

# U.S. DEPARTMENT OF VETERANS AFFAIRS

## FY 2026 BUDGET SUBMISSION



Construction, Long Range  
Capital Plan and Appendix

Volume 4 of 5

May 2025

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## 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.

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| <b>Topic</b>                           | <b>Frequently Asked Question</b>                                                                                                                  | <b>Page</b>                  |
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## 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.

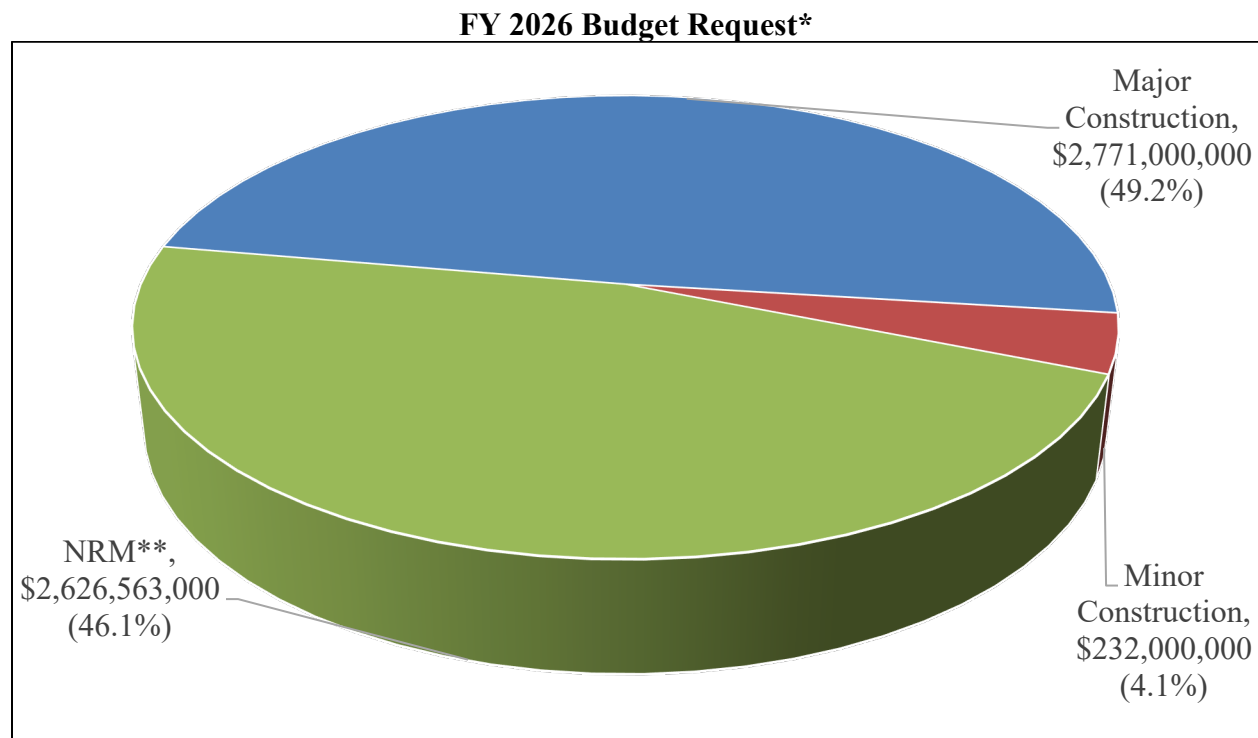
***Types of Capital Projects Proposed for Funding in 2026***

| Project Type                                                                                                                                                                                              | New Projects Proposed for Funding in 2026* |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| Major Construction                                                                                                                                                                                        | 1                                          |
| Minor Construction                                                                                                                                                                                        | 23                                         |
| Leases**                                                                                                                                                                                                  | 127                                        |
| NRM**                                                                                                                                                                                                     | 184                                        |
| <b>Total</b>                                                                                                                                                                                              | <b>335</b>                                 |
| *New projects for 2026 – does not include prior year projects<br>**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

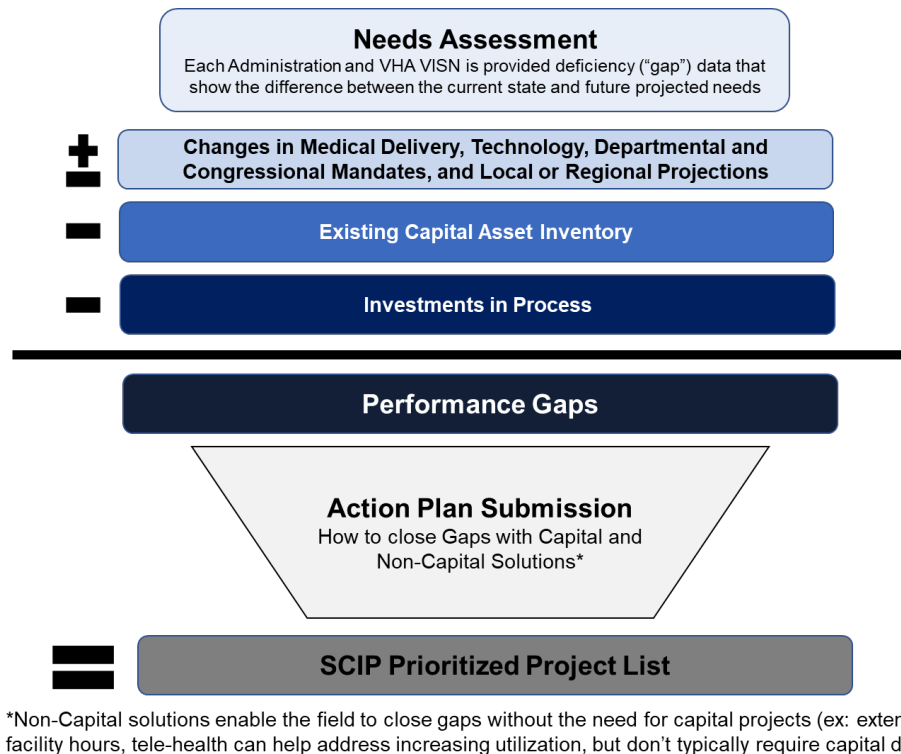
### (1) How does a project get placed on the SCIP list?

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*



### **(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**

| <b>(\$000)</b>         | <b>VHA</b>         | <b>NCA</b>       | <b>VBA</b>      | <b>SO</b>       | <b>RETF</b>    | <b>Total</b>       |
|------------------------|--------------------|------------------|-----------------|-----------------|----------------|--------------------|
| NRM*                   | \$4,841,400        | \$0              | \$0             | \$0             | \$0            | <b>\$4,841,400</b> |
| Major Const.           | \$1,648,400        | \$212,600        | \$0             | \$10,000        | \$900,000      | <b>\$2,771,000</b> |
| Minor Const.           | \$95,600           | \$86,000         | \$17,000        | \$33,400        | \$0            | <b>\$232,000</b>   |
| <b>Totals by Admin</b> | <b>\$6,585,400</b> | <b>\$298,600</b> | <b>\$17,000</b> | <b>\$43,400</b> | <b>900,000</b> | <b>\$5,629,563</b> |

\* NRM amount planned 2026 obligations.

The 2026 VA capital budget request of \$7.8 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.

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## *Construction Summary*

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### **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.

| <b>Construction Summary of 2026 Budget</b>                 |                       |                       |                    |
|------------------------------------------------------------|-----------------------|-----------------------|--------------------|
| (Dollars in thousands)                                     |                       |                       |                    |
|                                                            | Construction<br>Major | Construction<br>Minor | Summary<br>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           |
| <b>Total Construction, Discretionary<br/>Appropriation</b> | <b>\$1,871,000</b>    | <b>\$232,000</b>      | <b>\$2,103,000</b> |
| Recurring Expenses Transformation Fund                     | \$900,000             | \$0                   | \$900,000          |
| <b>Total Construction</b>                                  | <b>\$2,771,000</b>    | <b>\$232,000</b>      | <b>\$3,003,000</b> |

## 2026 Request by Administration

| Construction Summary of 2026 Budget          |                    |                  |                    |
|----------------------------------------------|--------------------|------------------|--------------------|
| (Dollars in thousands)                       |                    |                  |                    |
|                                              | 2026<br>Budget     | RETF             | Total              |
| <b>Major Construction</b>                    |                    |                  |                    |
| 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           |
| <b>Total, Major Construction</b>             | <b>\$1,871,000</b> | <b>\$0</b>       | <b>\$2,771,000</b> |
| <b>Minor Construction</b>                    |                    |                  |                    |
| 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           |
| <b>Total, Minor Construction</b>             | <b>\$232,200</b>   | <b>\$0</b>       | <b>\$232,200</b>   |
| <b>Total, Major &amp; Minor Construction</b> | <b>\$2,103,000</b> | <b>\$900,000</b> | <b>\$3,003,000</b> |

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

<sup>1</sup>Includes 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.





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## ***Construction – Major Projects***

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***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.

| <b>Major Appropriation Highlights - Summary</b>                 |                               |                            |                             |                    |                                    |
|-----------------------------------------------------------------|-------------------------------|----------------------------|-----------------------------|--------------------|------------------------------------|
|                                                                 | <i>(Dollars in thousands)</i> |                            |                             |                    |                                    |
|                                                                 | 2024<br>Actual                | 2025<br>Budget<br>Estimate | 2025<br>Current<br>Estimate | 2026<br>Request    | 2025-2026<br>Increase/<br>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>                   |
| <b>Total Budget Resources</b>                                   | <b>\$4,449,725</b>            | <b>\$5,275,740</b>         | <b>\$4,803,830</b>          | <b>\$5,862,830</b> | <b>\$1,059,000</b>                 |
| <b>Total Direct Obligations</b>                                 | <b>\$607,113</b>              | <b>\$2,955,000</b>         | <b>\$812,000</b>            | <b>\$2,563,362</b> | <b>\$1,751,362</b>                 |
| <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>                   |
| <b>Total Un-obligated Balance end of year</b>                   | <b>\$3,842,612</b>            | <b>\$2,320,740</b>         | <b>\$3,991,830</b>          | <b>\$3,299,468</b> | <b><i>(\$692,362)</i></b>          |
| <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        |
|-------------------------|-------------|-------------|-------------|-----------|-------------|
| <b>Requested</b>        | \$1,373,000 | \$1,611,000 | \$1,447,890 | \$881,000 | \$2,069,000 |
| <b>Enacted/Estimate</b> | \$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:

