Benefits to Veterans: Veterans benefit from better access to services and reduced claim processing times as a result of the improved layout and accessibility of the VARO. In addition, free parking spaces help maintain access to the Jesse Brown VAMC, which serves a majority of the poorest Veteran patients in greater Chicago. Demand for services at Jesse Brown VAMC has dramatically increased, as four nearby community hospitals have closed in the five years preceding this project.

Benefits to VA: Obtaining space through this EUL allowed cost-effective project financing with no capital cost to VA. This deal also achieves cost savings for the parking spots available, as well as cost avoidance for the properties associated with the lease.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Chicago West Side Enhanced-Use Trust	2.37 acres (Office) 2.58 acres (Parking)	<ul style="list-style-type: none"> VA pays for turnkey delivery of 93,700 rentable square feet Lessee provides parking structure with 1,587 parking spaces (with 64 free spaces for VA) and assumes operation and maintenance of the building and all parking 	2002 (Operations began: 2004)	35 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$0	\$0	\$0
	Avoided Property Maint. Costs	\$266,395	\$35,448	\$33,584
Cost Savings	Rental Savings	\$11,843,834	\$1,442,008	\$1,358,743
	Parking Savings	\$38,456,543	\$1,459,937	\$2,078,818
VA Expense	Security and Maintenance	\$4,428,566	\$238,954	\$238,954
Direct Budget Impact	Fiscal Year Subtotal	\$46,138,207	\$2,698,439	\$3,232,191
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Additional Parking Services	\$592,620	\$592,620	\$0
Total Consideration	Fiscal Year Grand Total	\$46,730,827	\$3,291,059	\$3,232,191

Improved VA Operations

Regional Offices and Parking

COLUMBIA, SOUTH CAROLINA

Co-location/Mixed-Use Project



MOTIVATION: VA had determined a portion of its Columbia, South Carolina William Jennings Bryan Dorn VAMC campus to be underutilized. Under this EUL, VA leases 25.00 acres of land, which include 6 buildings, to the Keenan Development Associates of South Carolina. The lessee constructed a three-story, 107,000 square foot Class-A office building, in which VBA secured office space through a separate, direct-market lease. In addition to the direct-market lease, VA is provided 10,000 square feet of office space at no cost. After the execution of the initial EUL, the office building was expanded by an additional 30,000 square feet for VA use.

Benefits to Veterans: Veterans receive better access to services as a result of the improved layout and accessibility of the VARO, which was located more than 5 miles from the VAMC before co-locating.

Benefits to VA: VA receives revenue from upfront and ongoing lease payments as well as rental cost savings via the 10,000 square feet at no cost and below market rate rent on the additional 30,000 square feet, and avoids the costs associated with maintaining the leased buildings and property.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Keenan Development Associates of South Carolina	14.75 acres	<ul style="list-style-type: none"> Lessee to design, construct, operate and maintain a 107,000 square feet office building and public safety facility (10,000 square feet provided exclusively to VA at no cost) \$100,000 payment to VA at lease signing Ongoing lease payments to VA after the 22nd yr. Additional 30,000 square feet for VA use 	2007 (Operations began: 2009)	55 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$100,000	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$2,045,811	\$0	\$0
	Avoided Property Maint. Costs	\$844,258	\$105,657	\$100,102
Cost Savings	Rental Savings	\$11,694,553	\$1,020,712	\$991,214
	Parking Savings	\$438,149	\$41,251	\$40,059
VA Expense	Maintenance	\$1,403,820	\$65,897	\$113,466
	Building Expansion Expenditure	\$9,334,782	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$4,384,169	\$1,101,724	\$1,017,909
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Additional Parking Services ¹	\$4,312,861	\$685,248	\$368,799
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$8,697,030	\$1,786,972	\$1,386,708

¹ Parking rates have increased significantly from FY23 to FY24.

Improved VA Operations

Regional Offices and Parking

HOUSTON, TEXAS

Mixed Use Project



MOTIVATION: VA sought to collocate its Houston Regional Office (VARO) and VAMC in order to improve operations and increase convenience for Veterans. Under this EUL, VA leased 15.82 acres of property on the Houston VAMC campus to Amelang Partners, Inc., who designed, constructed, operates and maintains a new, 123,000 square foot VARO office building and 500 parking spaces for VA's exclusive use, as well as a 17,000 square foot retail center. Through the Lease-Purchase agreement, the VARO and parking were reverted back to VA one year after the completion of construction. In FY 2022, a new phase of the Houston EUL

began operations, a dual branded hotel consisting of a Hilton Garden Inn and Home 2 Suites, offering a total of 296 rooms. Through the new phase, VA receives access to 200 parking spaces at no cost, use of hotel conference rooms twice a month at no cost, and a Veteran discount of 10% on the best available hotel rate.

Benefits to Veterans: Veterans receive better access to services due to the improved layout and accessibility of the Houston VARO and VAMC.

Benefits to VA: VA receives ongoing lease payments and avoids property maintenance costs.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Amelang Partners, LLC	15.82 acres	<ul style="list-style-type: none"> VARO reverted back to VA one year after construction through Lease-Purchase Agreement \$75,000 payment to VA at lease signing VA receives ongoing lease payments, 200 parking spaces at no cost, and use of conference room space twice a month. Additional payment: VA receives 50% of rent recovered from tenants 	1993 (Operations began: 1995)	35 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$3,343,316	\$282,804	\$166,748
Cost Avoidance	Avoided Building Maint. Costs	\$0	\$0	\$0
	Avoided Property Maint. Costs	\$851,617	\$113,322	\$107,364
Cost Savings	Rental Savings	\$0	\$0	\$0
	Parking Savings	\$833,570	\$287,439	\$279,132
VA Expense	N/A	\$0	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$5,028,503	\$683,565	\$553,243
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Other Services	\$480,981	\$264,414	\$133,433
Total Consideration	Fiscal Year Grand Total	\$5,509,485	\$947,979	\$686,676

Improved VA Operations

Regional Offices and Parking

MILWAUKEE I, WISCONSIN

Regional Office and Parking Co-location



MOTIVATION: The Milwaukee Regional Office (VARO) was located in a severely antiquated building on a site located three quarters ($\frac{3}{4}$) of a mile from the Milwaukee VAMC, requiring Veterans to use a shuttle to and from the hospital and the VARO. Under this EUL, 5.00 acres of property on the Milwaukee VAMC campus is leased to a Trust, who, by engaging private-sector partner Keenan Development Associates of Milwaukee, LLC, constructed, developed, operates, and maintains a new, 96,304 square foot office building and 193-space surface parking facility used by the Milwaukee VARO.

Benefits to Veterans: Providing a new regional office enhances the processing center's service to Veterans through the convenience of continued co-location with the VAMC.

Benefits to VA: This EUL reduces VA operating costs through savings on rent and parking expenses, as well as by providing for the maintenance of the leased property.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Milwaukee Enhanced-Lease Development Trust	5.00 acres	<ul style="list-style-type: none"> Lessee to finance, design, construct, manage and operate state-of-the-art office space (96,304 rentable square feet) and parking (193 spots) for the Milwaukee VARO VA receives discount from market rate on full-service rent, after Trust fees 	2003 (Operations began: 2004)	35 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$0	\$0	\$0
	Avoided Property Maint. Costs	\$269,158	\$35,816	\$33,933
Cost Savings	Rental Savings ¹	-\$1,386,656	\$181,427	\$103,436
	Parking Savings	\$5,374,714	\$381,024	\$370,013
VA Expense	Security, Maintenance, LEED Certification	\$3,854,655	\$216,157	\$200,754
Direct Budget Impact	Fiscal Year Subtotal	\$402,561	\$382,111	\$306,628
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Additional Parking Services	\$0	\$0	\$0
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$402,561	\$382,111	\$306,628

¹ Rental Savings have historically been negative due to VA's rent being tied to the initial financing which the lessee used to develop the regional office.

Improved VA Operations

Regional Offices and Parking

SALT LAKE CITY I, UTAH

Regional Office



MOTIVATION: VA sought to obtain office space for its regional office activities in Salt Lake City. Under this EUL, 4.76 acres of land on the Salt Lake City VAMC campus are leased to Boyer Red Butte Creek 1, L.C., who developed, constructed, manages and maintains a building and related improvements for the purpose of providing rentable space to accommodate the Veterans' Benefits Association (VBA), Veterans' Health Administration (VHA), and the VA Chief Information Officer (CIO), as well as 310 parking spaces for VA's use.

Benefits to Veterans: Veterans receive better access to services as a result of the new Salt Lake City Regional Office.

Benefits to VA: VA receives consideration from this project in the form of ongoing rental payments, cost savings for rent and parking, and avoided property maintenance costs.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Boyer Red Butte Creek 1, L.C.	4.76 acres	<ul style="list-style-type: none"> Developer provides VA 103,481 square feet of rentable space Developer permitted to build commercial office complex, including compatible private uses Developer pays annual rent to VA according to lease schedule 	2001 (Operations began: 2006)	35 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$3,297,399	\$226,021	\$186,507
Cost Avoidance	Avoided Building Maint. Costs	\$0	\$0	\$0
	Avoided Property Maint. Costs	\$256,346	\$34,111	\$32,318
Cost Savings	Rental Savings	\$22,729,160	\$881,620	\$426,800
	Parking Savings	\$6,823,779	\$459,062	\$445,795
VA Expense	N/A	\$0	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$33,106,685	\$1,600,814	\$1,091,420
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Additional Parking Services	\$0	\$0	\$0
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$33,106,685	\$1,600,814	\$1,091,420

Improved VA Operations

Consolidation

CLEVELAND, OHIO

Mixed-Use (Office and Parking)



MOTIVATION: VA initially leased all of the Brecksville Division of the Louis Stokes VAMC (“Brecksville Site”) to Veterans Development, LLC for redevelopment, and VAMC functions were relocated to the Cleveland Wade Park VAMC campus. Under this EUL, the lessee provides 6,962 square feet of office space at no cost to VA, as well as 75 parking spaces per day for 240 months following the execution of the EUL. VA pays for the following through service agreements with the lessee: administrative computer office space (127,365 rentable square feet), 1,925 structured parking spots, and domiciliary services. As of February 14, 2018, CGA LSVA Residential, LLC has been assigned all rights, title to, and interest of the original agreement.

Benefits to Community: This EUL will result in substantial short and long-term economic stimulus for the City of Brecksville and the local economy due to additional tax revenues, sales, and job creation.

Benefits to VA: VA received revenue from the upfront lease payment and avoids the costs associated with maintaining the leased buildings and property that would be incurred in the absence of this EUL.

Note: As of 2019, there is no longer any conveyed square footage or acreage at the Cleveland EUL, therefore this project no longer receives Consideration through Avoided Building Maintenance or Property Maintenance Costs.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	CGA LSVA Residential, LLC	100.73 acres; 27 Buildings (796,439 square feet)	<ul style="list-style-type: none"> Lessee paid VA \$2 million of direct consideration upon lease execution Lessee provides rentable office space and parking spaces at no cost to VA 	2009 (Operations began: 2011)	75 years

Outcomes	Description	Cumulative (2007-2024)	2024	2023
Revenue	Upfront Lease Payments	\$2,000,000	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$25,733,066	\$0	\$0
	Avoided Property Maint. Costs	\$871,670	\$0	\$0
	Avoided Cost of Veteran Encounters	\$113,542,507	\$17,390,543	\$11,343,958
Cost Savings	Rental Savings	-\$44,130,722	-\$4,128,402	-\$4,867,032
	Parking Savings	-\$14,138,004	-\$361,741	-\$568,349
VA Expense	Domiciliary Services	\$67,437,702	\$0	\$0
	Tenant Improvements	\$10,838,415	\$473,935	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$5,602,399	\$12,426,466	\$5,908,578
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Additional Parking Services	\$3,246,065	\$249,600	\$278,153
	Value of Other Services	\$20,156,829	\$26,657	\$210,739
Total Consideration ¹	Fiscal Year Grand Total	\$29,005,293	\$12,702,723	\$6,397,470

¹ Average DSS costs for domiciliary services from 2013-2023 were revised for the FY 2024 Consideration Report, leading to a change in overall consideration.

Improved VA Operations

Consolidation

DURHAM, NORTH CAROLINA

Mixed-Use



MOTIVATION: Under this EUL, VA planned to secure necessary space and services to address the VAMC's primary care, research, and parking space deficiencies by also allowing the property to be used for commercial development by the lessee, and therefore established a Trust to execute the lease for VA and non-VA use in phases. However, due to weak financial market conditions at the time, planned development has not proceeded and all of the development options expired in January 2009. The lessee has the Right of First Offer for the next 10-13 years but has lost development rights on all tracts. Currently, parking is the only site-specific EUL.

Under this project, VA leases 5.45 acres on the VAMC campus, which originally included a parking garage and parking lot with a total of 1,251 parking spaces. Under the lease, the lessee is completely responsible for the management, protection, preservation, maintenance, and repair of the parking property.

Benefits to Veterans: Veterans benefit from increased access to parking in close proximity to the VAMC.

Benefits to VA: VA currently receives consideration in the form of upfront lease payments, and cost avoidance associated with the maintenance and repair of the property. Further, VA employees receive priority and discounted parking.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	LCOR Durham Parking, LLC	5.45 acres, 1 Parking Facility and parking lot (331,056 square feet)	<ul style="list-style-type: none"> After 35 years following lease execution date lessee pays 30% of net proceeds to VA Lessee to develop additional parking spaces, including 100 dedicated for VA use 	2002 (Operations began: 2002)	35 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$20,000	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$28,248,825	\$2,581,685	\$2,473,490
	Avoided Property Maint. Costs	\$293,368	\$39,040	\$36,987
Cost Savings	Rental Savings	\$0	\$0	\$0
	Parking Savings	\$1,667,034	\$180,095	\$174,890
VA Expense	Maintenance, Third Party Report – Parking Deck Survey	\$1,091,418	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$29,137,808	\$2,800,820	\$2,685,367
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Additional Parking Services	\$8,840,537	\$822,527	\$822,527
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$37,978,346	\$3,623,346	\$3,507,894

Improved VA Operations

Consolidation

SALT LAKE CITY II, UTAH

Mixed-Use



MOTIVATION: Prior to the execution of this EUL, several buildings on the leased property were over 50 years old, poorly insulated and had high energy bills. Under the terms of this EUL, VA leases 6.60 acres of property, which includes several buildings, to Boyer Red Butte Creek, the developer that constructed the Salt Lake City VA Regional Office. The lessee demolished 6 unusable buildings, remodeled the existing Building 4 to house the VA staff who worked in the old buildings, and constructed a 115,000 square foot commercial office building with 320 parking spaces for VA use.

Benefits to Veterans: Space that will likely be used (at least in part) for medical research may ultimately benefit Veterans, as well as potentially provide research and training opportunities for VA staff.