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

| <b>Changes from Original 2025 Budget Estimate to Current Estimate<br/>(Dollars in thousands)</b> |                            |                             |                              |
|--------------------------------------------------------------------------------------------------|----------------------------|-----------------------------|------------------------------|
|                                                                                                  | 2025<br>Budget<br>Estimate | 2025<br>Current<br>Estimate | Increase (+)<br>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<br>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

| <b>Major Appropriation Highlights by Administration</b> |                |                            |                             |                 |                                    |
|---------------------------------------------------------|----------------|----------------------------|-----------------------------|-----------------|------------------------------------|
| <b>(Dollars in thousands)</b>                           |                |                            |                             |                 |                                    |
|                                                         | 2024<br>Actual | 2025<br>Budget<br>Estimate | 2025<br>Current<br>Estimate | 2026<br>Request | 2025-2026<br>Increase/<br>Decrease |
| <b>Veterans Health Administration</b>                   |                |                            |                             |                 |                                    |
| Appropriation                                           | \$839,219      | \$1,986,500                | \$809,218                   | \$1,648,400     | \$839,182                          |
| Recission                                               | (\$80,219)     | \$0                        | \$0                         | \$0             | \$0                                |
| Recoveries of Prior Year<br>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<br>Forward*                | \$2,964,058    | \$2,800,328                | \$3,473,587                 | \$3,649,805     | \$176,218                          |
| Un-obligated Balance end of<br>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                        |
| <b>National Cemetery Administration (NCA)</b>           |                |                            |                             |                 |                                    |
| Appropriation                                           | \$112,000      | \$75,000                   | \$147,000                   | \$212,600       | \$65,600                           |
| Recoveries of Prior Year<br>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<br>Forward*                | \$336,609      | \$333,339                  | \$296,257                   | \$282,257       | (\$14,000)                         |
| Un-obligated Balance end of<br>year*                    | \$296,257      | \$178,339                  | \$282,257                   | \$110,642       | (\$171,615)                        |
| Obligations*                                            | \$155,659      | \$230,000                  | \$161,000                   | \$384,215       | \$223,215                          |
| <b>General Administration - Staff Offices</b>           |                |                            |                             |                 |                                    |
| Appropriation                                           | \$10,000       | \$7,500                    | \$5,000                     | \$10,000        | \$5,000                            |
| Recoveries of Prior Year<br>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<br>Forward*                | \$75,153       | \$73,073                   | \$72,769                    | \$59,769        | (\$13,000)                         |
| Un-obligated Balance end of<br>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)**

| <b>Location</b>                                                               | <b>Description</b>                                                                                                                    | <b>Total<br/>Estimated<br/>Cost</b> | <b>Funding<br/>Through<br/>2025<br/>Request</b> | <b>2026<br/>Request</b> | <b>RETF</b>      |
|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------------------|-------------------------|------------------|
| <b>Veterans Health Administration (VHA)</b>                                   |                                                                                                                                       |                                     |                                                 |                         |                  |
| St. Louis (JC),<br>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              |
| <b>Subtotal, VHA Line Items</b>                                               |                                                                                                                                       |                                     |                                                 | <b>\$391,072</b>        | <b>\$0</b>       |
| <b>Total, VHA</b>                                                             |                                                                                                                                       |                                     |                                                 | <b>\$1,648,400</b>      | <b>\$900,000</b> |
| <b>National Cemetery Administration</b>                                       |                                                                                                                                       |                                     |                                                 |                         |                  |
| 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                 |                  |
| <b>Subtotal, NCA Line Items</b>                                               |                                                                                                                                       |                                     |                                                 | <b>\$27,500</b>         | <b>\$0</b>       |
| <b>Total, NCA</b>                                                             |                                                                                                                                       |                                     |                                                 | <b>\$212,600</b>        | <b>\$0</b>       |
| <b>General Administration/Staff Offices</b>                                   |                                                                                                                                       |                                     |                                                 |                         |                  |
| Department Advance Planning and Design Funds                                  |                                                                                                                                       |                                     |                                                 | \$10,000                | \$0              |
| <b>Total, Staff Offices</b>                                                   |                                                                                                                                       |                                     |                                                 | <b>\$10,000</b>         | <b>\$0</b>       |
| <b>Total, Major Construction</b>                                              |                                                                                                                                       |                                     |                                                 | <b>\$1,871,000</b>      | <b>\$900,000</b> |

## **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

| <b>Location</b>                                            | <b>Description</b>                                                                                                                    | <b>Page No.</b> |
|------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| <b>Veterans Health Administration</b>                      |                                                                                                                                       |                 |
| St. Louis, MO                                              | Replace Bed Tower, Clinical Building Expansion, Consolidated Administrative Building and Warehouse, Utility Plant and Parking Garages | 2-11            |
| <b>National Cemetery Administration</b>                    |                                                                                                                                       |                 |
| Riverside, CA                                              | Riverside – Phase 6 Gravesite Expansion and Cemetery Improvements                                                                     | 2-19            |
| <b>Departmental Line-Items</b>                             |                                                                                                                                       |                 |
| 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.<br>Cost (\$000) | GSF    |         | Authorized<br>(\$000) | Appropriated<br>(\$000) |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|--------|---------|-----------------------|-------------------------|
|                                                                                                                                                              |                            | Renov. | New     |                       |                         |
| FY 2010                                                                                                                                                      |                            |        |         |                       |                         |
| Design, Construction<br>and Land Acquisition                                                                                                                 | \$43,340                   | 0      | 0       | \$43,340              | \$43,340                |
| FY 2022                                                                                                                                                      |                            |        |         |                       |                         |
| Utility Work and<br>Preliminary<br>Construction of Central<br>Plant                                                                                          | \$92,000                   | 0      | 0       | \$92,000              | \$92,000                |
| FY 2026                                                                                                                                                      |                            |        |         |                       |                         |
| Bed Tower,<br>OIT/Admin/Warehouse/<br>Engineering Building,<br>Engineer/Motor Pool<br>Building Central Utility<br>Plant, Parking Garages,<br>and Water Tower | \$1,627,328                | 0      | 687,600 | \$0                   | \$0                     |
| St. Louis, John<br>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 <sup>1</sup> | Ancillary Services <sup>2</sup> | Equipment and Other Items | Total Life Cycle | Total # of FTEE <sup>3</sup> | 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          |

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

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

<sup>3</sup>Full 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<br>(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<br>(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          |
| <b>Subtotal Estimated Base Construction Cost</b> |              | <b>\$984,359,000</b>   |
| Other Non-Construction Costs:                    |              |                        |
| Construction Contingency                         |              | \$216,216,000          |
| Impact Costs                                     |              | \$80,724,000           |
| Construction Management                          |              | \$0                    |
| Site Acquisition                                 |              | \$0                    |
| Utility Agreements                               |              | \$0                    |
| <b>Subtotal Estimated Base Costs</b>             |              | <b>\$1,281,299,000</b> |
| Inflation Allowance / Locality Adjustment        |              | \$481,369,000          |
| <b>Total Estimated Cost</b>                      |              | <b>\$1,762,668,000</b> |



## IX. Operating Costs of the Chosen Option

|                                                |                                                                              |
|------------------------------------------------|------------------------------------------------------------------------------|
| <b>Present Facility</b>                        |                                                                              |
| Square Footage Involved                        | Existing Medical Center: 643,761 GSF                                         |
| Current FTEE                                   | 2,839                                                                        |
| <b>Total Operating Costs<sup>1</sup></b>       | <b>\$1,173,954,495</b>                                                       |
| <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>                                                                   |
| <b>Proposed Project</b>                        |                                                                              |
| Square Footage Involved                        | New Construction: 687,600 GSF<br>Renovation: 0 GSF<br>Demolition: 88,219 GSF |
| Net New FTEE                                   | 1,496                                                                        |
| <b>Incremental Operating Costs<sup>2</sup></b> | <b>\$618,610,752</b>                                                         |
| <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>                                                                   |
| <b>Total Operating Costs<sup>1</sup></b>       | <b>\$1,792,565,247</b>                                                       |
| <b>Non-Recurring Activations</b>               | <b>\$160,436,850</b>                                                         |
| <i>Furniture, Fixtures and Equipment</i>       | <i>\$128,349,480</i>                                                         |
| <i>Non-Recurring Support</i>                   | <i>\$32,087,370</i>                                                          |

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

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

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## **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><br><u>Estimated Cost*</u> | <u>Available Through 2025</u> | <u>2026</u><br><u>Request*</u> | <u>Future</u><br><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><br><u>2027-2033</u> |
|-----------------------------------------|-------------|-------------|-------------|-----------------------------------|
| Annual Est. Veteran Deaths <sup>1</sup> | 20,280      | 19,683      | 17,150      | -15.4%                            |

\* Data relevant to the Riverside National Cemetery service area

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

<sup>1</sup> Annual interments = (casket + in-ground cremains + columbaria) interments

<sup>2</sup> 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,<br>Parking, Paving, Landscaping, etc.) | \$5,469,750          |
| Other Improvements (FCA, Security, Energy)                                                 | \$4,715,521          |
| <b>Subtotal Estimated Base Construction Costs:</b>                                         | <b>\$95,284,772</b>  |
| <b>Other Costs:</b>                                                                        |                      |
| 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         |
| <b>Subtotal Other Costs:</b>                                                               | <b>\$89,815,228</b>  |
| <b>Total Estimated Project Cost</b>                                                        | <b>\$185,100,000</b> |

## X. Operating Costs of the Chosen Option

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

<sup>1</sup> Non-recurring costs: resources necessary to bring the project on-line

<sup>2</sup> 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<br>Actual | 2025<br>Budget<br>Estimate | 2025<br>Current<br>Estimate | 2026<br>Request | 2025-2026<br>Inc./Dec. |
|---------------------------------------------|----------------|----------------------------|-----------------------------|-----------------|------------------------|
| Veterans Health<br>Administration           | \$137,672      | \$278,409                  | \$220,039                   | \$75,339        | (\$144,700)            |
| National Cemetery<br>Administration         | \$5,000        | \$30,000                   | \$27,000                    | \$20,000        | (\$7,000)              |
| General<br>Administration (Staff<br>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<br>Actual | 2025<br>Budget<br>Estimate | 2025<br>Current<br>Estimate | 2026<br>Request | 2025-2026<br>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<br>Actual | 2025<br>Budget<br>Estimate | 2025<br>Current<br>Estimate | 2026<br>Request | 2025-2026<br>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<br>Actual | 2025<br>Budget<br>Estimate | 2025<br>Current<br>Estimate | 2026<br>Request | 2025-2026<br>Inc./Dec. |
|------------------------------|----------------|----------------------------|-----------------------------|-----------------|------------------------|
| Hazardous Waste<br>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<br>Actual | 2025<br>Budget<br>Estimate | 2025<br>Current<br>Estimate | 2026<br>Request | 2025-2026<br>Inc./Dec. |
|--------------------------------------------------------------------------------|----------------|----------------------------|-----------------------------|-----------------|------------------------|
| Non-Departmental<br>Federal Entity to<br>Provide Full<br>Project<br>Management | \$12,000       | \$134,481                  | \$28,212                    | \$162,733       | \$134,521              |

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## *Construction – Minor Projects*

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***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<br>(Dollars in thousands) |                    |                    |                     |                    |                        |
|--------------------------------------------------------------------|--------------------|--------------------|---------------------|--------------------|------------------------|
| 2025                                                               |                    |                    |                     |                    |                        |
|                                                                    | 2024<br>Actual     | Budget<br>Estimate | Current<br>Estimate | 2026<br>Request    | 2025-2026<br>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               |
| <b>Total Budgetary Resources</b>                                   | <b>\$2,193,397</b> | <b>\$1,640,409</b> | <b>\$1,852,865</b>  | <b>\$1,182,145</b> | <b>(\$670,720)</b>     |
| <b>Total Direct Obligations</b>                                    | <b>\$1,032,532</b> | <b>\$1,116,000</b> | <b>\$902,720</b>    | <b>\$764,457</b>   | <b>(\$138,263)</b>     |
| <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                    |
| <b>Total Un-obligated Balance end of year</b>                      | <b>\$1,160,865</b> | <b>\$524,409</b>   | <b>\$950,145</b>    | <b>\$417,688</b>   | <b>(\$532,457)</b>     |
| <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



| <b>Minor Appropriation Highlights by Administration<br/>(Dollars in thousands)</b> |                |                            |                             |                 |                        |
|------------------------------------------------------------------------------------|----------------|----------------------------|-----------------------------|-----------------|------------------------|
|                                                                                    | 2024<br>Actual | 2025<br>Budget<br>Estimate | 2025<br>Current<br>Estimate | 2026<br>Request | 2025-2026<br>Inc./Dec. |
| <b>Veterans Health Administration (VHA)</b>                                        |                |                            |                             |                 |                        |
| 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)            |
| <b>National Cemetery Administration (NCA)</b>                                      |                |                            |                             |                 |                        |
| 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                    |
| <b>Veterans Benefits Administration (VBA)</b>                                      |                |                            |                             |                 |                        |
| 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                    |
| <b>General Administration - Staff Offices</b>                                      |                |                            |                             |                 |                        |
| 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)

|                              | <b>2021</b> | <b>2022</b> | <b>2023</b> | <b>2024</b> | <b>2025</b> |
|------------------------------|-------------|-------------|-------------|-------------|-------------|
| <b>Budget</b>                | \$400,000   | \$553,000   | \$626,110   | \$680,000   | \$380,453   |
| <b>Enacted/<br/>Estimate</b> | \$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:

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

| <b>Changes from Original 2025 Budget Estimate to Current Estimate</b><br>(Dollars in thousands) |                            |                             |                              |
|-------------------------------------------------------------------------------------------------|----------------------------|-----------------------------|------------------------------|
|                                                                                                 | 2025<br>Budget<br>Estimate | 2025<br>Current<br>Estimate | Increase (+)<br>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.<sup>1</sup>

<sup>1</sup>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 (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.<sup>1</sup> 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.

<sup>1</sup>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 (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.



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## ***Major Medical Facility Construction Projects Authorizations, and Lease Notifications***

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### **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).

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## 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) |
| <b>2026 Major Medical Facility Projects Authorization Request</b> |               |                                                                                                                                       |                               |
| 1                                                                 | St. Louis, MO | Replace Bed Tower, Clinical Building Expansion, Consolidated Administrative Building and Warehouse, Utility Plant and Parking Garages | \$1,762,668                   |
| <b>Total, 2026 Major Project Authorization Request</b>            |               |                                                                                                                                       | <b>\$1,762,668</b>            |

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

<sup>1</sup> Location for Major Leases is the vicinity in which the final chosen location is expected.

<sup>2</sup> 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).

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**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<br/>Term</u> | <u>2026 Committee<br/>Resolution Request</u> | <u>Unserviced<br/>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</u><br><u>(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</u><br><u>(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 <sup>1</sup>                                    | \$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) <sup>2</sup> | \$79,822,000    |

<sup>1</sup> 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.

<sup>2</sup> 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 <sup>1</sup> :                                                                                                                                                                                                                                                                                                                                                                   | 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 <sup>2</sup> :                                                                                                                                                                                                                                                                                                                                              | 194,912 NUSF - 02/25/2033                                                                                                                    |
| <b>Delineated Area:</b>                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                              |
| <ul style="list-style-type: none"><li>• <u>North</u>: East on US Highway 183, East on Highway 290</li><li>• <u>East</u>: South on State Highway 130, West on State Highway 71, South on US Highway 183</li><li>• <u>South</u>: West on Dee Gabriel Collins Road, South on McKinney Falls Parkway, West on East William Cannon Drive</li><li>• <u>West</u>: North on MoPac Expressway</li></ul> |                                                                                                                                              |
| Congressional District(s):                                                                                                                                                                                                                                                                                                                                                                     | TX-35, TX-37                                                                                                                                 |
| Number of Official Parking Spaces <sup>3</sup> :                                                                                                                                                                                                                                                                                                                                               | 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:                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                              |

<sup>1</sup> 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.

<sup>2</sup> 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.

<sup>3</sup> 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 higher<sup>4</sup>.

<sup>4</sup> 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<br/>Term</u> | <u>2026 Committee<br/>Resolution Request</u> | <u>Unserviced<br/>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><br><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><br><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 <sup>1</sup>                                    | \$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) <sup>2</sup> | \$74,304,000    |

<sup>1</sup> 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.

<sup>2</sup> 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 <sup>1</sup> :                                                                                                                                                                   | 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 <sup>2</sup> :                                                                                                                                              | 177,230 NUSF - 11/10/2030                                                                                                                    |
| Delineated Area:                                                                                                                                                                               |                                                                                                                                              |
| <ul style="list-style-type: none"><li>• <u>North</u>: East on I-820</li><li>• <u>East</u>: South on I-820</li><li>• <u>South</u>: West on I-20</li><li>• <u>West</u>: North on I-820</li></ul> |                                                                                                                                              |
| Congressional District(s):                                                                                                                                                                     | TX-12, TX-24, TX-25, TX-33                                                                                                                   |
| Number of Official Parking Spaces <sup>3</sup> :                                                                                                                                               | 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                                                                                                                                  |

<sup>1</sup> 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.

<sup>2</sup> 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.

<sup>3</sup> 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 higher<sup>4</sup>.

<sup>4</sup>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.



**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<br/>Term</u> | <u>2026 Committee<br/>Resolution Request</u> | <u>Unserviced<br/>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<br>(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<br>(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 <sup>1</sup>                                    | \$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) <sup>2</sup> | \$53,166,000    |

<sup>1</sup> 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.

<sup>2</sup> 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 <sup>1</sup> :                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 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 <sup>2</sup> :                                                                                                                                                                                                                                                                                                                                                                                                                                     | 125,804 NUSF - 09/30/2030                                                                                                                    |
| <b>Delineated Area:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                              |
| <ul style="list-style-type: none"><li>• <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</li><li>• <u>East</u>: South on North Sam Houston Boulevard</li><li>• <u>South</u>: West on Jim Bowie Road, West on FM 800</li><li>• <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</li></ul> |                                                                                                                                              |
| Congressional District(s):                                                                                                                                                                                                                                                                                                                                                                                                                                                            | TX-34                                                                                                                                        |
| Number of Official Parking Spaces <sup>3</sup> :                                                                                                                                                                                                                                                                                                                                                                                                                                      | 750                                                                                                                                          |
| Scoring:                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 70.52%                                                                                                                                       |
| Proposed Rental Rate:                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | \$57.78                                                                                                                                      |
| Proposed Total Unserviced Annual Cost:                                                                                                                                                                                                                                                                                                                                                                                                                                                | \$6,011,000                                                                                                                                  |
| Current Total Unserviced Annual Cost:                                                                                                                                                                                                                                                                                                                                                                                                                                                 | \$3,086,020                                                                                                                                  |

<sup>1</sup> 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.

<sup>2</sup> 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.

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The Government will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. The Government encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher<sup>4</sup>.

<sup>4</sup>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.

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

| <b>Location</b>                | <b>Project Name/<br/>Short Description</b>                                                                     | <b>Total Est.<br/>Cost (\$000)</b> | <b>Authori-<br/>zation<br/>(\$000)</b> | <b>Approp.<br/>Available<br/>Through Q2<br/>FY 2025<sup>1</sup><br/>(\$000)</b> | <b>Fiscal Year(s)<br/>Authorized</b>  |
|--------------------------------|----------------------------------------------------------------------------------------------------------------|------------------------------------|----------------------------------------|---------------------------------------------------------------------------------|---------------------------------------|
| Alameda, CA                    | Community Based Outpatient Clinic and National Cemetery                                                        | \$395,000                          | \$395,000                              | \$395,000                                                                       | 2016/2020/2021/<br>2023               |
| American Lake, WA <sup>2</sup> | 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 <sup>1</sup>   | Construction and Renovation                                                                                    | \$506,400                          | \$506,400                              | \$506,400                                                                       | 2015/2019/2021/<br>2022/2023          |
| Dallas, TX <sup>1</sup>        | Clinical Expansion for Mental Health, Expansion of Parking Facilities and Land Acquisition                     | \$686,700                          | \$93,100                               | \$93,100                                                                        | 2010/2025                             |
| Dallas, TX <sup>1</sup>        | 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 <sup>1</sup>  | 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/<br>2018/2020/2021/<br>2023 |
| Long Beach, CA <sup>1</sup>    | Mental Health and Community Living Center                                                                      | \$387,300                          | \$387,300                              | \$387,300                                                                       | 2015/2016/<br>2017/2021/2022          |
| Louisville, KY <sup>1</sup>    | New Medical Facility                                                                                           | \$1,013,000                        | \$1,013,000                            | \$1,013,000                                                                     | 2010/2016/<br>2019/2020/2022/<br>2023 |
| Manhattan, NY                  | Medical Center - Flood Recovery                                                                                | \$367,208                          | \$372,600                              | \$367,208                                                                       | 2013/2020                             |
| North Chicago, IL <sup>3</sup> | Renovate Building 4                                                                                            | \$15,747                           | \$15,980                               | \$15,747                                                                        | 2019                                  |
| Oklahoma City, OK <sup>3</sup> | Construct Surgical Intensive Care Unit and Renovate Operating Rooms                                            | \$63,164                           | \$47,564                               | \$53,651                                                                        | 2019/2022                             |

| <b>Location</b>                | <b>Project Name/<br/>Short Description</b>                                                                                                                                   | <b>Total Est.<br/>Cost (\$000)</b> | <b>Authori-<br/>zation<br/>(\$000)</b> | <b>Approp.<br/>Available<br/>Through Q2<br/>FY 2025<sup>1</sup><br/>(\$000)</b> | <b>Fiscal Year(s)<br/>Authorized</b> |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|----------------------------------------|---------------------------------------------------------------------------------|--------------------------------------|
| 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 <sup>4</sup> | 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                            |



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

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

<sup>2</sup> 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.

<sup>3</sup> 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.

<sup>4</sup> 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.

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## 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.



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## ***Chapter 5***

### ***Strategic Capital Investment Planning Process***

#### ***Project Lists***

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### **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

<sup>1</sup> This project has been added to the 2026 Five-Year Development Plan.