Benefits to VA: VA receives consideration from this EUL in the form of ongoing lease payments, avoided building and property costs, and rental and parking savings.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Boyer Red Butte Creek 2, L.C.	6.65 acres; 6 buildings (44,107 square feet)	<ul style="list-style-type: none"> Developer pays annual rent to VA according to lease schedule Developer to construct at least 115,000 square feet commercial office/research/retail space with 320 parking spots 	2006 (Operations began: 2009)	45 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$3,150,010	\$279,538	\$236,532
Cost Avoidance	Avoided Building Maint. Costs	\$6,311,461	\$552,073	\$517,977
	Avoided Property Maint. Costs	\$356,587	\$47,664	\$45,158
Cost Savings	Rental Savings ¹	\$2,259,443	-\$1,169,117	-\$346,237
	Parking Savings	\$5,565,862	\$451,634	\$438,582
VA Expense	Asbestos Removal	\$350,000	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$17,293,364	\$161,792	\$892,012
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Additional Parking Services	\$0	\$0	\$0
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$17,293,364	\$161,792	\$892,012

¹ FY 2024 cost savings decreased significantly this year due to VA's rent costs under the FUA.

Improved VA Operations

Other

SOMERVILLE, NJ

Mixed-Use



MOTIVATION: In 2003, VA was using only one (1) of four (4) major warehouses on its 165.00-acre Somerville site, and overall property maintenance costs were high. This project leases VA's site, which includes four (4) buildings, to Somerville Business Park, LLC, for the purpose of developing and managing an Asset Management Facility located on VA property. The lessee is responsible for all development, construction, operations, maintenance, repair, improvements, and renovations of the property and existing buildings. In addition, through two

Facility Use Agreements (FUAs), VA leases 86,400 square feet. of warehouse space for no rent, paying only operating costs. Following a fire in February 2016, which destroyed approximately half of the warehouse space available at the site including the 86,400 square feet leased to VA, the FUAs were mutually terminated. In 2019, the lessee completed construction of a new 500,000 square foot warehouse facility as part of a Phase I redevelopment of the site.

Benefits to VA: Through this lease, VA receives revenue in the form of ongoing rent payments from the lessee. In addition, VA avoids the cost of maintaining the leased building and property and achieves rental savings from warehouse space.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Somerville Business Park, LLC	165.00 acres, 2 Buildings (518,400 square feet)	Lessee to pay: <ul style="list-style-type: none"> VA receives annual ongoing lease payments and profit participation payments from Lessee Cost Avoidance for building maintenance and property maintenance 	2003 (Operations began: 2003)	35 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$8,122,138	\$540,000	\$540,000
Cost Avoidance	Avoided Building Maint. Costs	\$50,297,712	\$3,443,904	\$2,183,485
	Avoided Property Maint. Costs	\$8,882,221	\$1,181,931	\$1,119,786
Cost Savings	Rental Savings	\$7,305,832	\$0	\$0
	Parking Savings	\$0	\$0	\$0
VA Expense	Operations and Maintenance	\$1,733,953	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$72,873,949	\$5,165,835	\$3,843,271
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Additional Parking Services	\$0	\$0	\$0
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$72,873,949	\$5,165,835	\$3,843,271

Improved VA Operations

Other

MEMPHIS I, TENNESSEE

Child Advocacy Center



MOTIVATION: The Memphis Child Advocacy Center EUL project will repurpose and renovate the underutilized Building 8 on the Memphis VAMC campus. Through this EUL, the lessee financed, designed, developed, renovated, and will operate and maintain a social service agency for the purpose of providing prevention, intervention and treatment for child sexual abuse victims and non-offending family members. The lessee's use of Building 8 will allow for an expanded professional environment for the support of the main campus of the Memphis Child Advocacy Center. The leased property will provide VA 25 parking spaces at no cost.

Benefits to Veterans: This EUL will expand the administrative capacity of the lessee to provide child advocacy services to Veterans and their families.

Benefits to VA: The EUL allows VA to avoid the maintenance costs associated with the Memphis VAMC campus. This EUL also provides in-kind consideration of 25 parking spaces to VA at no cost.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Memphis Child Advocacy Center	0.43 acres, 1 Building (5,800 square feet)	<ul style="list-style-type: none"> VA receives cost avoidance Expanded administrative capacity of child advocacy services available to Veterans VA receives 25 parking spaces at no-cost 	2011 (Operations began: 2018)	23 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments ¹	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$415,319	\$72,365	\$69,423
	Avoided Property Maint. Costs	\$17,808	\$3,080	\$2,918
Cost Savings	Rental Savings	\$0	\$0	\$0
	Parking Savings	\$208,605	\$35,655	\$34,625
VA Expense	N/A	\$0	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$641,732	\$111,100	\$106,966
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Additional Parking Services	\$0	\$0	\$0
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$641,732	\$111,100	\$106,966

Improved VA Operations

Other

MINNEAPOLIS I, MINNESOTA

Credit Union



MOTIVATION: VA had the opportunity to relocate the Fort Snelling Federal Credit Union (FSFCU) from the Minneapolis VAMC campus to an underutilized parcel of VA land. Under this EUL, VA leases 0.5 acres of land to the lessee, who constructed a new 3,000 square foot building. This project allowed for an expansion in the quality of credit union services and the return of the previously leased space to the VAMC for patient and staff purposes.

Benefits to Community: Expanded FSFCU services include a more convenient 24-hour drive-up ATM, extended hours, better privacy measures for financial transactions, and improved access to the credit union by car.

Benefits to VA: Through this EUL, VA receives ongoing lease payments from the lessee and avoids the cost of maintaining the leased property.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Fort Snelling Federal Credit Union	0.50 acres	<ul style="list-style-type: none"> Lessee builds 3,000 square feet building, with 1,120 square feet four-unit drive-up canopy to house the credit union VA receives ongoing lease payments 	2004 (Operations began: 2006)	35 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$144,000	\$0	\$8,000
Cost Avoidance	Avoided Building Maint. Costs	\$0	\$0	\$0
	Avoided Property Maint. Costs	\$26,916	\$3,582	\$3,393
Cost Savings	Rental Savings	\$0	\$0	\$0
	Parking Savings	\$0	\$0	\$0
VA Expense	N/A	\$0	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$170,916	\$3,582	\$11,393
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Additional Parking Services	\$0	\$0	\$0
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$170,916	\$3,582	\$11,393

Improved VA Operations

Other

WEST PALM BEACH, FLORIDA

Public Safety Building



MOTIVATION: The City of Riviera Beach (CRB), Florida, sought to construct a satellite public safety facility to service the growing Western portion of the city. VA and the City saw mutual benefit in locating the facility on VA property. Under the EUL, VA provided 0.84 acres of unused land to the City rent free to be used for the construction of the 6,000 square foot facility. In exchange, the City provides 900 square feet of long-term storage space to house VA-owned oversized maintenance equipment, as well as safety training for its 1,600 employees on an as-needed basis.

Benefits to VA: VA receives consideration under this EUL from property maintenance cost avoidance, storage space rental cost savings, and value from the fire and safety training provided by the lessee.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	City of Riviera Beach, FL	0.84 acres	<ul style="list-style-type: none"> CRB to construct 6,000 square feet building to house fire and police stations, including 900 square feet to house VA-owned grounds maintenance equipment CRB to provide fire and safety training to VA's 1,600 employees 	1994 (Operations began: 1996)	35 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$0	\$0	\$0
	Avoided Property Maint. Costs	\$45,219	\$6,017	\$5,701
Cost Savings	Rental Savings	\$177,473	\$12,770	\$12,401
	Parking Savings	\$0	\$0	\$0
VA Expense	N/A	\$0	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$222,691	\$18,787	\$18,102
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Additional Parking Services	\$0	\$0	\$0
	Value of Other Services	\$10,000	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$232,691	\$18,787	\$18,102

Community Benefits

Research/Medical Facility

CHARLESTON, SOUTH CAROLINA

Affiliate Partnering



MOTIVATION: The Medical University of South Carolina (MUSC) has long-term plans to expand its facility to include a new patient bed tower, an associated low-rise diagnostic and treatment facility, roadways and parking facilities adjacent to the VAMC. This EUL project leases a one block segment of Doughty Street, a primary VAMC access road, to MUSC to facilitate these development plans.

Benefits to VA: VA receives consideration from this EUL in the form of upfront and ongoing lease payments, as well as avoided property maintenance costs. In addition, the agreement helps to secure the existing, strong affiliate relationship between VA and MUSC while improving surrounding roadways.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Medical University of South Carolina (MUSC)	0.49 acres	<ul style="list-style-type: none"> Lump sum payment of \$342,000 when project closes street for construction-related purposes VA receives ongoing lease payments, ending in 2014 	2004 (Operations began: 2006)	75 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$342,000	\$0	\$0
	Ongoing Lease Payments	\$1,368,000	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$0	\$0	\$0
	Avoided Property Maint. Costs	\$26,378	\$3,510	\$3,325
Cost Savings	Rental Savings	\$0	\$0	\$0
	Parking Savings	\$0	\$0	\$0
VA Expense	N/A	\$0	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$1,736,378	\$3,510	\$3,325
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Additional Parking Services	\$0	\$0	\$0
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$1,736,378	\$3,510	\$3,325

Community Benefits

Research/Medical Facility

MOUNTAIN HOME I, TENNESSEE

Medical School



MOTIVATION: Previous to the EUL, East Tennessee State University (ETSU)'s short-term leases of land on the James H. Quillen VAMC campus left VA responsible for providing and funding all maintenance and capital improvements on behalf of ETSU. This EUL transfers long-term legal and financial responsibility for the operation, maintenance, repair and improvement of the property to ETSU, and has provided for the construction of a new building on the campus to improve medical and research capabilities, the renovation of existing structures, as well as the demolition of unused structures.

Benefits to VA: This EUL achieves cost avoidance to VA for both building and property maintenance.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	East Tennessee State University (ETSU)	31.00 acres, 8 Buildings (383,566 square feet)	<ul style="list-style-type: none"> ESTU assumes all financial responsibility for the maintenance and capital improvements of all leased buildings and grounds within the EUL in accordance with State historical preservation requirements VA receives rent free use of approximately 7,000 square feet in Building 2 	1998 (Operations began: 1998)	35 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$47,392,684	\$4,221,783	\$4,980,570
	Avoided Property Maint. Costs	\$1,668,781	\$222,060	\$210,384
Cost Savings	Rental Savings	\$2,229,958	\$146,949	\$142,702
	Parking Savings	\$0	\$0	\$0
VA Expense	N/A	\$0	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$51,291,423	\$4,590,792	\$5,333,656
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Additional Parking Services	\$0	\$0	\$0
	Value of Other Services	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$51,291,423	\$4,590,792	\$5,333,656

Community Benefits

Child Care

WASHINGTON, DC

Child Development Center



MOTIVATION: The Washington, DC VAMC identified a need for increased child care options for its 1,700 full and part-time employees. This EUL provides for a Child Development Center, including a playground, associated parking, and drop-off spaces, on the VAMC campus which was constructed and is now managed, operated and maintained by the lessee.

Benefits to the Community: This EUL provides a high-quality, low-cost option for childcare to VA and non-VA employees.

Benefits to VA: In addition to improved employee access to on-site childcare at a reduced rate, VA also avoids property maintenance costs associated with the leased land.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	La Petite Academy	1.30 acres	<ul style="list-style-type: none"> Lessee to finance, design, build, and manage an on-site, quality childcare center for 100 children Priority enrollment and a reduced user fee is provided for children of VA employees 	1993 (Operations began: 1995)	35 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$0	\$0	\$0
	Avoided Property Maint. Costs	\$69,981	\$9,312	\$8,823
Cost Savings	N/A	\$0	\$0	\$0
VA Expense	N/A	\$0	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$69,981	\$9,312	\$8,823
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of VA Child Care Provided	\$3,074,647	\$170,000	\$199,680
	Value of Non-VA Child Care Available	\$39,482,125	\$2,516,000	\$2,496,000
Total Consideration	Fiscal Year Grand Total	\$42,626,754	\$2,695,312	\$2,704,503

Community Benefits

Golf Course

ST. CLOUD I, MINNESOTA

Golf Course



MOTIVATION: This project was pursued to allow the City of Saint Cloud, Minnesota to, as the lessee, make significant capital improvements to the existing St. Cloud golf course and therefore increase the value of the property and potential revenue. Since the City has assumed management and operations of the golf course, it has redesigned the course and made significant improvements to the property including landscaping, installation of a security fence, and the design and construction of a baseball stadium.

Benefits to Veterans: Veterans receive free rounds of golf.

Benefits to VA: VA receives consideration in the form of annual payments from the lessee and property maintenance cost avoidance.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	City of St. Cloud	45 acres	<ul style="list-style-type: none"> City provides an offsetting water/sewer credit to VA equal to: <ul style="list-style-type: none"> \$5,000 per year; 5% of golf gross revenues during first 20 years; 7% of golf gross revenues plus 1 percent of baseball stadium gross revenues over last 15 years of the EUL Up to 2,000 rounds per year free to VA, along with reserved tee times 	1997 (Operations began: 1998)	35 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$0	\$0	\$0
	Annual Consideration Payments	\$88,970	\$0	\$0
Cost Avoidance	Avoided Building Maint. Costs ¹	\$0	\$0	\$0
	Avoided Property Maint. Costs	\$2,422,457	\$322,345	\$305,396
Cost Savings	Water/Sewer Credit	\$190,733	\$25,404	\$19,378
VA Expense	Third Party Reports – Appraisal	\$5,500	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$2,696,660	\$347,749	\$324,774
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services ¹	Value of Services to Veterans	\$268,606	\$7,816	\$6,024
	Value of Services to Non-Veterans	\$0	\$0	\$0
Total Consideration	Fiscal Year Grand Total	\$2,965,266	\$355,565	\$330,798

¹ FY 2024 saw an increase in the cost and Veterans' use of recreational activities.

Community Benefits

Other

CHILLICOTHE I, OHIO

Stadium



MOTIVATION: VA determined that repairs and upgrades were necessary to maintain the integrity of the VA Memorial Stadium at Chillicothe. This EUL project provides for the maintenance and improvement of the property by the lessee, as well as for the preservation of the stadium as a testament and memorial to Veterans.

Benefits to Veterans: Improvements to the stadium provide Veterans with a venue for activities such as concerts, ball games, etc.

Benefits to VA: This VA Memorial Stadium multi-purpose facility project provides

VA ongoing lease payments, use of the stadium five days per year at no cost, and property and building maintenance cost avoidance.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	Ross County Board of Commissioners	4.27 acres, 1 stadium building (5,800 square feet)	<ul style="list-style-type: none"> Lessee to preserve, operate, manage, and maintain the property, which includes VA Memorial Stadium and its accessory facilities Lessee is responsible for utilities for the multipurpose Memorial Stadium facilities VA receives annual ongoing payments 	2008 (Operations began: 2009)	30 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments	\$53,283	\$0	\$3,809
Cost Avoidance	Avoided Building Maint. Costs	\$368,878	\$36,772	\$38,539
	Avoided Property Maint. Costs	\$225,293	\$30,587	\$28,979
Cost Savings	Rental Savings	\$0	\$0	\$0
	Parking Savings	\$0	\$0	\$0
VA Expense	N/A	\$0	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$647,454	\$67,359	\$71,327
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Additional Parking Services	\$0	\$0	\$0
	Value of Other Services	\$1,580,000	\$60,000	\$100,000
Total Consideration	Fiscal Year Grand Total	\$2,227,454	\$127,359	\$171,327

Community Benefits

Other

PERSHING HALL, PARIS, FRANCE

Hotel/Mixed-Use



MOTIVATION: Beginning in 1928, the Pershing Hall building was used to accommodate American Veterans from World War I and World War II in the form of a club for members of the American Expeditionary Forces, known now as the American Legion. The costs of maintaining this historical landmark, as well as the distance from VA's normal operational realm coupled with the deteriorating conditions of the building, generated interest in leasing the property to a developer to convert the building to a hotel with basic rent. Since the developer assumed management and operations of the hotel under this EUL, the building has been rede-

signed and significant improvements have been made to the property. In 2017, the lessee began the process of converting the hotel into a mixed-use development with office and retail space. These renovations were completed and opened in February 2021.

Benefits to VA: VA receives consideration in the form of ongoing rent payments and avoided significant building maintenance costs, as well as free meeting space for up to 50 people three (3) times annually.

Summary	Lessee	Property	Key Provisions	Year Awarded	Term
	LA Partners	0.13 acres, 1 Building (34,444 square feet)	<ul style="list-style-type: none"> Lessee to display commemorative plaques and bronzes, original paintings, and bronze bust sculptures VA receives annual ongoing lease payments Free meeting space 3x per year 	1998 (Operations began: 2000)	99 years

Outcomes	Description	Cumulative (2006-2024)	2024	2023
Revenue	Upfront Lease Payments	\$0	\$0	\$0
	Ongoing Lease Payments ¹	\$5,253,310	\$627,936	\$0
Cost Avoidance	Avoided Building Maint. Costs	\$5,049,429	\$431,124	\$447,428
	Avoided Property Maint. Costs	\$6,998	\$931	\$882
Cost Savings	Rental Savings	\$0	\$0	\$0
	Parking Savings	\$0	\$0	\$0
VA Expense	N/A	\$0	\$0	\$0
Direct Budget Impact	Fiscal Year Subtotal	\$10,309,738	\$1,059,991	\$448,310
Estimated Value of Enhanced Services (Budget Neutral)				
Enhanced Services	Value of Additional Parking Services	\$0	\$0	\$0
	Value of Other Services	\$332,363	\$22,412	\$21,765
Total Consideration	Fiscal Year Grand Total	\$10,642,101	\$1,082,404	\$470,075

¹ 2023 payments were submitted but not received in FY 2023 due to operational issues. They appeared in FY 2024 reporting.

Alphabetical Index of EULs

Active Projects

Albany, New York – Regional Offices and Parking
Atlanta, Georgia – Regional Office Co-location
Augusta I, Georgia – Permanent Supportive Housing
Augusta II, Georgia – Permanent Supportive Housing
Barbers Point, Hawaii – Transitional Supportive Housing
Batavia, New York – Congregate Living
Battle Creek, Michigan – Permanent Supportive Housing
Bedford I, Massachusetts – Permanent Supportive Housing (SRO)
Bedford II, Massachusetts – Permanent Supportive Housing
Brockton, Massachusetts – Permanent Supportive Housing
Butler II, Pennsylvania – Transitional Supportive Housing
Butler I, Pennsylvania – Mental Health Facility
Canandaigua, New York – Permanent and Transitional Supportive Housing
Charleston, South Carolina – Affiliate Partnering
Chicago II, Illinois (Westside) – Energy
Chicago I, Illinois (Westside) – Regional Office and Parking Co-location
Chillicothe I, Ohio – Stadium
Chillicothe II, Ohio – Permanent Supportive Housing
Cleveland, Ohio – Mixed-Use (Office and Parking, Residential)
Columbia, South Carolina – Co-location/Mixed-Use Project
Danville I, Illinois – Independent Living
Danville II, Illinois – Permanent Supportive Housing
Dayton I, Ohio – Permanent Supportive Housing (Building 412)
Dayton IV, Ohio – Transitional Supportive Housing (Building 400)
Dayton III, Ohio – Transitional Supportive Housing (Building 402)
Dayton V, Ohio - Senior Supportive Housing (Building 415 and 416)
*Dublin, Georgia - Permanent Supportive Housing **
Durham, North Carolina – Parking
Fort Snelling, Minnesota – Permanent Supportive Housing
Ft. Harrison, Montana – Permanent Supportive Housing
Grand Island, Nebraska – Permanent Supportive Housing
Hillsborough, New Jersey – Somerville Asset Management Facility
Hines III, Illinois – Permanent Supportive Housing (Building 578)
Hines I, Illinois – Permanent Supportive Housing (Building 14)
Hines II, Illinois – Assisted Living (Building 53)
Houston, Texas – Co-location Project
Kerrville, Texas – Permanent Supportive Housing
Leavenworth, Kansas – Mixed Housing
Lexington, Kentucky – Permanent Supportive Housing
Lincoln, Nebraska – Permanent Supportive Housing
Los Angeles, California – Permanent Supportive Housing (Building 205)
Los Angeles, California – Permanent Supportive Housing (Building 207)
Los Angeles, California – Permanent Supportive Housing (Building 208)
Los Angeles, California – Permanent Supportive Housing (Building 209)
Los Angeles, California – Permanent Supportive Housing (MacArthur Field I)
*Los Angeles, California – Permanent Supportive Housing (MacArthur Field II) **
*Los Angeles, California – Permanent Supportive Housing (Principal Developer) **
Lyons, New Jersey – Permanent Supportive Housing
Memphis I, Tennessee – Child Advocacy Center
Menlo Park, California – Permanent Supportive Housing
Milwaukee, Wisconsin – Permanent Supportive Housing
Milwaukee, Wisconsin – Regional Office and Parking Co-location
Minneapolis I, Minnesota – Credit Union
Minneapolis II, Minnesota – Permanent Supportive Housing
Minneapolis, Minnesota IV – Permanent Supportive Housing
Mountain Home I, Tennessee – Medical School
Newington I, Connecticut – Permanent Supportive Housing
North Chicago, Illinois – Energy Phase I and Phase II
Northampton, Massachusetts – Permanent and Transitional Supportive Housing

Perry Point, Maryland– Permanent Supportive Housing
Pershing Hall, France – Hotel
Roseburg I, Oregon – Transitional Supportive Housing (Orchard Knoll)
Roseburg II, Oregon – Permanent Supportive Housing (Eagle Landing)
Salt Lake City II, Utah – Mixed-Use
Salt Lake City I, Utah – Regional Office
Salt Lake City III, Utah – Transitional Supportive Housing
Sepulveda I, California – Permanent Supportive Housing (Building 4)
Sepulveda II, California – Permanent Supportive Housing (Building 5)
St. Cloud I, Minnesota – Golf Course
St. Cloud II, Minnesota – Permanent Supportive Housing
St. Cloud III, Minnesota – Permanent Supportive Housing
Togus, Maine– Permanent Supportive Housing
Tuscaloosa I, Alabama – Hospice
Tuscaloosa II, Alabama– Permanent Supportive Housing
Vancouver II, Washington – Crisis Triage Center
Vancouver III, Washington– Permanent Supportive Housing
Vancouver I, Washington – Transitional Supportive Housing
Viera, Florida – Assisted Living Housing
*Waco, Texas – Permanent Supportive Housing **
Walla Walla, Washington – Permanent Supportive Housing
Washington, DC – Child Development Center
West Palm Beach, Florida – Public Safety Building

**These projects are active, but not operational at the time of this report.*

On Hold EULs

Fort Howard II, Maryland- Mixed Use – Clinic / Housing

Terminated/Disposed EULs

Batavia II – Single Room Occupancy
Batavia I, New York – Transitional Supportive Housing
Bay Pines – Child Development Center
Big Spring, Texas – Parking
Chicago, Illinois (Lakeside) – Realignment
Dayton II, Ohio – Child Development Center (Building 401)
Fort Howard I, MD - Mixed Use - Senior Housing / Clinic
Indianapolis, Indiana – Consolidation Project
Indianapolis – Nursing Home
Mound City, Illinois – Visitor Center
Mountain Home II, Tennessee – Energy Center
North Chicago II, Illinois – Medical School
North Little Rock, Arkansas – Golf Course
West Haven – Child Development Center

Expired EULs

Alexandria, Louisiana – Transitional Housing Facility
Bath, New York – Permanent Housing Facility
Cheyenne, Wyoming– Permanent Housing Facility
Dallas, Texas – Child Development Center
Dayton, Ohio (II) – Permanent Housing Facility
Knoxville, Iowa – Transitional Housing Facility
Memphis II, Tennessee – Parking Structure / Mixed Use
Newington II, Connecticut – Assisted Living / Extended Care Housing Facility
Northport, New York– Permanent and Transitional Housing Facility
Sacramento, California – Nursing Care Facility
Salem, Virginia– Permanent Housing Facility
Sioux Falls, South Dakota – Affiliated Parking
Topeka, Kansas– Permanent Housing Facility

1. **Direct Service to Veterans:**

- *Supportive Housing* – Housing projects located on or near VA campuses offering safe, affordable shelter and living arrangements. Supportive Housing services offer both permanent and transitional housing services.
Examples of Supportive Housing
Permanent Supportive Housing; Transitional Supportive Housing
- *Senior Services* – Housing projects located on or near VA campuses offering safe, affordable shelter and living arrangements for seniors.
Examples of Senior Services
Congregate living facilities; assisted living facilities; independent living facilities.
- *Special Services* – Additional services VA is not authorized to provide outside of housing, which give Veterans the opportunity to receive additional case management services, crisis triage services, and hospice care.
Examples of Special Services
Mental health facilities; crisis triage centers; hospice care

2. **Improved VA Operations:**

- *Regional Offices and Parking* – Veterans Benefits Offices located near VAMC's, which allow for Veterans to receive both health and benefit services in one location as well as allowing for additional parking to be located near VAMCs.
Examples of Regional Offices and Parking
Regional offices; parking facilities; co-location; mixed-use facilities
- *Consolidation* – Consolidation of VAMC operations to lessen the redundancy of services and space between VA locations.
Examples of Consolidation
Consolidation projects
- *Other* – Additional services which allow for the improvement of VA Operations through various forms such as credit unions and public safety buildings.
Examples of Other
Child advocacy centers; credit unions; warehouses; visitor centers; public safety buildings

3. **Community Benefits:**

- *Research/Medical Facility* – Expansion of existing medical facilities to increase relationships between VA and other medical facilities.
Examples of Research/Medical Facilities
Medical school; affiliate partnering.
- *Child Care* – Allows for on-site childcare to both VA and non-VA affiliated children to reduce cost for VA employees.
Examples of Child Care
Child development centers
- *Golf* – Golf courses available to Veterans at a reduced or free cost.
Examples of Golf
Golf courses
- *Other* – Additional projects which allow for both Veterans and the surrounding communities to realized benefits of the EUL program.
Examples of Other
Hotels; stadiums

1. **Revenue:** New cash (both upfront payments and ongoing payments) receipts received by VA. Revenue does not include reimbursement to VA for services rendered.

Examples of Revenue:

- One-time lump sum payment
- Ongoing lease payments paid to VA

2. **Cost Avoidance:** The portion of the value of goods or services provided by the lessee that VA would have otherwise paid in the absence of the lease. Cost avoidance does not include investment or expenses incurred by the lessee that are over and above what VA was paying or would have to pay. For example, where VA was originally paying to maintain underutilized buildings on VA property and through an EUL, those underutilized buildings were conveyed to a Lessee, VA would be avoiding the building maintenance costs associated with those buildings. Similarly, if a Lessee provides two (2) new services to Veterans, one of which substitutes for a service a VAMC was providing, only the service that substituted for the VA program would be recorded as cost avoidance. (The service that was provided over and above what VA provides would be recorded as an “Enhanced Service.”)

Examples of Cost Avoidance:

- Avoided cost of bed days of care (calculated as the average Number of Veteran Residents utilizing EUL housing per day¹ times the Percent Decrease in Bed Days of Care² times the Average Cost of a Bed Day of Care³ times the Average Number of Days that a Homeless Veteran Spends in Acute Care Per Year⁴) The Average Cost of a Bed Day of Care uses data specific to each fiscal year. Based on reports produced by the VA, it is estimated that housing homeless Veterans leads to a 22 percent decrease of days spent in acute care, resulting in cost avoidance to VA of approximately 12.2 days of acute care per year per Veteran at a facility. It is assumed that this marginal decrease would be realized by nearby VAMC facilities. Note that housing a homeless Veteran does not completely eliminate the cost of acute care. The value captured in this calculation is the reduction in services required by a Veteran that has been housed in one of these facilities.
- Avoided building and property maintenance calculated using data from VA’s FRPC system, which reports actual fiscal year costs per square foot and per acre for VA’s facilities and land, respectively. Building maintenance is calculated by multiplying the annual cost per square foot by the square footage of any conveyed facility. Property maintenance is calculated by multiplying the annual cost per acre acreage of any property conveyed.

3. **Cost Savings:** Market price of goods or services supplied to VA through the lease minus VA’s current cost to procure these goods or services (including Trust or associated fees) or savings associated with process improvements. All cost savings in this report relate to necessary commodity purchases, such as office space, parking or energy.

Examples of Cost Savings:

- The difference in cost between the comparable market rate for office space, energy or parking provided for Veterans, VA employees and VA visitors (additional parking not assumed to be paid by VA in the absence of an EUL is valued as an Enhanced Service); and the amount paid by VA for those purchases.
 - In order to estimate the value of Cost Savings achieved through energy projects, VA compared actual VA payments for energy to the estimated market price for VA energy use. It is possible, by this methodology, to have positive or negative savings, depending on the market rate. However, VA pays fixed rates that can be adjusted periodically, which are intended to be below market rate.
4. **Enhanced Services:** A service expansion or improvement resulting from the lease with quantifiable value that does not directly affect VA’s budget. Enhanced Services include services that do not substitute for VA services, either because the service is not available in quantities to meet demand or because the service falls outside the scope of services currently provided by the local VAMCs (e.g., transitional housing and hospice services provided to augment services provided by VA programs). Similarly, Enhanced Services include discounts on market services that might not otherwise be available (e.g., recreational therapy, child care). Benchmarks for Enhanced Services are obtained using best available market rate (e.g., VA Homeless Per Diem Rate, actual parking or stadium use rates at the EUL facility or other sources). Added to the calculation of Enhanced Services is the value of services rendered for the Veteran and non-Veteran community alike, such as child care services and the value of units made available by Supportive Housing projects

Examples of Enhanced Services:

- Housing units or child care services made available to the community
- Services provided by the Lessee such as educational training and job placement

¹ According to EUL facility occupancy data

² According to Kasprow, Wesley J., and Timothy Cuerdon. Special Needs Grant and Per Diem Programs Final Report. Department of Veterans Affairs, 2010.