<sup>2</sup> National Cemetery Administration (NCA)

| Priority # | VISN/<br>Admin   | Station/<br>Cemetery | ST | 2026 Construction Projects<br>SCIP List<br><br>Project Name - Short<br>Description             | Total<br>Score | Cons.<br>Prog. | Total Est.<br>Project<br>Cost<br>(\$000) | 2026<br>Budget<br>(\$000) |
|------------|------------------|----------------------|----|------------------------------------------------------------------------------------------------|----------------|----------------|------------------------------------------|---------------------------|
| 1          | NCA              | Chattanooga          | TN | Gravesite Expansion                                                                            | 0.7013         | Major          | \$102,100                                | \$0                       |
| 2          | 17               | San Antonio          | TX | Replace San Antonio Hospital <sup>1</sup>                                                      | 0.6839         | Major          | \$2,500,000                              | \$0                       |
| 3          | NCA <sup>2</sup> | Riverside            | CA | Gravesite Expansion <sup>1</sup>                                                               | 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/<br>Admin | Station/<br>Cemetery | ST | 2026 Construction Projects<br>SCIP List<br><br>Project Name - Short<br>Description      | Total<br>Score | Cons.<br>Prog. | Total Est.<br>Project<br>Cost<br>(\$000) | 2026<br>Budget<br>(\$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/<br>Admin | Station/<br>Cemetery                             | ST | 2026 Construction Projects<br>SCIP List<br><br>Project Name - Short<br>Description                                 | Total<br>Score | Cons.<br>Prog. | Total Est.<br>Project<br>Cost<br>(\$000) | 2026<br>Budget<br>(\$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/<br>Admin | Station/<br>Cemetery | ST | 2026 Construction Projects<br>SCIP List<br><br>Project Name - Short<br>Description                    | Total<br>Score | Cons.<br>Prog. | Total Est.<br>Project<br>Cost<br>(\$000) | 2026<br>Budget<br>(\$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/<br>Admin | Station/<br>Cemetery    | ST | 2026 Construction Projects<br>SCIP List<br><br>Project Name - Short<br>Description                                                                | Total<br>Score | Cons.<br>Prog. | Total Est.<br>Project<br>Cost<br>(\$000) | 2026<br>Budget<br>(\$000) |
|------------|----------------|-------------------------|----|---------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------------|------------------------------------------|---------------------------|
| 62         | OIT            | Austin                  | TX | Install Roof Top energy<br>efficient cooling system for<br>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<br>Pharmacy                                                                                                                | 0.2145         | Minor          | \$25,190                                 | \$0                       |
| 65         | VBA            | Louisville              | KY | Build out Louisville Regional<br>Office 1                                                                                                         | 0.2145         | Minor          | \$7,650                                  | \$0                       |
| 66         | 6              | Richmond                | VA | Improve Access to Primary<br>Care                                                                                                                 | 0.2139         | Minor          | \$18,985                                 | \$0                       |
| 67         | VBA            | Newington               | CT | Renovate and Realign<br>Hartford Regional Office                                                                                                  | 0.2039         | Minor          | \$8,927                                  | \$0                       |
| 68         | 8              | Tampa                   | FL | Replace Hazard Storage<br>Building 37                                                                                                             | 0.2039         | Minor          | \$550                                    | \$0                       |
| 69         | NCA            | Eagle Point             | OR | Renovate/Expand<br>Administration/Maintenance<br>Building, Construct Honor<br>Guard Building and Facility<br>Condition Assessment<br>Deficiencies | 0.2015         | Minor          | \$15,900                                 | \$0                       |
| 70         | 1              | Providence              | RI | Expand and Renovate 2A for<br>Hybrid Operatory                                                                                                    | 0.1981         | Minor          | \$19,439                                 | \$0                       |
| 71         | VBA            | Seattle                 | WA | Bremerton Lease Build Out<br>for Veteran Readiness and<br>Employment Office                                                                       | 0.1972         | Minor          | \$1,597                                  | \$0                       |
| 72         | 17             | Big Spring              | TX | Construct Community Living<br>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<br>Emergency Department<br>Ancillary Support Functions                                                                        | 0.1902         | Minor          | \$19,464                                 | \$0                       |
| 75         | 1              | White River<br>Junction | VT | Construct Expandable Parking<br>Deck                                                                                                              | 0.1878         | Minor          | \$24,955                                 | \$0                       |
| 76         | OIT            | Austin                  | TX | Computer Room Under Floor<br>Rapid Disconnect Power<br>System                                                                                     | 0.1836         | Minor          | \$3,700                                  | \$0                       |
| 77         | 2              | Buffalo                 | NY | Expand Patient Parking Ramp<br>(Phase 2)                                                                                                          | 0.1833         | Minor          | \$26,665                                 | \$0                       |
| 78         | 17             | Amarillo                | TX | Create Substance Abuse<br>Residential Recovery<br>Treatment Program Unit                                                                          | 0.1824         | Minor          | \$24,934                                 | \$0                       |

| Priority # | VISN/<br>Admin | Station/<br>Cemetery | ST | 2026 Construction Projects<br>SCIP List<br><br>Project Name - Short<br>Description           | Total<br>Score | Cons.<br>Prog. | Total Est.<br>Project<br>Cost<br>(\$000) | 2026<br>Budget<br>(\$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/<br>Admin | Station/<br>Cemetery | ST | 2026 Construction Projects<br>SCIP List<br><br>Project Name - Short<br>Description | Total<br>Score | Cons.<br>Prog. | Total Est.<br>Project<br>Cost<br>(\$000) | 2026<br>Budget<br>(\$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                       |
| <b>Total, 2026 Construction Projects</b> |                |                      |    |                                                                                    |                |                |                                          | <b>\$243,137</b>          |

### 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**

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

<sup>2</sup> R = Replacement and N = New

<sup>3</sup> 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 <sup>1</sup> | ST | 2026 Lease SCIP List<br>Project Name - Short<br>Description | Total<br>Score | 2026<br>Current<br>Estimated<br>Cost<br>(\$000) | Project<br>Type | Lease<br>Type <sup>2</sup> |
|------------|------------|---------------------------|----|-------------------------------------------------------------|----------------|-------------------------------------------------|-----------------|----------------------------|
| 1          | 17         | Harlingen                 | TX | Health Care Center (Harlingen) <sup>3</sup>                 | 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) <sup>3</sup>                     | 0.370          | \$92,049                                        | Major           | R                          |
| 5          | 17         | Dallas                    | TX | Outpatient Clinic (Fort Worth) <sup>3</sup>                 | 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 <sup>1</sup> | ST | 2026 Lease SCIP List<br>Project Name - Short<br>Description | Total<br>Score | 2026<br>Current<br>Estimated<br>Cost<br>(\$000) | Project<br>Type | Lease<br>Type <sup>2</sup> |
|------------|------------|---------------------------|----|-------------------------------------------------------------|----------------|-------------------------------------------------|-----------------|----------------------------|
| 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 <sup>1</sup> | ST | 2026 Lease SCIP List<br>Project Name - Short<br>Description | Total<br>Score | 2026<br>Current<br>Estimated<br>Cost<br>(\$000) | Project<br>Type | Lease<br>Type <sup>2</sup> |
|------------|------------|---------------------------|----|-------------------------------------------------------------|----------------|-------------------------------------------------|-----------------|----------------------------|
| 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 <sup>1</sup> | ST | 2026 Lease SCIP List<br>Project Name - Short<br>Description | Total<br>Score | 2026<br>Current<br>Estimated<br>Cost<br>(\$000) | Project<br>Type | Lease<br>Type <sup>2</sup> |
|------------|------------|---------------------------|----|-------------------------------------------------------------|----------------|-------------------------------------------------|-----------------|----------------------------|
| N/A        | VHA        | Washington                | DC | Vet Center Lease -<br>VC706 Dallas, TX                      | N/A            | \$285                                           | Minor           | R                          |
| N/A        | VHA        | Washington                | DC | Vet Center Lease -<br>VC502.1 Kenai, AK                     | N/A            | \$1,020                                         | Minor           | N                          |
| N/A        | VHA        | Washington                | DC | Vet Center Lease -<br>VC516.1 Chinle, AZ<br>Outstation      | N/A            | \$581                                           | Minor           | N                          |
| N/A        | VHA        | Washington                | DC | Vet Center Lease -<br>VC707 El Paso, TX                     | N/A            | \$1,743                                         | Minor           | R                          |
| N/A        | VHA        | Washington                | DC | Vet Center Lease -<br>VC718 Oklahoma<br>City, OK            | N/A            | \$134                                           | Minor           | R                          |
| N/A        | VHA        | Washington                | DC | Vet Center Lease -<br>VC519 Casper, WY                      | N/A            | \$126                                           | Minor           | R                          |
| N/A        | VHA        | Washington                | DC | Vet Center Lease -<br>VC230.1 Cumberland,<br>NJ Outstation  | N/A            | \$270                                           | Minor           | N                          |
| N/A        | VHA        | Washington                | DC | Vet Center Lease -<br>VC542 Pueblo, CO                      | N/A            | \$1,172                                         | Minor           | R                          |
| N/A        | VHA        | Washington                | DC | Vet Center Lease -<br>VC404 Minot, ND                       | N/A            | \$388                                           | Minor           | R                          |
| N/A        | VHA        | Washington                | DC | Vet Center Lease -<br>VC220 White Oak,<br>PA                | N/A            | \$953                                           | Minor           | R                          |
| N/A        | VHA        | Washington                | DC | Vet Center Lease -<br>VC118 South<br>Burlington, VT         | N/A            | \$412                                           | Minor           | R                          |
| N/A        | VHA        | Washington                | DC | Vet Center Lease -<br>VC726 Killeen, TX                     | N/A            | \$1,484                                         | Minor           | R                          |
| N/A        | VHA        | Washington                | DC | Vet Center Lease -<br>VC522 Bellingham,<br>WA               | N/A            | \$224                                           | Minor           | R                          |
| N/A        | VHA        | Washington                | DC | Vet Center Lease -<br>VC112.1<br>Hackettstown, NJ           | N/A            | \$705                                           | Minor           | N                          |
| N/A        | VHA        | Washington                | DC | Vet Center Lease -<br>VC648.1 Saipan,<br>CNMI               | N/A            | \$409                                           | Minor           | N                          |
| N/A        | VHA        | Washington                | DC | Vet Center Lease -<br>VC346 Augusta, GA                     | N/A            | \$593                                           | Minor           | R                          |

| Priority # | VISN/Admin | Station/City <sup>1</sup> | ST | 2026 Lease SCIP List<br>Project Name - Short Description                                     | Total Score | 2026 Current Estimated Cost (\$000) | Project Type | Lease Type <sup>2</sup> |
|------------|------------|---------------------------|----|----------------------------------------------------------------------------------------------|-------------|-------------------------------------|--------------|-------------------------|
| 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 <sup>1</sup> | ST | 2026 Lease SCIP List<br>Project Name - Short Description           | Total Score | 2026 Current Estimated Cost (\$000) | Project Type | Lease Type <sup>2</sup> |
|------------|------------|---------------------------|----|--------------------------------------------------------------------|-------------|-------------------------------------|--------------|-------------------------|
| 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 <sup>1</sup> | ST | 2026 Lease SCIP List<br>Project Name - Short<br>Description         | Total<br>Score | 2026<br>Current<br>Estimated<br>Cost<br>(\$000) | Project<br>Type | Lease<br>Type <sup>2</sup> |
|------------|------------|---------------------------|----|---------------------------------------------------------------------|----------------|-------------------------------------------------|-----------------|----------------------------|
| 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 <sup>1</sup> | ST | 2026 Lease SCIP List<br>Project Name - Short Description              | Total Score | 2026 Current Estimated Cost (\$000) | Project Type | Lease Type <sup>2</sup> |
|-------------------------------|------------|---------------------------|----|-----------------------------------------------------------------------|-------------|-------------------------------------|--------------|-------------------------|
| 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                       |
| <b>Total, 2026 Lease List</b> |            |                           |    |                                                                       |             | <b>\$610,971</b>                    |              |                         |