³ Average of MED-GENERAL ACUTE, CLC-LS MAINT NUR, and RES-MH DOMICILIARY from Cost by Treating Specialty report from DSS as reported by fiscal year. This average was used

because it is assumed that the reduction in Veteran encounters would occur across a variety of services, and not all Veteran encounters would rise to the level of acute services.

⁴ According to Hines VA Spinal Cord Injury/Disorders Center Annual Report 2010

Lease Consideration Definitions

5. **Expenses:** A cost in part or in whole attributed to the EUL (excluding EUL program overhead costs) which is not already subtracted in a calculation of cost savings.

Examples of Expenses

- Ancillary services VA provides to lessee that are not reimbursed
- VA construction costs for the project that are not reimbursed (e.g., VA demos three buildings)
- VA Capital Contributions

Page Intentionally Left Blank.



Chapter 7.2

Communities Helping Invest through Properties and Improvements Needed for Veterans Act of 2016

Background

Public Law (P.L.) 114-294, the Communities Helping Invest through Property and Improvements Needed for Veterans Act of 2016, also referred to as the CHIP-IN for Veterans Act of 2016, authorizes the Department to carry out a pilot program under which it may accept up to five donations from specified non-federal entities of: (1) real property that includes a constructed facility or that is to be used as the site of a facility constructed by the donor and (2) a facility to be constructed by the donor on real property of the VA. VA's authority to accept donations under the program was extended until December 16, 2026, through P.L. 117-42 (enacted September 30, 2021.) The James M. Inhofe National Defense Authorization Act for Fiscal Year 2023 (NDAA), P.L. 117-263 expanded VA's ability to fund projects from funding available within the Major Construction or Minor Construction accounts. The NDAA language also provides for inclusion of escalation clauses in approved CHIP-IN agreements to account for inflation when necessary and in the best interest of the Department.

The VA is eligible to accept donations after they meet the following conditions:

- Property meets a VA Strategic Capital Investment Planning (SCIP) Process need;
- Included in the SCIP priority list, in the most recent budget submission; or
- Funds have been previously appropriated for the VA facility project or are available from the Major Construction or Minor Construction appropriations.

Donors must:

- Independently donate the real property, improvements, goods or services for the VA facility project in an amount acceptable to the VA and at no additional cost to the federal government.
- Conduct all necessary environmental and historic preservation due diligence; comply with all local zoning requirements (except for federally required studies and consultations).
- Obtain all permits required in connection with the construction of the facility; use construction standards required of the VA when designing and building the facility.

The Government Accountability Office is required to report to Congress, at least biennially, on the donation arrangements entered into under the pilot program.

VA can carry out a pilot program to accept up to five donations for VA facility projects and two have been identified:

1. Omaha, NE: A project/donation in Omaha, NE for an ambulatory care center was approved, constructed and began seeing patients at the end of 2020.
2. Tulsa, OK: A project/donation to construct an inpatient facility to support the Muskogee Veterans Affairs Medical Center (VAMC)'s projected workload in the Tulsa, OK, market. VA received a proposal from The Board of Regents for the Oklahoma Agricultural and Mechanical Colleges to donate a site with a building that will be renovated and a parking garage constructed to support the VAMC's requirements as detailed in the project's SCIP Business Case. In the FY 2021 appropriations bill, VA received \$120 million for a capital contribution to execute the donation. The Design and Development Agreement (DDA) was completed and signed in August 2021 between VA; the donor group, Veterans Hospital in Tulsa (VHiT); and the Regents for the Oklahoma Agricultural and Mechanical Colleges (the "Board".) This agreement provides the guidelines for the design and associated funding. In April 2023, VA, VHiT, and the Board signed an addendum to the DDA to allow VA to contribute an additional \$31.2 million to cover increases in construction costs due to inflation, which was transferred after P.L. 117-263 was enacted; to allow VHiT to contribute up to an additional \$10 million for design upgrades; to expand the parcel to better accommodate the loading dock; to change utility connections to be provided by local utility provider in lieu of on-site physical plant; to change Leadership in Energy and Environmental Design (LEED) certification requirements to demonstrate progress toward LEED Silver Certification, which will continue following donation of the Project to VA; to update the design program; and to remove the IT easement. This project is currently in construction, which is being executed by VHiT with VA's assistance. The planned acceptance is September 2025 with first patient seen in FY 2026.

Additional candidate requirements for the pilot program can be any of the SCIP 2026 prioritized projects listed in Table 5-1 in *Volume 4, Chapter 5: Strategic Capital Investment Planning Process Project Lists* that can be supported as construction-funded CHIP-IN projects. Similar to the Tulsa and Omaha capital initiatives, SCIP provides VA's capital requirements and donors can submit proposals to fund these initiatives to help mitigate these gaps for VAMCs. VA has not received any additional proposals for CHIP-IN consideration.



8. Appendices

Table of Contents		
		Page #
A –	Strategic Capital Investment Planning Process Decision Criteria Definitions for Major and Minor Construction Business Cases.....	3
B –	SCIP Process Decision Criteria Definitions for Major Lease Business Cases	7
C –	SCIP Process Decision Criteria Definitions for Veterans Health Administration Non-Recurring Maintenance Projects.....	9
D –	Disposal and Reuse Reports.....	11
E –	Awarded EUL Projects.....	21
F –	History of VHA Projects Update.....	25
G –	History of Non-VHA Projects Update.....	29

Page Intentionally Left Blank.

Appendix A – Strategic Capital Investment Planning Process Decision Criteria Definitions for Major and Minor Construction Business Cases

Administration and Staff Office Priority: Capital asset planning often begins at the facility level where Department of Veterans Affairs (VA) staff identifies needs at their origin – the facility. Corporate capital planning must include that ground-level knowledge to be an inclusive process. This criterion incorporates local priorities into the corporate planning process, allowing those local priorities to have a critical impact on individual project scores.

Projects submitted to the Strategic Capital Investment Planning (SCIP) process for budget year funding consideration will be prioritized by the Veterans Health Administration (VHA), Veterans Benefits Administration (VBA), National Cemetery Administration (NCA), Office of Information Technology (OIT), and Staff Offices. Those individual project priorities will be included in each project's total score for ranking on the SCIP list.

Improve Safety, Compliance and Security: VA is dedicated to ensuring Veterans and their family members, community partners, other visitors, and VA staff are being served and/or work in a safe and secure environment. Mitigating the destruction and injury caused by natural or manmade disasters (including hurricanes, floods, blasts, etc.); avoiding problems or injuries caused by the potential failure of critical building systems and deterioration of roads, curbs and walkways; modernizing the OIT infrastructure by making information technology (IT) systems commercially viable and cloud-based solutions to the maximum extent possible, including systems for processing vendor claims, updating scheduling and financial and loan reporting; improving compliance with safety and security laws; Federal Information Security Management Act (FISMA) standards; modernizing the real property infrastructure to assure the continuance of VA's multiple missions by complying with building codes, regulations (including supply processing and distribution, inpatient privacy standards, patient aligned care team (PACT), functional deficiencies for VHA; women's health and environment of care; mission continuation at existing cemeteries for NCA (burial option depletion date data and land irrigation data); counselor offices, hearing rooms and public/non-public separation for VBA; hardening access to equipment/server rooms and IT data systems for OIT; real property corrections to IT infrastructure required for mission continuation; reducing reliance on interruptible sources of energy including the electric grid and delivered fuels; improving compliance with emergency preparedness standards resulting in an improved ability to maintain operations during an emergency, including pandemic readiness, fourth mission requirements; and mitigating threats to persons (physical security) on a VA facility (e.g., duress alarms for VBA, mitigating identified site security vulnerabilities); and real property corrections to IT infrastructure required for mission continuation are of paramount importance.

The two sub-criteria that projects are measured against with respect to improving safety and security are:

- Improve safety, compliance (excludes seismic) and critical agency IT infrastructure
- Physical and building security/emergency preparedness

Modernize Infrastructure (making the most of current infrastructure/extending useful life):

VA is committed to managing its properties in order to minimize the extent to which deficiencies in infrastructure (including IT infrastructure) and other areas impact the delivery of benefits and services to Veterans. Efforts such as VHA's continuous analysis of market assessments, plans to dispose of vacant and underutilized buildings and 3-year rolling facility condition assessments (FCAs) contribute to the Modernize Infrastructure priority. For infrastructure deficiencies, FCAs evaluate the condition of VA buildings using scores A through F and the criticality of building sub-systems. In addition, NCA measures cemetery condition by their National Shrine Commitment goal.

The two sub-criteria projects are measured against with respect to Modernize Infrastructure are:

- Reduce FCA deficiencies (critical)
- Reduce FCA deficiencies (non-critical)

Increasing Access: Serving Veterans is the core of VA's mission. Across the Department, access is defined in different ways depending on the Administration/Staff Office and the services provided. We strive to increase access for Veterans by: ensuring healthcare equity and improving outcomes for all Veterans; ensuring access to national cemeteries; providing virtual access to benefits and services supporting our ability to work more efficiently and handle increasing workload for select VHA strategic planning categories, including those that facilitate the provision of emergency mental health care to less than honorably discharged Veterans and the prevention of Veteran suicide; and enabling internal VA staff to work more efficiently by ensuring our IT infrastructure and the tools that rely on that infrastructure are available and working properly.

The three sub-criteria that projects are measured against with respect to increasing access are:

- Veteran and internal VA staff access to services
- Support structures (including parking deficiencies)
- Utilization/workload

Streamline Capital Assets: In order to provide the highest quality service to Veterans at the right time and in the right place, VA is managing its space inventory by removing excess VA-owned space via demolition, sale or transfer; building new space; converting underutilized space of one type to another type to better suit its mission; renovating space to sustain its function; and using space efficiency strategies such as, but not limited to, collocating (VHA, VBA, NCA, and Staff Offices using the vacant or underutilized space of another office), teleworking, cubicle reconfiguration to new space standards and expanding office hours to reduce the need for space.

The three sub-criteria projects are measured against with respect to streamline capital assets are:

- Space – new construction/renovation/conversion
- Space – disposal (via demolition, sale or transfer only)
- Space – space efficiency (includes collocation)

Strategic Plan Alignment: For improved management and performance across the Department, capital projects should contribute to the relevant strategic goals from the Department's most recently published Strategic Plan.

Page Intentionally Left Blank.

Appendix B – SCIP Process Decision Criteria Definitions for Major Lease Business Cases

Administration and Staff Office Priority: Capital asset planning often begins at the facility level where VA staff identifies needs at their origin – the facility. Corporate capital planning must include that ground-level knowledge to be an inclusive process. This criterion incorporates local priorities into the corporate planning process, allowing those local priorities to have a critical impact to individual project scores.

Projects submitted to the SCIP planning process for budget year funding consideration will be prioritized by VHA, VBA, NCA, OIT, and Staff Offices. Those individual project priorities will be included in each project’s total score for ranking on the SCIP list.

Improve Safety, Compliance and Security: VA is dedicated to ensuring Veterans and their family members, community partners, other visitors and VA Staff are being served and/or work in a safe and secure environment. Mitigating the destruction and injury caused by natural or manmade disasters (including hurricanes, floods, blasts, etc.); avoiding problems or injuries caused by the potential failure of critical building systems and deterioration of roads, curbs, and walkways; modernizing the OIT infrastructure by making IT systems commercially viable and cloud-based solutions to the maximum extent possible, including systems for processing vendor claims, updating scheduling and financial and loan reporting; improving compliance with safety and security laws, FISMA standards; modernizing the real property infrastructure to assure the continuance of VA’s multiple missions by complying with building codes, regulations (including supply processing and distribution, inpatient privacy standards, PACT, functional deficiencies for VHA; women’s health and environment of care; mission continuation at existing cemeteries for NCA (burial option depletion date data and land irrigation data); counselor offices, hearing rooms and public/non-public separation for VBA; hardening access to equipment/server rooms and IT data systems for OIT; real property corrections to IT infrastructure required for mission continuation; reducing reliance on interruptible sources of energy including the electric grid and delivered fuels; improving compliance with emergency preparedness standards resulting in an improved ability to maintain operations during an emergency, including pandemic readiness and fourth mission requirements; and mitigating threats to persons (physical security) on a VA facility (e.g., duress alarms for VBA, mitigating identified site security vulnerabilities); and real property corrections to IT infrastructure required for mission continuation are of paramount importance.

The two sub-criteria that projects are measured against with respect to Improving Safety and Security are:

- Improve safety, compliance (excludes seismic) and critical agency IT infrastructure
- Physical and building security/emergency preparedness

Increasing Access: Serving Veterans is at the core of VA’s mission. Across the Department access is defined in different ways depending on the Administration/Staff Office and the services provided. We strive to increase access for Veterans by: ensuring healthcare equity and improving outcomes for all Veterans; ensuring they have access to national cemeteries; providing virtual

access to benefits and services supporting our ability to work more efficiently and handle increasing workload for select VHA strategic planning categories, including those that provide emergency mental health care to less than honorably discharged Veterans and the prevention of Veteran suicide; and enabling internal VA staff to work more efficiently by ensuring our IT Infrastructure and the tools that rely on that infrastructure are available and working properly.

The two sub-criteria that projects are measured against with respect to increasing access are:

- Veteran and internal VA staff access to services
- Utilization/workload

Streamline Capital Assets: In order to provide the highest quality service to Veterans at the right time and in the right place, VA is managing its space inventory by leasing new space or replacing/expanding current leased spaces to sustain its function and using space efficiency strategies, such as but not limited to collocating (VHA, VBA, NCA, and Staff Offices using the vacant or underutilized space of another office), teleworking, cubicle reconfiguration to new space standards, expanding office hours to reduce the need for space.

The two sub-criteria projects are measured against with respect to Streamline Capital Assets are:

- Space – new or replacement lease/renovation/conversion of leased space
- Space – space efficiency (includes collocation)

Strategic Plan Alignment: For improved management and performance across the Department, capital projects should contribute to the relevant strategic goals from the Department's most recently published Strategic Plan.

Appendix C – SCIP Process Decision Criteria Definitions for Veterans Health Administration Non-Recurring Maintenance Projects

Veterans Integrated Services Network (VISN) Priority: Capital asset planning often begins at the facility level where VHA staff identifies needs at their origin – the medical center campuses. This criterion represents local priorities for the VHA-wide planning process. A project’s VISN priority rank is the measure used for this criterion.