## 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)**

<sup>1</sup> 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<br>Project Name - Short Description                              | Total Score | NRM Project Type <sup>1</sup> | 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 <sup>1</sup> | 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 <sup>1</sup> | 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 <sup>1</sup> | 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 <sup>1</sup> | 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 <sup>1</sup> | 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 <sup>1</sup> | 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 <sup>1</sup> | 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 <sup>1</sup> | 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                         |
| <b>Total, 2026 VHA Non-Recurring Maintenance Projects</b> |      |              |    |                                                                              |             |                               | <b>\$1,986,753</b>              |

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

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## *Executive Summary*

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

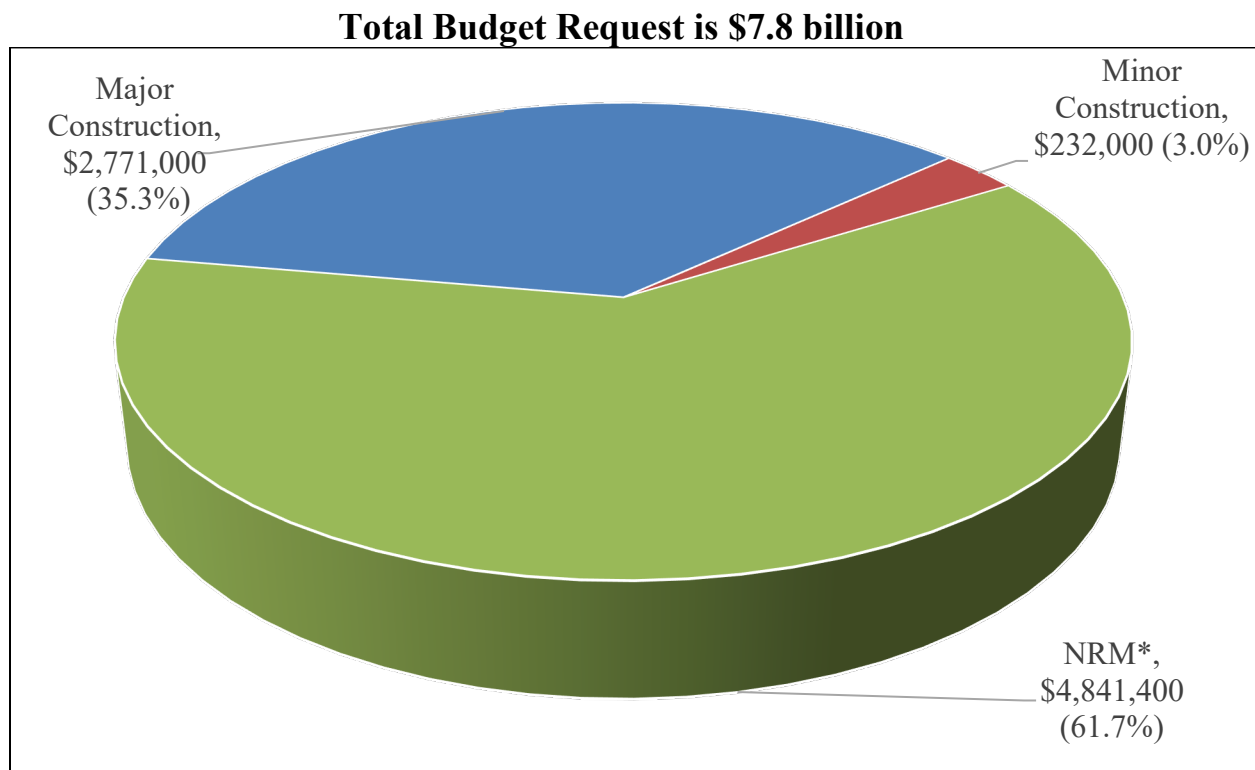
The SCIP process is an annual effort designed to capture the full extent of VA's capital needs and inform budget formulation. The SCIP process relies on gap analyses based on a 10-year planning horizon to identify critical performance gaps in safety, security, utilization, access, seismic safety, facility 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 \$7.8 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*                   | \$4,841,400        | \$0              | \$0             | \$0             | \$0              | <b>\$4,841,400</b> |
| Major Const.           | \$1,648,400        | \$212,600        | \$0             | \$10,00         | \$900,000        | <b>\$2,771,000</b> |
| Minor Const.           | \$95,600           | \$86,000         | \$17,000        | \$33,400        | \$0              | <b>\$232,000</b>   |
| <b>Totals by Admin</b> | <b>\$6,585,400</b> | <b>\$298,600</b> | <b>\$17,000</b> | <b>\$43,400</b> | <b>\$900,000</b> | <b>\$7,844,400</b> |

\*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.



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## *Chapter 6.2*

### *Strategic Capital Investment Planning Process Overview*

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#### **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.

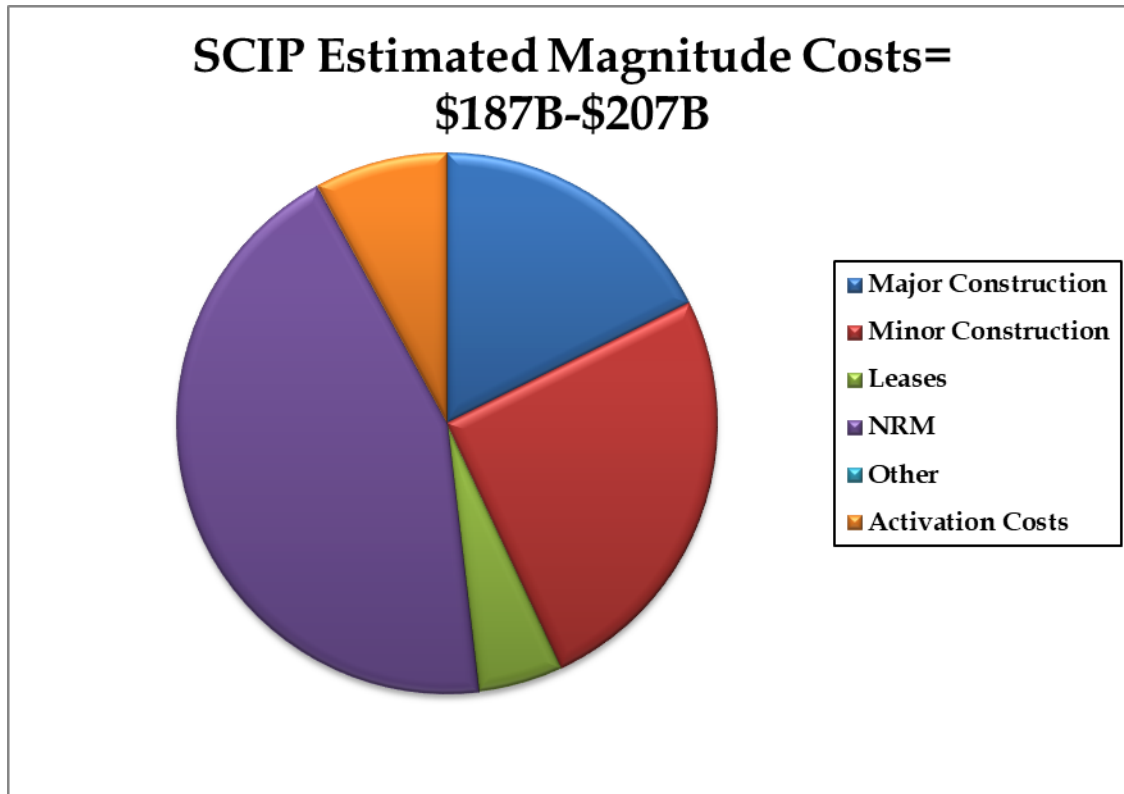
Through the SCIP process, the long range action plans submitted and developed by VHA, each Veteran Integrated Service Network (VISN), the National Cemetery Administration (NCA), the Veterans Benefits Administration (VBA), and the Staff Offices (SO), including the Office of Information and Technology (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:

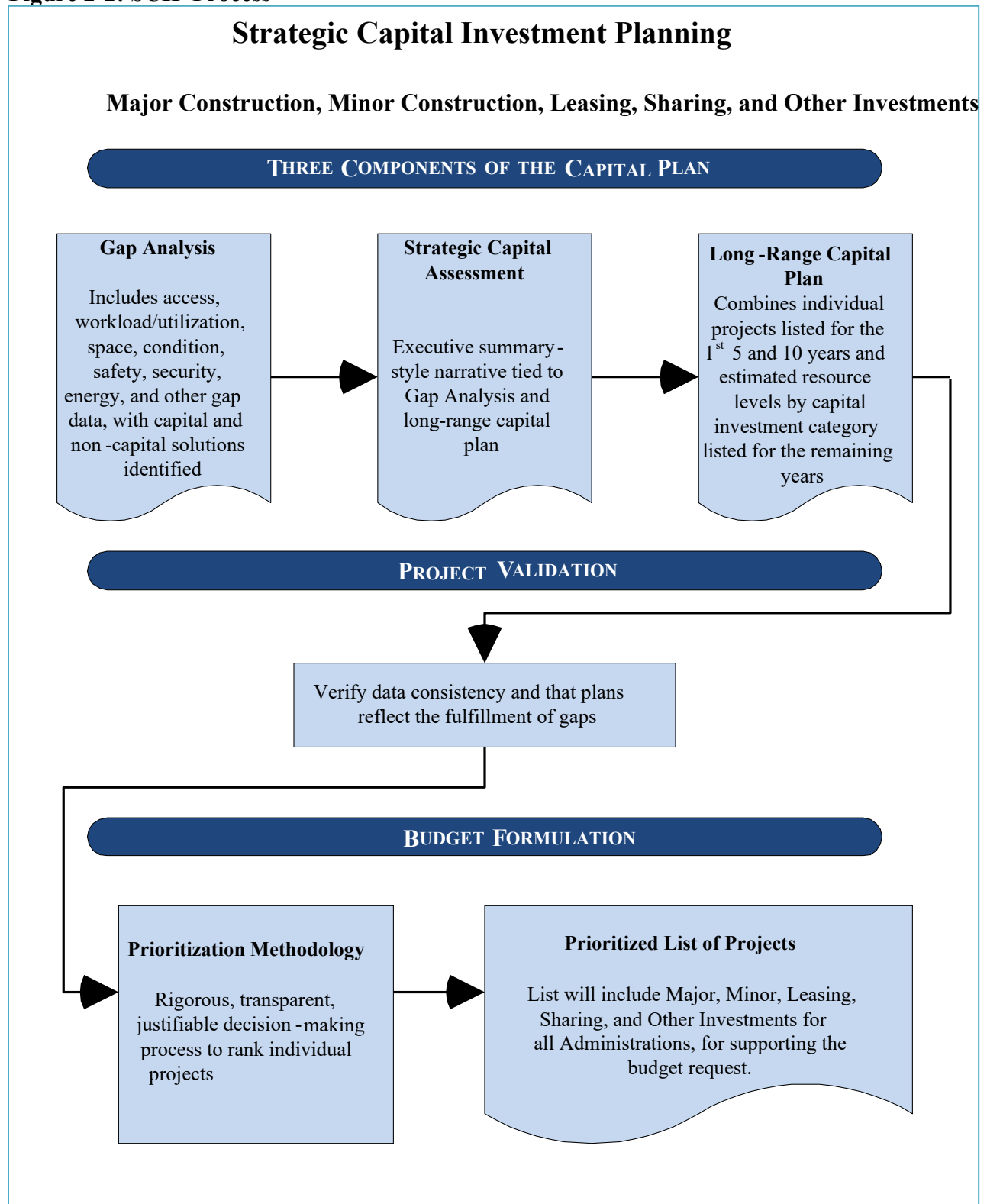
- 2026 Construction SCIP list consisting of 97 scored projects
- 2026 Lease SCIP list consisting of 50 scored projects

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 |
| <b>VHA</b>                                     | 5,595                                              | 2,025              | 153,728,667          | 5,199,319          | 16,004     | 1,700              | 24,508,738        |
| <b>VBA</b>                                     | 12                                                 | 0                  | 718,361              | 0                  | 31         | 162                | 4,252,967         |
| <b>NCA</b>                                     | 639                                                | 140                | 1,398,529            | 53,528             | 23,610     | 5                  | 17,982            |
| <b>Staff</b>                                   | 10                                                 | 1                  | 1,809,769            | 0                  | 193        | 85                 | 2,643,952         |
| <b>VA Totals</b>                               | 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

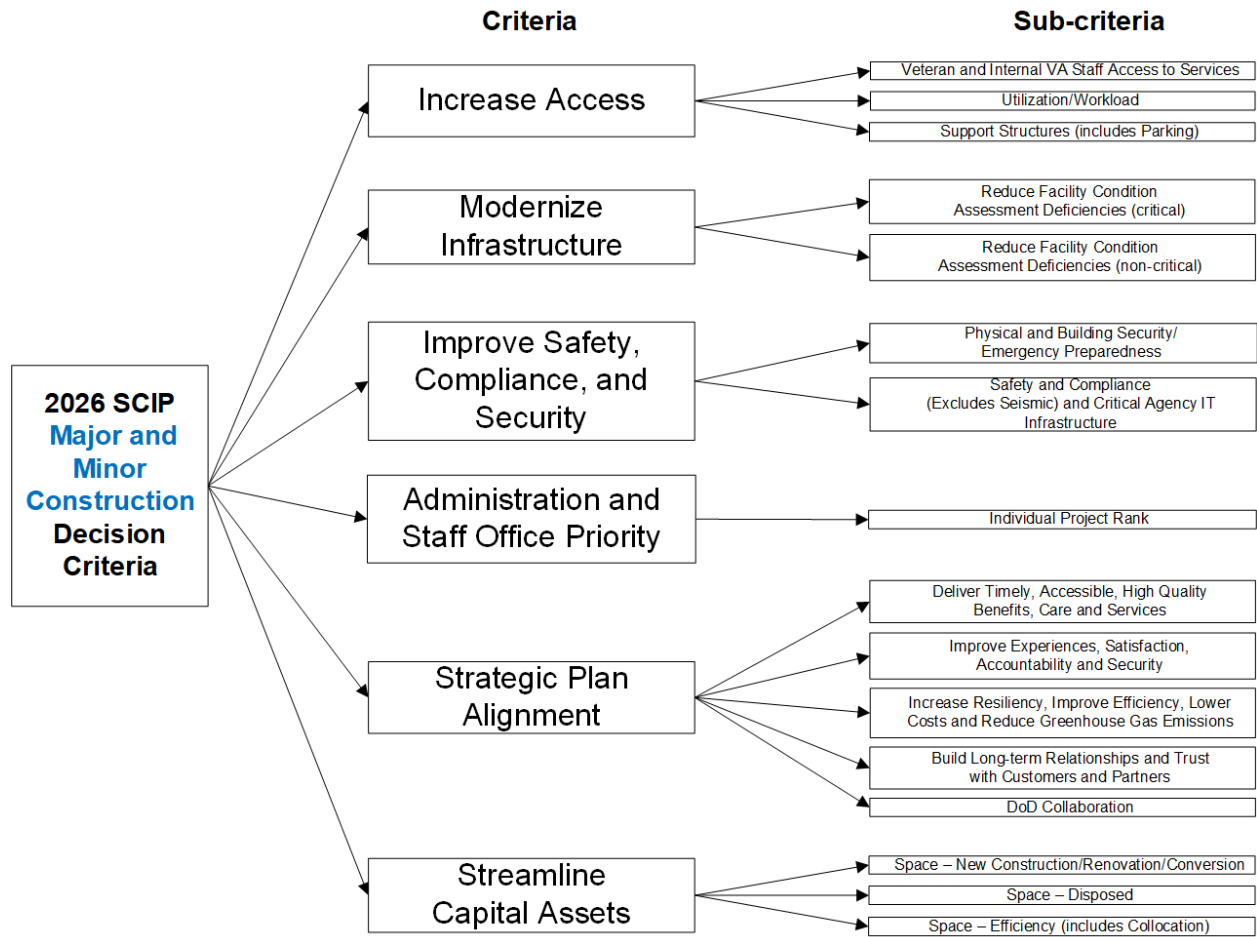
A multi-attribute decision methodology — the analytic hierarchy process — was used to develop the decision criteria and priority weights and to score SCIP projects. This methodology facilitates complex decision making by allowing multiple evaluators to consider a number of diverse criteria when making 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.



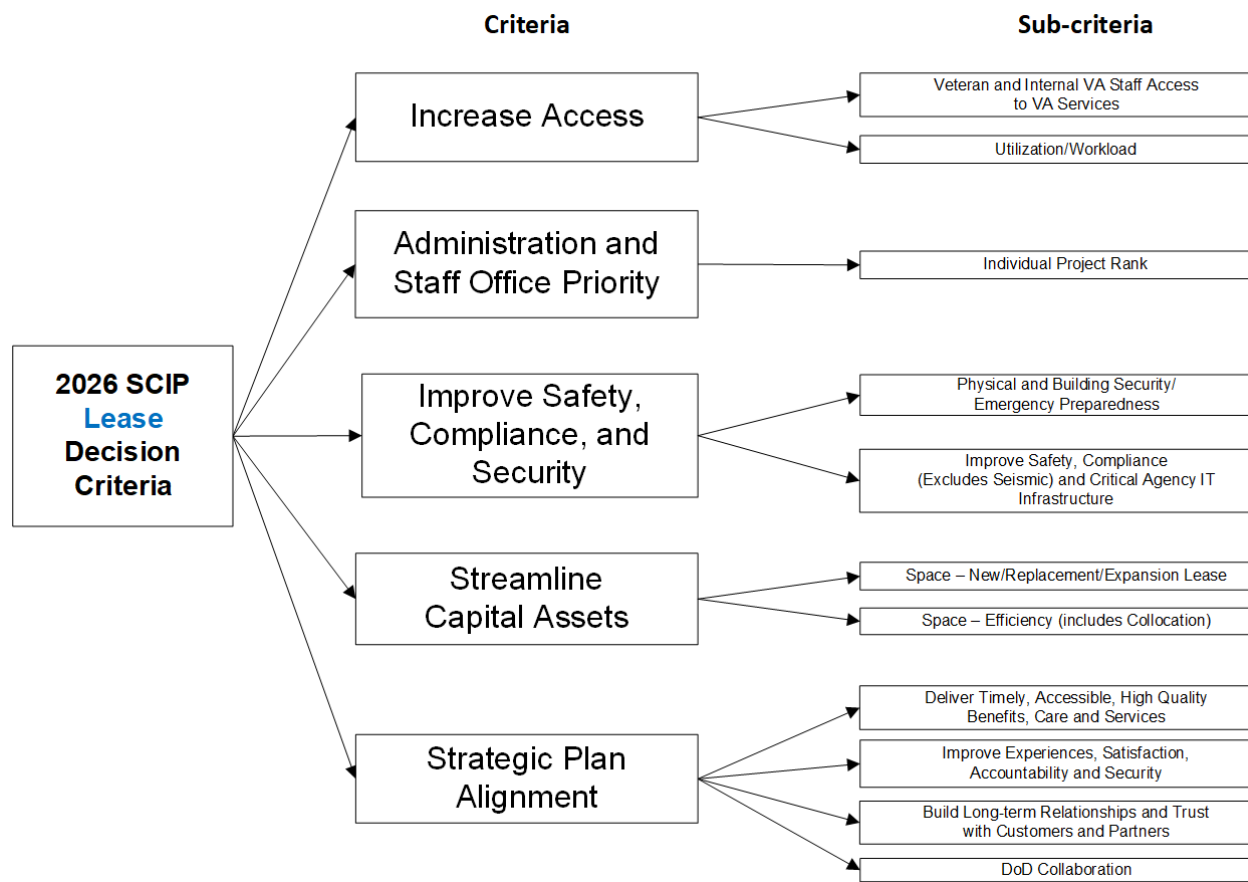
**Table 2-2: 2026 SCIP Potential Construction Projects (Sorted by Priority)**