Facility Condition: VA is committed to managing its properties in order to minimize the extent to which deficiencies in infrastructure (including IT infrastructure) and other areas impact the delivery of health care services to Veterans. FCAs evaluate the condition of VHA buildings using scores A through F and the criticality of building sub-systems.

The two sub-criteria that projects are measured against with respect to facility condition are:

- Reduce FCA deficiencies (critical)
- Reduce FCA deficiencies (non-critical)

Planning Priorities: VHA has developed project-specific planning guidance to support the increased use of community care, focusing on providing foundational services and maintenance of physical infrastructure, ensuring pandemic readiness and improving women Veterans’ health and environment of care. The six sub-criteria that projects are measured against with respect to Planning Priorities are:

- Projects that focus resources with an emphasis on modernization of facilities for delivery of VA foundational services (e.g., primary care, mental health care, VA Care Coordination, etc.)
- Projects that improve the timeliness of services and projects that support suicide prevention, along with its impact on other foundational services
- Projects that enhance the Department’s ability to provide greater choice for Veterans
- Projects that modernize systems by providing needed infrastructure improvements (i.e., life, safety or code upgrades focused)
- Women’s Health and Environment of Care
- Pandemic Readiness

Increase Resiliency, Improve Efficiency and Lower Costs: The Energy Policy Act of 2005 (EPA 2005), the Energy Independence and Security Act of 2007 (EISA 2007), the Energy Act of 2020 require Federal agencies to increase energy and water efficiency VA construction projects must comply with these mandates and with VA policies and guidance implementing the mandates.

Page Intentionally Left Blank.

Appendix D – Disposal and Reuse Reports

2024 Disposal and Reuse Report

For these reporting purposes, VA defines “disposal” as inclusive of enhanced-use leases (EUL), even though these are not reported as disposals under the Federal Real Property Profile.

Admin	VISN/ District	Station Name	Bldg/ Land #	Description	Total GSF ¹	Acres	Disposal Type
NCA	1	Calverton, NY	3004	Storage Building	2,000	-	Other
NCA	5	National Memorial Cemetery of the Pacific, HI	1501	Restroom Building (overlook)	1,335	-	Demolition
VHA	2	Bronx, NY	119	Administrative Offices	1,680	-	Demolition
VHA	2	Northport, NY	1	Vacant	25,098	-	Demolition
VHA	5	Fort Howard, MD	3	Vacant - Duplex Housekeeping Quarters	5,330	-	Loss due to Disaster
VHA	5	Fort Howard, MD	6	Vacant-Single Housekeeping Quarters	6,035	-	Loss due to Disaster
VHA	6	Fayetteville, NC	62	Demo Smoking Shelter	240	-	Demolition
VHA	7	Dublin, GA	34	Vacant Bldg (Land Reversion)	29,520	-	Enhanced Use Lease
VHA	7	Dublin, GA	35	Vacant Bldg (Land Reversion)	14,890	-	Enhanced Use Lease
VHA	17	Temple, TX	214	Police	4,620	-	Direct/Negotiated Sale
VHA	19	Salt Lake City, UT	6A-B	Engineering Trailers	700	-	Demolition
VHA	23	Omaha, NE	22	Storage Building	1,000	-	Demolition

¹ Gross Square Feet (GSF)

Summary of Potential Disposals and EUL 2025-2029

Admin	VISN / District	Location	Description	Bldg/ Land #	Total GSF	Total Acres	Disposal Type
2025							
NCA	4	Ft. Logan, CO	Fleet Garage	NFL 064	6,269	-	Demolition
NCA	4	Ft. Logan, CO	Landscape Storage	NFL 065	992	-	Demolition
NCA	4	Ft. Logan, CO	CDHS-DFM Storage	NFL 069	4,995	-	Demolition
NCA	4	Ft. Logan, CO	Orig. Gas Station	NFL 180	438	-	Demolition
VHA	1	Manchester, NH	Fiscal	3	3,907	-	Demolition
VHA	1	Manchester, NH	Storage/Garage	13	565	-	Demolition
VHA	1	Newington, CT	Vacant	44T	2,520	-	Demolition
VHA	1	White River Junction, VT	Grounds Shed	T10	1,545	-	Demolition
VHA	2	Albany, NY	Smoking Shelter	53	900	-	Demolition
VHA	2	Bath, NY	Quarters	50	2,491	-	Demolition
VHA	2	Bath, NY	Quarters	51	2,516	-	Demolition
VHA	2	Bath, NY	Quarters	52	3,458	-	Demolition
VHA	2	Bath, NY	Quarters	54	3,148	-	Demolition
VHA	2	Bath, NY	Quarters	55	1,899	-	Demolition
VHA	2	Bath, NY	Quarters	56	2,023	-	Demolition
VHA	2	Syracuse, NY	MAS Business Office	1E-Modular	5,043	-	Demolition
VHA	4	Butler, PA	Main Building	1	223,320	-	Demolition
VHA	4	Butler, PA	Connecting Corridors	CC	3,150	-	Demolition
VHA	4	Lebanon, PA	Outleased - Project Search	25	4,606	-	Demolition
VHA	4	Lebanon, PA	Modular Building	99	16,632	-	Deconstruction
VHA	4	Wilmington, DE	Home-Based Primary Care (HBPC)	2	3,430	-	Demolition
VHA	4	Wilmington, DE	Offices	3	4,952	-	Demolition
VHA	4	Wilmington, DE	Logistics	4	4,952	-	Demolition
VHA	5	Martinsburg, WV	Motor Pool Storage	354	167	-	Demolition
VHA	5	Martinsburg, WV	HBPC/Community Health	413	5,055	-	Demolition
VHA	5	Perry Point, MD	Vacant - Sports Hut	340	1,103	-	Demolition
VHA	5	Perry Point, MD	Village House/ Vacant (switch to CHEP)	1173	1,373	-	Demolition
VHA	5	Perry Point, MD	Research	363T	1,484	-	Demolition
VHA	5	Perry Point, MD	NCCC Dormitory	9H	58,514	-	Demolition
VHA	6	Fayetteville, NC	Health Admin Services	8	5,557	-	Demolition
VHA	6	Hampton, VA	NVCC and Swing Space	50	23,236	-	Demolition
VHA	6	Hampton, VA	Recreation Therapy and Voluntary Services	52	19,335	-	Demolition
VHA	6	Salem, VA	Pump House	23	240	-	Deconstruction

Admin	VISN / District	Location	Description	Bldg/ Land #	Total GSF	Total Acres	Disposal Type
VHA	7	Atlanta, GA (Decatur)	Nursing Home Care Unit	9	103,181	-	Demolition
VHA	7	Tuscaloosa, AL	Green House	101	3,599	-	Deconstruction
VHA	10	Chillicothe, OH	Vacant Offices	2	16,000	-	Demolition
VHA	10	Chillicothe, OH	Vacant	4	15,418	-	Demolition
VHA	10	Chillicothe, OH	Vacant	8	12,862	-	Demolition
VHA	10	Chillicothe, OH	Student Quarters	12	4,766	-	Demolition
VHA	10	Chillicothe, OH	Quarters - Vacant	13	4,325	-	Demolition
VHA	10	Chillicothe, OH	Quarters - Vacant	14	4,343	-	Demolition
VHA	10	Chillicothe, OH	Vacant Student Quarters	16	6,598	-	Demolition
VHA	10	Chillicothe, OH	Storage	17	3,571	-	Demolition
VHA	10	Dayton, OH	Duplex Residence	210	5,760	-	EUL
VHA	10	Dayton, OH	Duplex Residence	211	5,760	-	EUL
VHA	10	Dayton, OH	Duplex Residence	212	5,760	-	EUL
VHA	10	Dayton, OH	Duplex Residence	213	5,760	-	EUL
VHA	10	Dayton, OH	Duplex Residence	214	5,760	-	EUL
VHA	10	Dayton, OH	Liberty House Museum	225	6,854	-	Demolition
VHA	10	Ft. Wayne, IN	Office	7	3,805	-	Demolition
VHA	10	Ft. Wayne, IN	Garage	10	800	-	Demolition
VHA	12	Chicago, IL	Energy Center	6b	21,592	-	Other
VHA	12	Danville, IL	Quarters	31	9,140	-	Demolition
VHA	12	Danville, IL	Quarters	32	7,708	-	Demolition
VHA	12	Danville, IL	Quarters	33	7,162	-	Demolition
VHA	12	Danville, IL	Quarters	34	4,942	-	Demolition
VHA	12	Danville, IL	Quarters	37	6,161	-	Demolition
VHA	12	Danville, IL	Quarters	38	5,722	-	Demolition
VHA	12	Danville, IL	Garage (1 car)	75	335	-	Deconstruction
VHA	12	Danville, IL	Garage (2 car)	81	653	-	Deconstruction
VHA	12	Danville, IL	Garage (2 car)	83	653	-	Deconstruction
VHA	12	Madison, WI	Emergency Generator	14	628	-	Deconstruction
VHA	12	Madison, WI	Generator Switchgear	28	295	-	Deconstruction
VHA	15	Leavenworth, KS	Admin.-Gnds/Trans	53	1,784	-	Demolition
VHA	15	Marion, IL	Modular Building -3	TMD3	1,956	-	Demolition
VHA	15	Topeka, KS	Incinerator	44	935	-	Demolition
VHA	16	Biloxi, MS	Canteen Retail	57	6,680	-	Demolition
VHA	16	Houston, TX	Modular Building	121	15,181	-	Demolition
VHA	16	Houston, TX	Houston Modular Building	122	20,105	-	Demolition
VHA	16	Shreveport, LA	Fiscal Service	12	2,864	-	Demolition
VHA	16	Shreveport, LA	Admin. Space (Fiscal)	14	1,802	-	Demolition
VHA	17	Dallas, TX	Human Resources PIV ID Offices	5	3,422	-	Deconstruction
VHA	17	Dallas, TX	Acquisition and Material Management	8	8,129	-	Deconstruction
VHA	17	Dallas, TX	Engineering Service (Admin)	9	9,396	-	Deconstruction
VHA	17	Dallas, TX	Boiler Plant	10	4,530	-	Deconstruction
VHA	17	Dallas, TX	Laundry	12	28,270	-	Deconstruction
VHA	17	Dallas, TX	Storage-Engineering	27	2,106	-	Deconstruction
VHA	17	Dallas, TX	Misc./Safety Admin	TT49	4,196	-	Deconstruction

Admin	VISN / District	Location	Description	Bldg/ Land #	Total GSF	Total Acres	Disposal Type
VHA	19	Fort Harrison, MT	Vacant Storage	43	4,698	-	Demolition
VHA	19	Fort Harrison, MT	Misc. Storage	54	480	-	Demolition
VHA	19	Fort Harrison, MT	Vacant Boiler Plant	142	5,427	-	Demolition
VHA	19	Miles City, MT	Administration Bldg/CBOC	1	112,012	-	Legislated Transfer
VHA	19	Miles City, MT	Quarters	2	5,012	-	Legislated Transfer
VHA	19	Miles City, MT	Police Outlease	3	3,095	-	Legislated Transfer
VHA	19	Miles City, MT	Miles City MT VAMC	3	-	14.50	Legislated Transfer
VHA	19	Miles City, MT	Vacant Quarters	4	2,620	-	Legislated Transfer
VHA	19	Miles City, MT	Vacant Quarters	5	3,584	-	Legislated Transfer
VHA	19	Miles City, MT	Vacant Quarters	6	3,584	-	Legislated Transfer
VHA	19	Miles City, MT	Garages	7	4,716	-	Legislated Transfer
VHA	19	Miles City, MT	Auditorium	8	8,849	-	Legislated Transfer
VHA	19	Miles City, MT	Boiler Plan	10	5,768	-	Legislated Transfer
VHA	19	Miles City, MT	Outleased Garage	13	2,520	-	Legislated Transfer
VHA	19	Miles City, MT	Meter House	14	1,656	-	Legislated Transfer
VHA	19	Miles City, MT	Community Living Center	15	17,709	-	Legislated Transfer
VHA	19	Miles City, MT	Rehab and EMS Building	20	4,193	-	Legislated Transfer
VHA	19	Muskogee, OK	Rehab Medicine - Polytrauma Outpatient Clinic	6	2,440	-	Demolition
VHA	19	Muskogee, OK	HRMS Administration	7	2,508	-	Demolition
VHA	19	Muskogee, OK	HRMS Administration	8	2,652	-	Demolition
VHA	19	Muskogee, OK	Community Care Service	9	2,644	-	Demolition
VHA	19	Muskogee, OK	Community Care Service	10	2,634	-	Demolition
VHA	19	Sheridan, WY	FMS/Paint shop	55	1,800	-	Demolition
VHA	20	Roseburg, OR	Storage	T15	1,500	-	Demolition
VHA	20	Seattle, WA	Mental Health	24	24,571	-	Demolition
VHA	20	Walla Walla, WA	Radiology Trailer	T9	5,598	-	Other
VHA	21	Fresno, CA	Switch Gear	19	2,401	-	Demolition
VHA	21	Fresno, CA	Engineering Administration	T-5	600	-	Demolition
VHA	21	Martinez, CA	Day Treatment Center	AB5	1,440	-	Demolition
VHA	21	Martinez, CA	Pharmacy/CBHC (office)	AB6	7,920	-	Demolition
VHA	21	Martinez, CA	BDMS/Engineering/Social Work	AB7	12,960	-	Demolition
VHA	21	Palo Alto, CA	Rehab/Research Center	51	28,490	-	Demolition