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

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

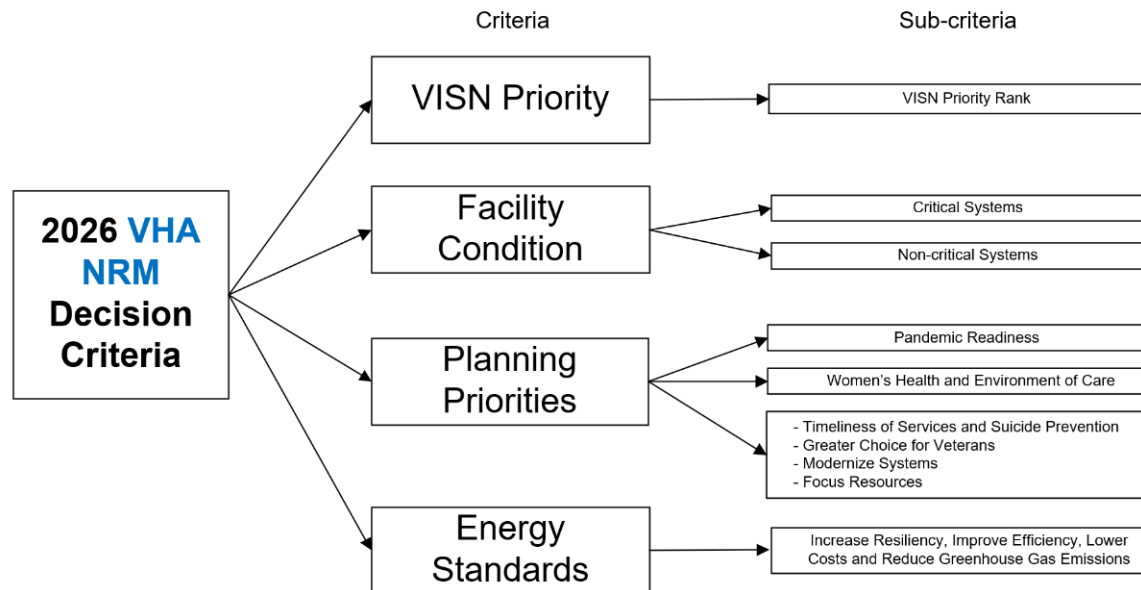
The applicable 2026 Lease SCIP list projects submitted for funding consideration/approval were evaluated based on the decision criteria shown in Figure 2-4. The 2026 Lease SCIP list can be found in *Volume 4, Chapter 5: Strategic Capital Investment Planning Process Project Lists*. The standardized Lease 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<br>List Priority | Major Only<br>Priority # | VISN/Admin | City/ Cemetery       | ST | 2026 Construction Projects SCIP List | Total<br>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 Plan<sup>1</sup> (Dollars in Thousands)**

| City/ Cemetery                | ST       | Project Name - Short Description                                                                                                                                              | TEC <sup>2</sup> | 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<br>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 <sup>3</sup> | 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 <sup>3</sup>    | 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 <sup>2</sup> | Funding<br>thru 2025 | 2026    | 2027 | 2028 | 2029      | 2030      | Remaining<br>Need After<br>2030 |
|---------------------|----|------------------------------------------------------------------------------------------------------------|------------------|----------------------|---------|------|------|-----------|-----------|---------------------------------|
| Dallas <sup>3</sup> | TX | Clinical Expansion for Mental Health,<br>Expansion of Parking Facilities and Land<br>Acquisition           | 762,300          | 93,100               | 0       | 0    | 0    | 0         | 0         | 669,200                         |
| Tampa               | FL | Construct and Renovate Spinal Cord<br>Injury and Polytrauma Transitional Rehab<br>Program Beds Building 38 | 762,300          | 0                    | 0       | 0    | 0    | 0         | 0         | 762,300                         |
| Gainesville         | FL | Correct Non-compliant Surgical,<br>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 <sup>3</sup> | CO | Ft. Logan NC - Gravesite Expansion,<br>Phase 1                                                             | 82,750           | 50,000               | 0       | 0    | 0    | 0         | 0         | 32,750                          |
| Long Beach          | CA | Spinal Cord Injury/Disease, Physical<br>Medicine and Rehabilitation, and<br>Prosthetics Center             | 2,020,450        | 0                    | 0       | 0    | 0    | 0         | 0         | 2,020,450                       |
| St Cloud            | MN | Mental Health Residential Rehabilitation<br>Treatment Program Building                                     | 246,855          | 0                    | 0       | 0    | 0    | 0         | 0         | 246,855                         |
| Asheville           | NC | Community Living Center and Renovate<br>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<br>McClellan CBOC for VA/DoD Joint<br>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<br>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,<br>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 <sup>2</sup> | Funding<br>thru 2025 | 2026             | 2027             | 2028             | 2029             | 2030             | Remaining<br>Need After<br>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                               |
| <b>Total, Five Year Development Plan</b> |    |                                                                          |                  | <b>3,499,139</b>     | <b>1,812,428</b> | <b>2,581,082</b> | <b>2,538,000</b> | <b>2,850,600</b> | <b>5,210,000</b> | <b>30,616,104</b>               |

<sup>1</sup>The 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.

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

<sup>3</sup>Funding 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<br>(\$000) | # of Projects | Future Year<br>TEC<br>(\$000) <sup>1</sup> |
| 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                                   |
| <b>Project Specific Subtotal</b>                        | <b>335</b>    | <b>\$3,094,072</b>  | <b>1,382</b>  | <b>\$55,834,073</b>                        |
| Future year planning (Minors and NRM) <sup>1</sup>      | N/A           | \$0                 | -             | \$120,662,959                              |
| Below threshold/Emergent needs <sup>2</sup>             | TBD           | \$0                 | -             | \$2,057,221                                |
| Non-recurring activation costs <sup>3</sup>             | -             | \$489,675           | -             | \$7,086,152                                |
| Recurring activation costs <sup>3</sup>                 | -             | \$524,801           | -             | \$5,987,273                                |
| IT Non-recurring activation costs <sup>3</sup>          | -             | \$78,452            | -             | \$1,123,299                                |
| IT recurring activation costs <sup>3</sup>              | -             | \$26,151            | -             | \$374,433                                  |
| <b>Total</b>                                            | <b>335</b>    | <b>\$4,213,152</b>  | <b>1,382</b>  | <b>\$193,125,410</b>                       |

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

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

<sup>3</sup>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.

## 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/<br>Admin | Parent<br>Station/<br>Cemetery | ST | Potential Future/Outyear Projects<br><br>Project Name – Short Description        | Project<br>Type | Total<br>Estimated<br>Costs<br>(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/<br>Admin | Parent<br>Station/<br>Cemetery        | ST | Potential Future/Outyear Projects<br><br>Project Name – Short Description          | Project<br>Type | Total<br>Estimated<br>Costs<br>(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                              |



| <b>VISN/<br/>Admin</b> | <b>Parent<br/>Station/<br/>Cemetery</b> | <b>ST</b> | <b>Potential Future/Outyear Projects<br/><br/>Project Name – Short Description</b> | <b>Project<br/>Type</b> | <b>Total<br/>Estimated<br/>Costs<br/>(000s)</b> |
|------------------------|-----------------------------------------|-----------|------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------|
| 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/<br>Admin | Parent<br>Station/<br>Cemetery | ST | Potential Future/Outyear Projects<br><br>Project Name – Short Description       | Project<br>Type | Total<br>Estimated<br>Costs<br>(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                              |

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|------------------------|-----------------------------------------|-----------|-----------------------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------|
| 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                                        |

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|------------------------|-----------------------------------------|-----------|----------------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------|
| 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                                        |

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|----------------|--------------------------------|----|----------------------------------------------------------------------------------|-----------------|---------------------------------------|
| 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                              |

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|----------------|--------------------------------|----|-------------------------------------------------------------------------------|-----------------|---------------------------------------|
| 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                              |

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|------------------------|-----------------------------------------|-----------|------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------|
| 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                                        |

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| 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                                         |



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|------------------------|-----------------------------------------|-----------|--------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------|
| 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                                        |

| <b>VISN/<br/>Admin</b> | <b>Parent<br/>Station/<br/>Cemetery</b> | <b>ST</b> | <b>Potential Future/Outyear Projects<br/><br/>Project Name – Short Description</b> | <b>Project<br/>Type</b> | <b>Total<br/>Estimated<br/>Costs<br/>(000s)</b> |
|------------------------|-----------------------------------------|-----------|------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------|
| 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                                         |

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|------------------------|-----------------------------------------|-----------|-------------------------------------------------------------------------------|-------------------------|-------------------------------------------------|
| 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                                        |

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|------------------------|-----------------------------------------|-----------|-------------------------------------------------------------------------------|-------------------------|-------------------------------------------------|
| 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                                        |

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|------------------------|-------------------------------------------|-----------|--------------------------------------------------------------------------------|-------------------------|-------------------------------------------------|
| 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/<br>Admin | Parent<br>Station/<br>Cemetery | ST | Potential Future/Outyear Projects<br>Project Name – Short Description          | Project<br>Type | Total<br>Estimated<br>Costs<br>(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/<br>Admin | Parent<br>Station/<br>Cemetery | ST | Potential Future/Outyear Projects<br><br>Project Name – Short Description                                       | Project<br>Type | Total<br>Estimated<br>Costs<br>(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                              |

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|------------------------|-----------------------------------------|-----------|-----------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------|
| 15                     | Topeka                                  | KS        | Repair Parking lots and Curb and Gutters Seal<br>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<br>Wide                                                                               | NRM-IM                  | \$8,800                                         |
| 15                     | Topeka                                  | KS        | B6 Addition for Long Term Community Care<br>and Hospice                                                                     | Minor Const.            | \$15,400                                        |
| 15                     | Wichita                                 | KS        | Install and Correct Perimeter Fencing,<br>Building Physical Security, Life Safety                                           | Minor Const.            | \$17,479                                        |
| 15                     | Wichita                                 | KS        | Construct Addition to Building 1C for<br>Relocating Radiology and Co-Locating with<br>Nuclear Medicine                      | Minor Const.            | \$22,198                                        |
| 15                     | Wichita                                 | KS        | Construct Mental Health Addition for<br>Psychological Rehabilitation Recovery Center,<br>Suicide Prevention and Tele-health | Minor Const.            | \$22,337                                        |
| 15                     | Wichita                                 | KS        | Construct Addition and Renovate 2nd Floors<br>building 19 and 2 for Cath Lab Expansion                                      | Minor Const.            | \$22,572                                        |
| 15                     | Wichita                                 | KS        | Construct Addition and Renovate Building 1<br>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<br>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<br>Health Clinics                                                               | NRM-SUS                 | \$11,600                                        |
| 9                      | Lexington                               | KY        | Renovate Building 25 Second Floor for Out-<br>Patient Mental Health Clinics                                                 | NRM-SUS                 | \$13,800                                        |
| 9                      | Lexington                               | KY        | Renovate Building 3 For Radiology and MRI<br>Suite Phase 1                                                                  | NRM-SUS                 | \$14,700                                        |
| 9                      | Lexington                               | KY        | Renovate Building 3 For Radiology Suite<br>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<br>Specialty Clinics                                                             | NRM-SUS                 | \$15,400                                        |



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|------------------------|-----------------------------------------|-----------|------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------|
| 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                                         |

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|----------------|--------------------------------|----|-------------------------------------------------------------------------------------|-----------------|---------------------------------------|
| 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<br>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<br>Management Storage                             | NRM-SUS         | \$7,175                               |
| 1              | Northampton                    | MA | Modernize Building 16 Warehouse                                                     | NRM-SUS         | \$10,830                              |
| 1              | Northampton                    | MA | Repair / Replace Stormwater Conveyance<br>System                                    | NRM-IM          | \$11,220                              |
| 1              | Northampton                    | MA | Renovate Building 25 for Education, Police<br>Services and EMS                      | NRM-IM          | \$11,797                              |
| 1              | Northampton                    | MA | Renovate Mountain Building (B11) for<br>Wellness Center                             | NRM-IM          | \$13,686                              |
| 1              | Northampton                    | MA | North Worcester County Community Based<br>Outpatient Clinic                         | Minor Lease     | \$13,753                              |
| 1              | Northampton                    | MA | Update Acute Mental Health Space Building 4<br>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<br>System, including Covered Walkway        | NRM-IM          | \$14,937                              |
| 1              | Northampton                    | MA | Upgrade Marsh Building (B26) Heating,<br>Ventilation and Air Conditioning and Roof  | NRM-IM          | \$15,255                              |
| 1              | Northampton                    | MA | Renovate Birch Building (B12) for<br>Administration                                 | NRM-IM          | \$15,435                              |
| 1              | Northampton                    | MA | Build New Physical and Occupation Therapy<br>and Prosthetics Center                 | Minor Const.    | \$16,842                              |
| 1              | Northampton                    | MA | Renovate Building 26 (Marsh) for Domiciliary<br>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<br>Drainage                                    | Minor Const.    | \$2,340                               |
| NCA            | Baltimore                      | MD | Replace Fence and Improve Property Border                                           | Minor Const.    | \$2,410                               |