Admin	VISN / District	Location	Description	Bldg/ Land #	Total GSF	Total Acres	Disposal Type
VHA	21	Sacramento, CA	Social Services	800	3,172	-	Demolition
VHA	21	Sacramento, CA	Dermatology	801	2,620	-	Demolition
VHA	21	Sacramento, CA	Social Work	802	1,220	-	Demolition
VHA	21	Sacramento, CA	Admin	803	623	-	Demolition
VHA	21	Sacramento, CA	OIT combined with 810	811	1,440	-	Deconstruction
VHA	21	San Francisco, CA	Sausalito Annex	1303	-	1.72	GSA Disposal Authority
VHA	21	San Francisco, CA	Sausalito Main Annex	662SAUS1	37,800	-	GSA Disposal Authority
VHA	21	San Francisco, CA	Medical Offices/Cardiology	T-24	1,684	-	Demolition
VHA	22	Long Beach, CA	Wards, Psych Admin	128	96,349	-	Demolition
VHA	22	Long Beach, CA	Nursing Homecare Unit	133	65,212	-	Demolition
VHA	22	Long Beach, CA	Recreation, Rehab	136	1,049	-	Demolition
VHA	22	Los Angeles, CA	Greenhouse	249	2,800	-	Deconstruction
VHA	22	Los Angeles, CA	Vacant Annex Theater	264	9,603	-	Demolition
VHA	22	Los Angeles, CA	Dietetics	300	60,650	-	EUL
VHA	22	Sepulveda, CA	Vacant Theater	21	20,000	-	Demolition
VHA	22	Sepulveda, CA	Utilities	43	555	-	Demolition
VHA	22	Sepulveda, CA	Research	85	1,819	-	Demolition
VHA	22	Sepulveda, CA	Quarters/Vacant	88	1,577	-	Demolition
VHA	22	Sepulveda, CA	Quarters/Vacant	91	2,758	-	Demolition
VHA	23	Fargo, ND	ADMIN BLDG	30	4,862	-	Demolition
VHA	23	Minneapolis, MN	Storage	18	80	-	Demolition
VHA	23	Omaha, NE	Day Hospital	8	3,208	-	Demolition
VHA	23	St. Cloud, MN	Recreation Pavilion	92	1,920	-	Demolition
VHA	23	St. Cloud, MN	Generator Building	97	448	-	Demolition
VHA	23	St. Cloud, MN	Generator Building	99	448	-	Demolition
VHA	23	St. Cloud, MN	Generator Building	103	448	-	Demolition
Sub-Total 2025					1,419,510	16.22	
2026							
NCA	1	Danville, VA	Vacant Lodge/Office	2101	2,354	-	Demolition
VHA	1	West Haven, CT	Administration	8	21,200	-	Demolition
VHA	1	West Haven, CT	Administration	9	6,105	-	Demolition
VHA	1	West Haven, CT	Grounds Storage	10	339	-	Demolition
VHA	1	West Haven, CT	Administration	8T	6,398	-	Demolition

Admin	VISN / District	Location	Description	Bldg/ Land #	Total GSF	Total Acres	Disposal Type
VHA	4	Butler, PA	Facility Management	46	9,762	-	Demolition
VHA	4	Coatesville, PA	Support/Tenant	6	41,950	-	Demolition
VHA	5	Perry Point, MD	Generator (9H/314)	344	895	-	Demolition
VHA	5	Perry Point, MD	Mental Health Nursing Unit	25H	65,868	-	Demolition
VHA	6	Hampton, VA	Mental Health	138	4,859	-	Demolition
VHA	8	Tampa, FL	Administration	T49	1,278	-	Demolition
VHA	15	Poplar Bluff, MO	MAS/Travel Consult/Programmatic	5	6,377	-	Demolition
VHA	15	Poplar Bluff, MO	Facilities Management	8	8,007	-	Demolition
VHA	15	St Louis, MO	IRM and Hypertension Office	3	15,207	-	Demolition
VHA	15	St Louis, MO	Engineering Office	4	6,452	-	Demolition
VHA	15	St Louis, MO	Research	6	7,035	-	Demolition
VHA	15	St Louis, MO	Research	7	17,454	-	Demolition
VHA	15	St Louis, MO	Garage and Motorpool	14	1,917	-	Demolition
VHA	15	St Louis, MO	Care in the Community/Sim Center	1T	8,596	-	Demolition
VHA	15	St Louis, MO	OEF/OIF Clinic	5T	2,857	-	Demolition
VHA	15	St Louis, MO	Research	6A	9,193	-	Demolition
VHA	15	St Louis, MO	Research	7A	2,481	-	Demolition
VHA	16	Fayetteville, AR	Pre-Engineered Metal Bldg Smoke Shed	48	300	-	Demolition
VHA	17	Dallas, TX	Warehouse	44	30,051	-	Deconstruction
VHA	17	Dallas, TX	Fiscal/MCCR	45	11,924	-	Deconstruction
VHA	17	Dallas, TX	VA Police/Administration	T46	1,052	-	Deconstruction
VHA	17	Dallas, TX	Fiscal	T47	1,112	-	Deconstruction
VHA	17	Dallas, TX	Recreation Svc	T48	1,002	-	Deconstruction
VHA	19	Denver, CO	Vacant - Offices	4	4,866	-	Demolition
VHA	19	Denver, CO	Vacant - Engineering	6	3,567	-	Demolition
VHA	19	Denver, CO	Vacant - Boiler Plant	8	3,359	-	Demolition
VHA	20	Portland, OR	Ground Shop	41	2,411	-	Demolition
VHA	20	Portland, OR	Radiation Therapy Lodgers/Day Care	T51	26,280	-	Demolition
VHA	20	Portland, OR	Trailer 1	TR1	2,672	-	Demolition
VHA	20	Seattle, WA	Med. Specialties/Facilities	18	21,218	-	Demolition
VHA	20	Seattle, WA	Canteen Retail Store	20	5,888	-	Demolition
VHA	20	Seattle, WA	Canteen Bldg.	22	10,020	-	Demolition
VHA	20	White City, OR	Shop, Swing and Recreation	223	18,885	-	Deconstruction
VHA	20	White City, OR	Connecting Corridor 222	CC222	774	-	Deconstruction
VHA	20	White City, OR	Connecting Corridor 223	CC223	1,220	-	Deconstruction
VHA	20	White City, OR	Connecting Corridor 224	CC224	968	-	Deconstruction
VHA	21	Palo Alto, CA	Animal Research Facility	54	17,438	-	Demolition
VHA	21	Palo Alto, CA	640HC - Monterey CBOC	1370	-	4.80	EUL
VHA	21	Palo Alto, CA	Monterey CBOC - old	640HC	35,200	-	EUL
VHA	21	Sacramento, CA	Occupational Health	722a	1,309	-	Demolition
VHA	21	San Francisco, CA	Medical Research / VMU	12	36,496	-	Demolition
VHA	23	Des Moines, IA	Quarters	6	3,780	-	Demolition

Admin	VISN / District	Location	Description	Bldg/ Land #	Total GSF	Total Acres	Disposal Type
VHA	23	Iowa City, IA	A&MM Warehouse	19	560	-	Demolition
VHA	23	Iowa City, IA	Miscellaneous Services Building	20	3,897	-	Demolition
VHA	23	Omaha, NE	OIF/OEF	D	2,880	-	Demolition
Sub-Total 2026					495,713	4.80	
2027							
VHA	2	St. Albans, NY	Vacant Radiation Therapy	90	6,122	-	Demolition
VHA	2	St. Albans, NY	Shops/Vacant NHCU	92	37,984	-	Demolition
VHA	2	St. Albans, NY	EMS/Vacant NHCU	93	40,510	-	Demolition
VHA	4	Altoona, PA	Switch Station	8	190	-	Demolition
VHA	4	Lebanon, PA	Program and Clinics	144	1,408	-	Demolition
VHA	5	Perry Point, MD	Guard Booth	97A	80	-	Demolition
VHA	7	Charleston, SC	Myrtle Beach CBOC	5 MYR	13,128	-	Demolition
VHA	15	Marion, IL	Storage	T105	1,571	-	Demolition
VHA	15	Marion, IL	Storage	T106	1,545	-	Demolition
VHA	15	Marion, IL	Storage	T107	1,545	-	Demolition
VHA	15	Marion, IL	Storage	T108	1,545	-	Demolition
VHA	15	Marion, IL	Engineering Shop	T109	1,224	-	Demolition
VHA	15	St Louis, MO	Domiciliary Modular (JB)	3T	2,847	-	Demolition
VHA	15	St Louis, MO	Neuro Psych Modular Bldg (JB)	51T	2,845	-	Demolition
VHA	15	St Louis, MO	Vacant Modular Bldg (JB)	53T	2,845	-	Demolition
VHA	15	St Louis, MO	Food Nutrition Administration (JB)	60T	2,851	-	Demolition
VHA	16	Biloxi, MS	Quarters	6	3,000	-	Deconstruction
VHA	16	Biloxi, MS	Quarters	7	5,000	-	Deconstruction
VHA	16	Biloxi, MS	Interior Design / CFM Office	8	5,000	-	Deconstruction
VHA	19	Grand Junction, CO	Outpatient Psych	35	1,293	-	Deconstruction
VHA	19	Grand Junction, CO	Recreation/Winter Sports/Administration	37	4,500	-	Deconstruction
VHA	20	White City, OR	Swing, DAV, AND CRD Storage	222	18,884	-	Deconstruction
VHA	20	White City, OR	Connecting Corridor 200	CC200	14,995	-	Deconstruction
VHA	20	White City, OR	RRTP Admissions	CC202	7,707	-	Deconstruction
VHA	20	White City, OR	Connecting Corridor 206	CC206	2,036	-	Deconstruction
VHA	20	White City, OR	Connecting Corridor 207	CC207	966	-	Deconstruction
VHA	20	White City, OR	Connecting Corridor 208	CC208	1,205	-	Deconstruction
VHA	20	White City, OR	Connecting Corridor 218	CC218	3,544	-	Deconstruction
VHA	20	White City, OR	Connecting Corridor 219	CC219	942	-	Deconstruction
VHA	20	White City, OR	Connecting Corridor 220	CC220	1,225	-	Deconstruction
VHA	20	White City, OR	Connecting Corridor 221	CC221	980	-	Deconstruction
VHA	20	White City, OR	Connecting Corridor 239	CC239	2,825	-	Deconstruction
VHA	21	Martinez, CA	Biomedical Engineering	BM1	1,289	-	Demolition
VHA	21	Menlo Park, CA	Engineering	303	20,200	-	Demolition
VHA	21	Menlo Park, CA	Garage	T45	3,500	-	Demolition
VHA	21	Palo Alto, CA	Administrative	MVC 100	40,126	-	Demolition
VHA	21	Palo Alto, CA	CCA Office Trailer	T50	3,540	-	Demolition

Admin	VISN / District	Location	Description	Bldg/ Land #	Total GSF	Total Acres	Disposal Type
VHA	22	Los Angeles, CA	Day Treatment Center Mental Health	256	41,218	-	EUL
VHA	22	Sepulveda, CA	Animal Research	47	2,800	-	Demolition
VHA	22	Sepulveda, CA	Research (ARF)	103	4,104	-	Demolition
Sub-Total 2027					309,119	-	
2028							
VHA	4	Philadelphia, PA	Engineering Administration	5	3,000	-	Demolition
VHA	4	Philadelphia, PA	Facilities- EMS- Asset Mgt	15	5,800	-	Demolition
VHA	5	Martinsburg, WV	PRRP Lodging, Baker House	21	3,861	-	Demolition
VHA	8	Bay Pines, FL	Clinic Administration	T205	7,898	-	Direct/ Negotiated Sale
VHA	8	Bay Pines, FL	Education	T206	5,250	-	Direct/ Negotiated Sale
VHA	9	Lexington, KY Leestown	Engineering Electrical Shop	20	2,539	-	Demolition
VHA	9	Louisville, KY	Main Hospital	1	475,123	-	GSA Disposal Authority
VHA	9	Louisville, KY	Logistics, Mental Health Clinic, Ambulatory Care	3	9,845	-	GSA Disposal Authority
VHA	9	Louisville, KY	Medical Media & Engineering	4	5,806	-	GSA Disposal Authority
VHA	9	Louisville, KY	Administrative	5	2,718	-	GSA Disposal Authority
VHA	9	Louisville, KY	Engineering Shops	6	4,980	-	GSA Disposal Authority
VHA	9	Louisville, KY	Laundry	7	17,823	-	GSA Disposal Authority
VHA	9	Louisville, KY	Boiler Plant	8	5,555	-	GSA Disposal Authority
VHA	9	Louisville, KY	Storage	11	1,104	-	GSA Disposal Authority
VHA	9	Louisville, KY	Animal Research	12	8,414	-	GSA Disposal Authority
VHA	9	Louisville, KY	Meter House	15	40	-	GSA Disposal Authority
VHA	9	Louisville, KY	Clinical Research	19	7,164	-	GSA Disposal Authority
VHA	9	Louisville, KY	Air Conditioning Plant	21	3,289	-	GSA Disposal Authority
VHA	9	Louisville, KY	Domiciliary (Beds Psych Res Rehab)	24	14,693	-	GSA Disposal Authority
VHA	9	Louisville, KY	VAMC	112	-	47.76	GSA Disposal Authority
VHA	9	Louisville, KY	Storage	T1	1,189	-	GSA Disposal Authority
VHA	9	Louisville, KY	Modular	T20	7,050	-	GSA Disposal Authority
VHA	9	Louisville, KY	C and P Clinic	T22	3,280	-	GSA Disposal Authority

Admin	VISN / District	Location	Description	Bldg/ Land #	Total GSF	Total Acres	Disposal Type
VHA	9	Louisville, KY	Geriatrics Wellness / Telehealth	T27	1,000	-	GSA Disposal Authority
VHA	9	Louisville, KY	Storage	T3	1,140	-	GSA Disposal Authority
VHA	10	Chillicothe, OH	Old Water Treatment Plant	256	4,413	-	Demolition
VHA	12	Danville, IL	Engineering quonset hut - storage	T110	1,162	-	Demolition
VHA	12	Danville, IL	Engineering quonset hut - storage	T111	1,298	-	Demolition
VHA	12	Danville, IL	Engineering quonset hut - storage	T112	1,162	-	Demolition
VHA	12	Danville, IL	Engineering quonset hut - storage	T113	1,298	-	Demolition
VHA	12	Danville, IL	Engineering quonset hut - storage	T114	1,162	-	Demolition
VHA	15	St Louis, MO	Boiler Plant	8	6,095	-	Demolition
VHA	15	St Louis, MO	Gas Meter House	11	289	-	Demolition
VHA	15	St Louis, MO	Chiller Plant	8A	3,179	-	Demolition
VHA	15	St Louis, MO	Emergency Generator	8B	270	-	Demolition
VHA	15	St Louis, MO	Chiller Plant Addition	8C	539	-	Demolition
VHA	17	Kerrville, TX	Two Car Garage	32	409	-	Deconstruction
VHA	17	Kerrville, TX	Personnel Quarters	49	2,898	-	Deconstruction
VHA	17	Kerrville, TX	Personnel Quarters	50	2,754	-	Deconstruction
VHA	17	Kerrville, TX	Personnel Quarters	51	2,754	-	Deconstruction
VHA	17	Kerrville, TX	Two Car Garage	85	409	-	Deconstruction
VHA	17	Kerrville, TX	Two Car Garage	87	409	-	Deconstruction
VHA	17	Kerrville, TX	Two Car Garage	88	409	-	Deconstruction
VHA	17	Waco, TX	F.M.S./Shops	24	10,630	-	Demolition
VHA	17	Waco, TX	Chapel	129	6,452	-	Deconstruction
VHA	19	Muskogee, OK	Engineering Storage	20	370	-	Demolition
VHA	19	Muskogee, OK	Engineering Storage	37	81	-	Demolition
VHA	19	Muskogee, OK	Engineering Storage	49	336	-	Demolition
VHA	20	White City, OR	Supply Chain Management	250	21,612	-	Other
VHA	21	Palo Alto, CA	Research/Admin	4	80,396	-	Demolition
VHA	21	Palo Alto, CA	Diagnostic Radiology Center	102	15,757	-	Demolition
VHA	21	Palo Alto, CA	Modular Building	MB1	17,370	-	Demolition
VHA	21	Palo Alto, CA	Modular Building	MB2	14,528	-	Demolition
VHA	21	Palo Alto, CA	Modular Building	MB3	17,334	-	Demolition
VHA	22	Los Angeles, CA	Police HQ	236	6,818	-	Demolition
VHA	22	Prescott, AZ	Garage (Residential)	99	300	-	Demolition
VHA	22	Prescott, AZ	Credit Union	T5	4,916	-	Deconstruction
VHA	23	Sioux Falls, SD	Vacant Space	T15	3,280	-	Demolition
Sub-Total 2028					829,650	47.76	
2029							
VHA	12	Danville, IL	Garage (2 car)	82	653	-	Demolition
VHA	12	Danville, IL	Boiler plant and incinerator	100	14,211	-	Demolition
VHA	12	Tomah, WI	Recycling and AFGE	25	7,171	-	Demolition
VHA	17	Amarillo, TX	Logistics/Administration	8	6,427	-	Deconstruction
VHA	20	Walla Walla, WA	Storage	40	461	-	Demolition

Admin	VISN / District	Location	Description	Bldg/ Land #	Total GSF	Total Acres	Disposal Type
VHA	20	Walla Walla, WA	Canteen	75	6,583	-	Demolition
VHA	20	White City, OR	Library/IRM	210	19,841	-	Deconstruction
VHA	20	White City, OR	Carpenter Shop, Grounds	227	13,449	-	Deconstruction
VHA	20	White City, OR	Safety Offices	228	2,706	-	Deconstruction
VHA	20	White City, OR	Facilities Management Off.	229	3,725	-	Deconstruction
VHA	20	White City, OR	Dispatch	262	2,352	-	Deconstruction
VHA	20	White City, OR	FMS Storage	270	507	-	Deconstruction
VHA	20	White City, OR	Connecting Corridor 209	CC209	774	-	Deconstruction
VHA	20	White City, OR	Connecting Corridor 210	CC210	972	-	Deconstruction
VHA	20	White City, OR	Connecting Corridor 211	CC211	2,774	-	Deconstruction
VHA	20	White City, OR	Connecting Corridor 227	CC227	562	-	Deconstruction
VHA	20	White City, OR	Connecting Corridor 228	CC228	25	-	Deconstruction
VHA	20	White City, OR	Connecting Corridor 234	CC234	25	-	Deconstruction
VHA	21	Menlo Park, CA	Boiler House	114	6,200	-	Demolition
VHA	21	Palo Alto, CA	SCI / Rehabilitation Medicine	7	126,830	-	Demolition
VHA	21	Palo Alto, CA	Boiler House	40	6,510	-	Demolition
VHA	22	Los Angeles, CA	Research Animal House	337	12,941	-	Demolition
Sub-Total 2029					235,699	-	

Appendix E – Awarded EUL Projects
(as of September 30, 2024; Sorted by Location, by State)

	Location	ST	EUL Type Housing Type	Lease Awarded	Status
1	Tuscaloosa I	AL	Hospice	9/19/2002	Operational
2	Tuscaloosa II	AL	Permanent	12/27/2011	Operational
3	N. Little Rock	AR	Golf Course	10/1/1998	Terminated
4	Menlo Park	CA	Permanent	12/27/2011	Operational
5	Sacramento	CA	Nursing Care (Never Operational)	12/27/2011	Expired
6	Sepulveda I	CA	Permanent	12/21/2007	Operational
7	Sepulveda II	CA	Permanent	12/21/2007	Operational
8	West LA Bldg 205	CA	Permanent	12/2/2019	Operational
9	West LA Bldg 207	CA	Permanent	10/29/2020	Operational
10	West LA Bldg 208	CA	Permanent	12/2/2019	Operational
11	West LA Bldg 209	CA	Permanent	5/18/2017	Operational
12	West LA MacArthur Field I	CA	Permanent	12/2/2022	Operational
13	West LA MacArthur Field II	CA	Permanent	11/8/2023	Construction
14	West LA Principal Developer	CA	Permanent	6/29/2022	Construction
15	Newington I	CT	Permanent	12/27/2011	Operational
16	Newington II	CT	Assisted Living (Never Operational)	12/27/2011	Expired
17	West Haven	CT	Child Development Center	12/1/1994	Terminated
18	Washington	DC	Child Development Center	4/20/1993	Operational
19	Bay Pines	FL	Child Development Center	5/22/1997	Terminated
20	Viera	FL	Assisted Living	12/13/2011	Operational
21	West Palm Beach	FL	Office	11/14/1994	Operational
22	Paris	France	Hotel	10/16/1998	Operational
23	Atlanta	GA	Office	12/18/1997	Operational
24	Augusta I	GA	Permanent	12/27/2011	Operational
25	Augusta II	GA	Permanent	12/30/2011	Operational
26	Dublin	GA	Permanent	8/11/2022	Operational
27	Barbers Point	HI	Permanent and Transitional	3/17/2003	Operational
28	Knoxville	IA	Transitional (Never Operational)	12/27/2011	Expired
29	Chicago (Lakeside)	IL	Consolidation	1/18/2005	Disposed
30	Chicago (Westside) I	IL	Office	4/22/2002	Operational
31	Chicago (Westside) II	IL	Energy	8/12/2002	Operational
32	Danville I	IL	Senior	4/27/1999	Operational
33	Danville II	IL	Permanent	12/30/2011	Operational
34	Hines I	IL	Permanent (formerly Transitional)	8/22/2003	Operational
35	Hines II	IL	Senior	7/30/2004	Operational
36	Hines III	IL	Permanent	12/27/2011	Operational
37	Mound City	IL	Office	11/6/2003	Terminated

	Location	ST	EUL Type Housing Type	Lease Awarded	Status
38	North Chicago I	IL	Energy	5/21/2002	Operational
39	North Chicago II	IL	Medical School	4/10/2002	Disposed
40	Indianapolis	IN	Mixed Use	9/23/1996	Disposed
41	Indianapolis	IN	Mixed Use	12/6/1999	Terminated
42	Leavenworth	KS	Permanent and Transitional	8/5/2005	Operational
43	Topeka	KS	Permanent (Never Operational)	12/30/2011	Expired
44	Lexington	KY	Permanent	12/19/2018	Operational
45	Alexandria	LA	Transitional (Never Operational)	12/27/2011	Expired
46	Bedford I	MA	Permanent	9/10/2004	Operational
47	Bedford II	MA	Permanent	12/27/2011	Operational
48	Brockton	MA	Permanent	12/27/2011	Operational
49	Northampton	MA	Permanent and Transitional	12/27/2011	Operational
50	Fort Howard I	MD	Mixed Use - Senior Housing / Clinic (Never Operational)	9/28/2006	Terminated
51	Fort Howard II	MD	Permanent (Never Operational)	12/27/2011	On Hold
52	Perry Point	MD	Permanent	12/30/2011	Operational
53	Togus	ME	Permanent	12/27/2011	Operational
54	Battle Creek	MI	Transitional	12/22/2008	Operational
55	Fort Snelling	MN	Permanent	12/27/2011	Operational
56	Minneapolis I	MN	Credit Union	8/17/2004	Operational
57	Minneapolis II	MN	Permanent	9/1/2005	Operational
58	Minneapolis III	MN	Permanent	6/2/2016	Operational
59	St. Cloud I	MN	Golf Course	7/28/1997	Operational
60	St. Cloud II	MN	Permanent	5/24/2005	Operational
61	St. Cloud III	MN	Permanent	12/27/2011	Operational
62	Fort Harrison	MT	Permanent	12/27/2011	Operational
63	Durham	NC	Mixed Use	1/3/2002	Operational
64	Grand Island	NE	Permanent	12/30/2011	Operational
65	Lincoln	NE	Permanent	12/30/2011	Operational
66	Lyons	NJ	Permanent	12/27/2011	Operational
67	Somerville	NJ	Mixed Use	9/5/2003	Operational
68	Albany	NY	Parking	8/5/2009	Operational
69	Batavia I	NY	Transitional	5/24/2002	Terminated
70	Batavia II	NY	SRO/Transitional	5/24/2002	Terminated
71	Batavia III	NY	Senior	12/22/2008	Operational
72	Bath	NY	Permanent (Never Operational)	12/27/2011	Expired
73	Canandaigua	NY	Permanent and Transitional	12/27/2011	Operational
74	Northport	NY	Assisted Living (Never Operational)	12/27/2011	Expired
75	Chillicothe I	OH	Mixed Use	12/22/2008	Operational
76	Chillicothe II	OH	Permanent	12/30/2011	Operational
77	Cleveland	OH	Mixed Use	10/1/2009	Disposed
78	Dayton I	OH	Permanent	12/30/2004	Operational
79	Dayton II	OH	Child Development Center	12/30/2004	Terminated
80	Dayton III	OH	Transitional	4/19/2007	Operational
81	Dayton IV	OH	Transitional	11/5/2008	Operational

	Location	ST	EUL Type Housing Type	Lease Awarded	Status
82	Dayton V	OH	Senior	12/30/2011	Operational
83	Dayton VI	OH	Permanent (Never Operational)	12/30/2011	Expired
84	Roseburg I	OR	Transitional	8/1/2000	Operational
85	Roseburg II	OR	Permanent	12/27/2011	Operational
86	Butler I	PA	Mental Health Facility	12/18/2003	Operational
87	Butler II	PA	Transitional	4/17/2007	Operational
88	Charleston	SC	Driveway	5/18/2004	Operational
89	Columbia	SC	Mixed Use	11/19/2007	Operational
90	Sioux Falls	SD	Parking	4/1/1999	Expired
91	Memphis I	TN	Parking / Child Advocacy Center	12/30/2011	Operational
92	Memphis II	TN	Parking / Mixed Use (Never Operational)	12/30/2011	Expired
93	Mountain Home I	TN	Medical School	12/17/1998	Operational
94	Mountain Home II	TN	Energy	12/2/1999	Operational
95	Big Spring	TX	Parking	3/8/1996	Terminated
96	Dallas	TX	Child Development Center	12/20/1999	Expired
97	Houston	TX	Mixed Use	8/23/1993	Operational
98	Kerrville	TX	Permanent	12/27/2011	Operational
99	Waco	TX	Permanent	4/5/2024	Construction
100	Salt Lake City I	UT	Office	5/9/2001	Operational
101	Salt Lake City II	UT	Mixed Use	9/20/2006	Operational
102	Salt Lake City III	UT	Transitional	8/30/2011	Operational
103	Salem	VA	Permanent (Never Operational)	12/30/2011	Expired
104	Vancouver I	WA	Permanent	7/14/1998	Operational
105	Vancouver II	WA	Crisis Triage Center	2/13/2004	Operational
106	Vancouver III	WA	Permanent	12/27/2011	Operational
107	Walla Walla	WA	Permanent	12/30/2011	Operational
108	Milwaukee I	WI	Office	7/17/2003	Operational
109	Milwaukee II	WI	Permanent	11/9/2018	Operational
110	Cheyenne	WY	Permanent (Never Operational)	12/30/2011	Expired

Page Intentionally Left Blank.

Appendix F – History of VHA Projects Update

Continuing for 2026, projects that had no funding action in the last 10 years with a status of either Cancelled, Financially Completed, or Physically Completed have been removed.

City	ST	Project Description	Total Est. Cost (TEC)	2004 – 2021 Actual (\$000)	2022 Actual (\$000)	2023 Actual (\$000)	2024 Actual (\$000)	2025 Estimate ¹ (\$000)	2026 Request (\$000)	Status
Alameda	CA	Alameda Community Based Outpatient Clinic and National Cemetery	\$395,000	\$266,200	\$0	\$128,800	\$0	\$0	\$0	CD
American Lake ^{2,3}	WA	Construction of New Specialty Care Building 201, Renovation of Building 18 and Expansion of Parking Facilities	\$155,600	\$110,600	\$0	\$0	\$45,000	\$0	\$0	CO
Bay Pines ^{4,5}	FL	Inpatient/Outpatient Improvements	\$206,700	\$188,200	\$0	\$0	\$0	\$18,500	\$0	CO
Biloxi ^{5,6,7}	MS	Restoration Of Hospital/Consolidation of Gulfport	\$392,700	\$319,000	\$22,500	\$6,700	\$4,900	\$39,600	\$0	CO
Brockton	MA	Long-Term Care Spinal Cord Injury	\$188,000	\$24,040	\$0	\$0	\$0	\$0	\$0	NYFDP
Bronx	NY	Spinal Cord Injury Center	\$225,900	\$8,179	\$0	\$0	\$0	\$0	\$0	NYFDP
Canandaigua ^{1,8}	NY	Construction and Renovation	\$506,400	\$383,741	\$60,159	\$62,500	\$0	\$0	\$0	CO
Dallas ^{1,3}	TX	Clinical Expansion for Mental Health, Expansion of Parking Facilities and Land Acquisition	\$686,700	\$15,640	\$0	\$0	\$77,460	\$0	\$0	D
Dallas ¹	TX	Spinal Cord Injury	\$292,239	\$249,000	\$43,239	\$0	\$0	\$0	\$0	CO
Denver ^{9,10}	CO	New Medical Center Facility	\$1,637,366	\$1,650,827	(\$12,878)	(\$583)	\$0	\$0	\$0	PC
El Paso	TX	Construct New Health Care Center and Utility Plant	\$759,200	\$0	\$150,000	\$550,000	\$59,200	\$0	\$0	CO
Ft Harrison ^{1,8}	MT	Seismic Upgrade and Specialty Care Improvements	TBD	\$0	\$0	\$88,600	\$0	\$0	\$0	D
Las Vegas ^{5,6,11}	NV	New Medical Facility	\$594,655	\$592,655	\$2,000	\$0	\$0	\$0	\$0	PC
Livermore ⁵	CA	Realignment and Closure	\$505,000	\$455,000	\$0	\$35,000	\$0	\$15,000	\$0	CO

City	ST	Project Description	Total Est. Cost (TEC)	2004 – 2021 Actual (\$000)	2022 Actual (\$000)	2023 Actual (\$000)	2024 Actual (\$000)	2025 Estimate ¹ (\$000)	2026 Request (\$000)	Status
Long Beach ¹	CA	Mental Health & Community Living Center	\$407,950	\$367,300	\$20,000	\$0	\$0	\$20,650	\$0	CO
Louisville ¹	KY	New Medical Facility	\$1,053,000	\$885,000	\$93,000	\$35,000	\$0	\$40,000	\$0	CO
Manhattan ^{10,12}	NY	Medical Center-Flood Recovery	\$367,208	\$372,600	(\$5,392)	\$0	\$0	\$0	\$0	CO
New Orleans ¹³	LA	New Medical Facility	\$1,089,490	\$1,089,490	\$0	\$0	\$0	\$0	\$0	FC
North Chicago ^{10,14}	IL	Renovate Building 4	\$15,747	\$6,000	\$0	\$0	\$0	(\$233)	\$0	FC
Oklahoma City ^{5,14}	OK	Construct Surgical Intensive Care Unit and Renovate Operating Rooms	\$63,164	\$10,800	\$18,103	\$9,148	\$15,600	\$0	\$0	CO
Omaha ¹⁵	NE	Replacement Facility	\$560,000	\$0	\$0	\$0	\$0	\$0	\$0	CA
Omaha ¹⁵	NE	Ambulatory Care CHIP IN ACT	\$86,000	\$56,000	\$0	\$0	\$0	\$0	\$0	FC
Palo Alto ^{10,16}	CA	Centers for Polytrauma/Blind Rehabilitation, Ambulatory Care & Research	\$716,600	\$472,600	(\$127)	\$0	\$0	\$0	\$0	AP-PB
Perry Point ³	MD	Replacement Community Living Center and Parking Expansion	\$274,310	\$92,700	\$0	\$0	\$181,610	\$0	\$0	DD
Portland ^{3,8}	OR	Upgrade Building 100 and 101 for Seismic Retrofit and Renovation, Roadway and Site Improvements, New Specialty Care Facility, Demolition and Expansion of Parking Facilities	TBD	\$0	\$20,000	\$503,000	\$90,000	\$0	\$0	S/DD
Reno ¹⁷	NV	Replace VASNHCS Medical Center - including Land Acquisition	TBD	\$223,800	\$0	\$0	\$0	\$0	\$0	P
San Diego ³	CA	SCI and Seismic Building 11	\$311,700	\$252,100	\$10,000	\$0	\$49,600	\$0	\$0	CO

City	ST	Project Description	Total Est. Cost (TEC)	2004 – 2021 Actual (\$000)	2022 Actual (\$000)	2023 Actual (\$000)	2024 Actual (\$000)	2025 Estimate ¹ (\$000)	2026 Request (\$000)	Status
San Francisco ^{3,18}	CA	New Research Facility, Parking Structure and Demolition	\$264,500	\$180,480	\$74,400	\$0	\$9,620	\$0	\$0	D
San Juan ^{3,5}	PR	Seismic Corrections Building 1, New Administrative Building, Expansion of Outpatient Clinic and Parking Structure	\$370,370	\$307,000	\$0	\$22,000	\$41,370	\$0	\$0	CO
Seattle ¹⁰	WA	B101 Mental Health	\$205,922	\$205,939	\$0	(\$17)	\$0	\$0	\$0	PC
St. Louis (JB)	MO	Medical Facility Improvements & Cemetery Expansion	\$366,500	\$366,500	\$0	\$0	\$0	\$0	\$0	CO
St. Louis (JC)	MO	Replace Bed Tower, Clinical Building Expansion, Consolidated Administrative Building and Warehouse, Utility Plant and Parking Garages	\$1,762,668	\$43,340	\$92,000	\$0	\$0	\$0	\$1,627,328	D
Tampa ^{5,16}	FL	Polytrauma and New Bed Tower	\$246,278	\$236,500	\$3,700	\$0	\$0	\$6,078	\$0	CO
Tulsa ¹⁹	OK	Construct Inpatient Facility	\$178,100	\$120,000	\$0	\$31,200	\$5,200	\$0	\$0	CO
Walla Walla ⁵	WA	Multi-Specialty Care	\$75,030	\$71,400	\$0	\$0	\$3,630	\$0	\$0	CO
West Haven	CT	New Surgical and Clinical Space Tower, Renovation of Buildings 1 and 2, and Demolition	\$502,409	\$0	\$0	\$0	\$153,128	\$0	\$0	D
West Los Angeles ^{1,20}	CA	Seismic Correction of 12 Bldgs	\$168,067	\$105,500	\$0	\$0	\$0	\$62,567	\$0	CO
West Los Angeles ²¹	CA	Build New Critical Care Center	\$1,460,600	\$75,790	\$40,000	\$0	\$0	\$0	\$0	D
		Total		\$9,803,920	\$630,704	\$1,471,347	\$736,318	\$202,162	\$1,627,328	

Status Codes:

AP-PB – Active Phase Project Book

CD – Construction Documents

D – Design

FC – Financially Complete

NFYDP – Not in Five Year Development Plan

S/DD - Schematics/Design Development

CA – Cancelled

CO – Construction

DD – Design Development

P – Planning

PC – Physically Complete

¹ Funding per 2025 Full Year CR (P.L. 119-4). Long Beach, Louisville and West Los Angeles funding distribution finalized and funded at the time of submission. Final distribution on Canandaigua, Dallas MH, Dallas LTSI, and Ft. Harrison are pending at publication time. VA will update for the 2027 submission.

² American Lake, WA, Construction of New Specialty Care Building 201, the project description was updated in FY 2021 from Building 81 Seismic Corrections, Renovation of Building 81AC & 18 & Construction of New Specialty Care Building 201. Phase III Building 81 and 81AC was moved to the Seismic Corrections Program. One or both of these two building renovations (81 and 81AC) may be moved back into the Major program in the future and an updated prospectus will be published to reflect the change.

³ Project funded in 2024 from Recurring Expenses Transformational Fund (RETF).

⁴ Received \$4 million from Hurricane Milton funding in 2025 (P.L. 118-158).

⁵ Project received additional funding via reprogramming action(s).

⁶ Funds were transferred to the Filipino Veterans Compensation Fund in 2010 per P.L. 111-212.

⁷ Biloxi, MS, received \$292.5 million in emergency supplemental appropriation from P.L. 109-148 and \$17.5 million in appropriations in FY 2006.

⁸ Project funded in 2023 from RETF.

⁹ Denver, CO, received \$5 million in 2014 and \$245 million in 2015 reprogramming actions (P.L. 114-19; P.L. 114-25). This project received an additional \$625 million in 2016 (P.L. 114-53). In 2020, \$22.171 million and in 2021 \$2 million was returned to the working reserve. In 2021, \$2 thousand in 2015/2016 funds cancelled.

¹⁰ Excess funds from unused contingencies, impact items, etc. were transferred to the working reserve.

¹¹ Funds were transferred for use on other projects in 2012 per P.L. 112-37.

¹² Manhattan, NY, received \$207 million in 2013 from the Disaster Relief Appropriations Act of 2013 (P.L. 113-2).

¹³ New Orleans, LA, was funded through two emergency supplemental appropriations in 2006: \$75 million from P.L. 109-148 and \$550 million from P.L. 109-234. \$39.5 million in 2015, \$50 million in 2016 and \$5 million in 2017 was reprogrammed from the working reserve.

¹⁴ North Chicago, IL and Oklahoma City, OK, total estimated cost includes funds from the Minor Construction and Medical Facilities programs.

¹⁵ Omaha, NE: \$56 million transferred from the original Replacement Facility to the Ambulatory Care Clinic due to P.L. 114-294 (aka: the CHIP IN ACT). TEC includes \$30 million in donations from a community partner for a total of \$86 million.

¹⁶ Palo Alto, CA, Ambulatory Care/Polytrauma Rehab and Tampa, Florida, Polytrauma/Bed Tower projects received funding in the 2008 emergency supplemental P.L. 110-252.

¹⁷ Reno, NV, VASNHCS Medical Center project is updated in a new prospectus in 2023 from Correct Seismic Deficiencies and Expand Clinical Services Building and received re-authorization of the project (P.L. 118-124).

¹⁸ San Francisco, CA, New Research Facility: the project description was updated in 2022 from Seismic Retrofit/Replace Buildings 1, 6, 8 and 12. The Seismic Retrofit/Replace Buildings 1, 6 and 8 will be funded with the Seismic Line Item. Revised Scope and TEC was published in the 2022 President's Budget.

¹⁹ Tulsa, OK, project is CHIP IN (P.L. 114-294). VA contribution will be \$120 million, with the donor providing land, buildings and funds to complete the project. Due to cost escalations a reprogramming was approved in FY23 for \$31.2 million (this was due to the change in legislation in Sec. 258 of Division J, Title II of P.L. 117-328. \$5.2 million reprogramming in 2024.

²⁰ West Los Angeles, CA, Seismic Corrections to 12 Buildings: under P.L. 114-226 West Los Angeles Leasing Act of 2016, VA is allowed to use several buildings for an EUL.

²¹ West Los Angeles, CA, Build New Critical Care Center: the project description was updated in 2020 from Construct New Essential Care Tower/B500 Seismic Correction and Renovation. The seismic retrofit and renovation of B500 were removed from scope and the project now involves building a new Critical Care Center and replacing B501. Project will use \$25 million appropriated in 2012 and \$25 million appropriated in 2020 for site improvements and utilities.

Appendix G – History of Non-VHA Projects

Cemetery Name	ST	Project Description	Total Est. Cost	2004 – 2021 (\$000)	2022 Actual (\$000)	2023 Actual (\$000)	2024 Actual (\$000)	2025 Estimate (\$000)	2026 Budget (\$000)	Status
Abraham Lincoln ²	IL	Phase 3 Gravesite Expansion	\$36,389	\$35,000	\$0	\$0	\$1,389	\$0	\$0	CO
Albuquerque-Area ^{1,3}	NM	Phase 1 Gravesite Development	\$77,000	\$0	\$0	\$57,000	\$0	\$20,000	\$0	CD
Barrancas	FL	Gravesite Expansion & Cemetery Improvements	\$22,738	\$22,738	\$0	\$0	\$0	\$0	\$0	FC
Calverton ⁴	NY	Gravesite Expansion & Cemetery Improvements	\$42,396	\$50,000	\$0	\$0	(\$7,604)	\$0	\$0	CO
Cape Canaveral	FL	Phase 2 Gravesite Expansion	\$38,000	\$38,000	\$0	\$0	\$0	\$0	\$0	CO
Dallas-Fort Worth ¹	TX	Phase 4 Gravesite Expansion	\$28,000	\$28,000	\$0	\$0	\$0	\$0	\$0	CO
Florida ⁴	FL	Phase 5 Gravesite Expansion	\$47,118	\$51,500	\$0	\$0	(\$4,382)	\$0	\$0	CO
Fort Sam Houston ⁴	TX	Phase 3 Gravesite Expansion and Cemetery Improvements	\$49,159	\$56,000	\$0	\$0	(\$4,841)	(\$2,000)	\$0	CO
Ft Logan ¹	CO	Phase 1 Gravesite Expansion	\$95,000	\$0	\$50,000	\$0	\$0	\$0	\$0	CO
Great Lakes	MI	Phase 2 Gravesite Expansion	\$35,200	\$35,200	\$0	\$0	\$0	\$0	\$0	CO
Houston ⁴	TX	Phase 5 Gravesite Expansion	\$29,549	\$34,000	\$0	\$0	(\$1,151)	(\$3,300)	\$0	CO
Indiantown Gap	PA	Phase 5 Gravesite Expansion	\$44,500	\$0	\$44,500	\$0	\$0	\$0	\$0	CO
Jacksonville ⁴	FL	Phase 2 Gravesite Expansion	\$22,630	\$24,000	\$0	\$0	(\$1,370)	\$0	\$0	FC
Jefferson Barracks	MO	Phase 1 Gravesite Development	\$72,800	\$0	\$0	\$44,000	\$28,800	\$0	\$0	D
Los Angeles	CA	Columbarium Expansion	\$27,600	\$27,600	\$0	\$0	\$0	\$0	\$0	PC
Massachusetts ⁴	MA	Phase 4 Gravesite Expansion	\$31,842	\$32,000	\$0	\$0	(\$158)	\$0	\$0	PC
Miramar	CA	Phase 2 Gravesite Expansion	\$31,000	\$31,000	\$0	\$0	\$0	\$0	\$0	PC
Morovis ¹	PR	Replacement Cemetery	\$67,100	\$59,500	\$0	\$0	\$0	\$7,600	\$0	CO
National Cemetery of the Alleghenies	PA	Phase 3 Gravesite Expansion	\$39,000	\$39,000	\$0	\$0	\$0	\$0	\$0	CO
National Memorial Cemetery of Arizona ⁴	AZ	Gravesite Expansion and Cemetery Improvements	\$31,529	\$31,900	\$0	\$0	(\$371)	\$0	\$0	PC
Ohio Western Reserve	OH	Phase 3 Gravesite Expansion	\$29,000	\$29,000	\$0	\$0	\$0	\$0	\$0	CO
Omaha ⁴	NE	New Cemetery	\$32,736	\$34,480	\$0	(\$1,744)	\$0	\$0	\$0	FC
Pikes Peak ⁴	CO	New Cemetery, Phase 1 Development	\$35,450	\$36,000	\$0	\$0	(\$550)	\$0	\$0	PC

Cemetery Name	ST	Project Description	Total Est. Cost	2004 – 2021 (\$000)	2022 Actual (\$000)	2023 Actual (\$000)	2024 Actual (\$000)	2025 Estimate (\$000)	2026 Budget (\$000)	Status
Puerto Rico ^{1, 4}	PR	Gravesite Exp & Cemetery Improv on Remaining Land	\$22,303	\$23,400	\$0	\$0	(\$1,097)	\$0	\$0	P
Riverside ⁴	CA	Phase 5 Gravesite Expansion	\$39,995	\$43,000	\$0	\$0	(\$3,005)	\$0	\$0	FC
Riverside	CA	Phase 6 Gravesite Expansion and Cemetery Improvements	\$185,100	\$0	\$0	\$0	\$0	\$0	\$185,100	D
South Florida ⁴	FL	Phase 2 Gravesite Expansion	\$27,936	\$31,000	\$0	\$0	(\$3,064)	\$0	\$0	CO
Tahoma ²	WA	Phase 3 Gravesite Expansion	\$83,100	\$0	\$0	\$0	\$78,200	\$4,900	\$0	CO
Western New York ²	NY	Phase 1 Gravesite Development	\$79,644	\$51,544	\$0	\$25,000	\$3,100	\$0	\$0	CO
		Total	\$1,403,813	\$843,861	\$94,500	\$124,256	\$83,895	\$27,200	\$185,100	

Status Codes:

CD – Construction Documents

CO – Construction

D – Design

FC – Financially Complete

P – Planning

PC – Physically Complete

¹Funding per 2025 Full Year CR (P.L. 119-4). Albuquerque and Morovis funding distribution finalized and funded at the time of submission. Final Distribution on Ft. Logan, Dallas and Bayamon is pending at publication time. Will update for the 2027 Budget submission.

²Project received additional funding via reprogramming action(s).

³This project replaces Santa Fe National Cemetery – New VA National Cemetery near Albuquerque Phase 1 Development. The station and project description are updated.

⁴Excess funds from unused contingencies, etc., were transferred to the working reserve and funds were made available for other uses in support of the major construction program.

Department of Veterans Affairs
Office of the Assistant Secretary for Management
www.va.gov/budget