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|----------------|--------------------------------|----|---------------------------------------------------------------------------------------------|-----------------|---------------------------------------|
| 5              | Baltimore                      | MD | Renew Baltimore W. Fayette Street Annex<br>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<br>Unit                                         | NRM-IM          | \$12,484                              |
| 5              | Baltimore                      | MD | Modernize Heating, Ventilation and Air<br>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<br>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<br>Building to Correct FCA, Seismic and<br>Structural | Minor Const.    | \$24,500                              |
| 5              | Perry Point                    | MD | Renovate Building 314 Complex as Wellness<br>Facility                                       | NRM-IM          | \$25,000                              |
| 1              | Togus                          | ME | Togus Warehouse (Harpers) Replacement<br>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<br>Domestic Water Service Lines                      | NRM-IM          | \$13,750                              |
| 1              | Togus                          | ME | Reconstruct and Repave Roads and Parking<br>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                              |

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|------------------------|-----------------------------------------|-----------|-------------------------------------------------------------------------------|-------------------------|-------------------------------------------------|
| 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                                         |

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|----------------|--------------------------------|----|----------------------------------------------------------------------------------|-----------------|---------------------------------------|
| 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                                 |

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|----------------|--------------------------------|----|-------------------------------------------------------------------------------|-----------------|---------------------------------------|
| 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                              |

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|------------------------|-----------------------------------------|-----------|-------------------------------------------------------------------------------|-------------------------|-------------------------------------------------|
| 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                                        |

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|------------------------|-----------------------------------------|-----------|------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------|
| 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                                         |



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|------------------------|-----------------------------------------|-----------|------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------|
| 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                                         |

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|----------------|--------------------------------|----|----------------------------------------------------------------------------------|-----------------|---------------------------------------|
| 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                              |

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|------------------------|-----------------------------------------|-----------|----------------------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------|
| 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                                        |

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|------------------------|-----------------------------------------|-----------|----------------------------------------------------------------------------------|-------------------------|-------------------------------------------------|
| 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                                         |

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|----------------|--------------------------------|----|--------------------------------------------------------------------------|-----------------|---------------------------------------|
| 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                              |

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|------------------------|-----------------------------------------|-----------|---------------------------------------------------------------------------------|-------------------------|-------------------------------------------------|
| 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                                         |

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|------------------------|-----------------------------------------|-----------|--------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------|
| 4                      | Coatesville                             | PA        | Upgrade Domestic Water System                                                                                      | NRM-IM                  | \$12,000                                        |
| 4                      | Coatesville                             | PA        | Correct FCA Deficiencies - Building 139<br>Kitchen/Dining                                                          | NRM-IM                  | \$15,400                                        |
| 4                      | Coatesville                             | PA        | Construct New Supply Chain Management<br>Building                                                                  | Minor Const.            | \$16,000                                        |
| 4                      | Coatesville                             | PA        | Renovate Building 2 - Primary Care PACT,<br>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<br>Entrance                                                              | NRM-IM                  | \$22,000                                        |
| 4                      | Coatesville                             | PA        | Install Fencing Campus-wide                                                                                        | NRM-IM                  | \$27,500                                        |
| 4                      | Erie                                    | PA        | Replace Warren PA Community Based<br>Outpatient Clinic Lease                                                       | Minor Lease             | \$3,255                                         |
| 4                      | Erie                                    | PA        | Correct Electrical Deficiencies - New 480V<br>Distribution Rooms                                                   | NRM-IM                  | \$5,200                                         |
| 4                      | Erie                                    | PA        | Expand Community Living Center I and<br>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,<br>Ventilation and Air Conditioning Deficiencies<br>and Repurpose Space | NRM-IM                  | \$7,700                                         |
| 4                      | Erie                                    | PA        | Expand Lab and Pharmacy Space and<br>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<br>and additional services                                                | NRM-SUS                 | \$8,800                                         |
| 4                      | Erie                                    | PA        | Build Care in the Community and<br>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<br>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<br>Clinic                                                                  | NRM-SUS                 | \$7,700                                         |

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|------------------------|-----------------------------------------|-----------|------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------|
| 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<br>Department                                                           | Minor Const.            | \$12,659                                        |
| 4                      | Lebanon                                 | PA        | Construct New Spiritual Whole Health Family<br>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<br>Cemetery of<br>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<br>Conditioning Systems Building 2 Phase 3                            | NRM-IM                  | \$6,600                                         |
| 4                      | Philadelphia                            | PA        | Replace / Repair Perimeter Fencing and<br>Access Controls for Main Hospital and<br>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<br>Research B1                                                         | NRM-SUS                 | \$10,049                                        |
| 4                      | Philadelphia                            | PA        | Construct 2nd Story Community Living<br>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<br>Conditioning for MICU Pandemic Unit                                | NRM-IM                  | \$13,750                                        |
| 4                      | Philadelphia                            | PA        | Upgrade Heating, Ventilation and Air<br>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                                        |



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|------------------------|-----------------------------------------|-----------|-------------------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------|
| 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<br>Lease                                                 | Major Lease             | \$31,000                                        |
| OIT                    | Philadelphia                            | PA        | Renew and Upgrade Data Center Mechanical<br>Support Systems                                     | Minor Const.            | \$10,000                                        |
| VBA                    | Pittsburgh                              | PA        | Renew lease for Pittsburgh Regional Office<br>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<br>HZ Building 50                                   | NRM-SUS                 | \$13,036                                        |
| 4                      | Pittsburgh                              | PA        | Lease space for a new Surgical Center for<br>expanded VA supplied services                      | Minor Lease             | \$14,000                                        |
| 4                      | Pittsburgh                              | PA        | Modernize Unit Ground-North in HZ,<br>Building 50                                               | NRM-SUS                 | \$15,607                                        |
| 4                      | Pittsburgh                              | PA        | Lease space for a new Community Based<br>Outpatient Clinic for expanded VA supplied<br>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<br>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<br>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<br>Distribution at Main Building                             | NRM-IM                  | \$10,350                                        |
| 8                      | San Juan                                | PR        | Lease Space for the San Juan Radiation<br>Oncology Center                                       | Minor Lease             | \$10,566                                        |

| VISN/<br>Admin | Parent<br>Station/<br>Cemetery | ST | Potential Future/Outyear Projects<br><br>Project Name – Short Description     | Project<br>Type | Total<br>Estimated<br>Costs<br>(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                             |

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|------------------------|-----------------------------------------|-----------|--------------------------------------------------------------------------------|-------------------------|-------------------------------------------------|
| 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<br>Support Space - Bldg. 2                | NRM-SUS                 | \$11,000                                        |
| 7                      | Columbia                                | SC        | Convert Non-Clinical Common Space to<br>Pathology and Lab Services - Bldg. 101 | NRM-SUS                 | \$12,000                                        |
| 7                      | Columbia                                | SC        | Convert Non-Clinical Common Space to<br>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<br>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<br>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<br>System                         | Minor Const.            | \$750                                           |
| 23                     | Fort Meade                              | SD        | Renovate Vacant Boiler Plant Bldg. 137 to<br>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<br>and Support Functions               | Minor Const.            | \$15,800                                        |
| 23                     | Hot Springs                             | SD        | Renovate Acute/Community Living Center<br>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<br>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<br>Ventilation                            | NRM-IM                  | \$8,800                                         |
| 23                     | Sioux Falls                             | SD        | Renovate Building 1 for Inpatient Mental<br>Health and Administrative Services | NRM-SUS                 | \$8,831                                         |
| 23                     | Sioux Falls                             | SD        | Enhance Campus and Building Electrical<br>Systems                              | NRM-IM                  | \$12,100                                        |
| 23                     | Sioux Falls                             | SD        | Construct New Pulmonary Clinic                                                 | Minor Const.            | \$12,680                                        |

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|------------------------|-----------------------------------------|-----------|-----------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------|
| 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/<br>Admin | Parent<br>Station/<br>Cemetery | ST | Potential Future/Outyear Projects<br>Project Name – Short Description         | Project<br>Type | Total<br>Estimated<br>Costs<br>(000s) |
|----------------|--------------------------------|----|-------------------------------------------------------------------------------|-----------------|---------------------------------------|
| 9              | Memphis                        | TN | Construct Building 7 SCI/D 2nd Floor<br>Addition Ward 2W                      | Minor Const.    | \$26,000                              |
| 9              | Memphis                        | TN | Construct Southeast Parking Garage and<br>Bridge                              | Minor Const.    | \$27,000                              |
| 9              | Memphis                        | TN | Establish Leased Community Living Center                                      | Major Lease     | \$46,100                              |
| 9              | Mountain<br>Home               | TN | Lease Greeneville Community Based<br>Outpatient Clinic                        | Minor Lease     | \$1,050                               |
| 9              | Mountain<br>Home               | TN | Lease Kingsport Community Based Outpatient<br>Clinic                          | Minor Lease     | \$1,875                               |
| 9              | Mountain<br>Home               | TN | Renovate Building 162 for Mental Health<br>Residential Rehab                  | NRM-SUS         | \$7,700                               |
| 9              | Mountain<br>Home               | TN | Correct Mechanical Condition Gaps                                             | NRM-SUS         | \$9,900                               |
| 9              | Mountain<br>Home               | TN | Correct Structural Condition Gaps                                             | NRM-SUS         | \$11,000                              |
| 9              | Mountain<br>Home               | TN | Correct Remaining Condition Gaps                                              | NRM-SUS         | \$13,200                              |
| 9              | Mountain<br>Home               | TN | Relocate Acute Inpatient Mental Health Ward                                   | NRM-SUS         | \$15,400                              |
| 9              | Mountain<br>Home               | TN | Renovate Building 160 for Community Living<br>Center Phase 1                  | NRM-SUS         | \$17,218                              |
| 9              | Mountain<br>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<br>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<br>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<br>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                               |

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|------------------------|-----------------------------------------|-----------|-------------------------------------------------------------------------------|-------------------------|-------------------------------------------------|
| 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<br>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<br>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,<br>Prep/Recovery, and Endoscopy     | NRM-SUS                 | \$16,500                                        |
| 17                     | Amarillo                                | TX        | Renovate Former NFS Kitchen into ELT and<br>Admin Space                       | NRM-SUS                 | \$19,500                                        |
| 17                     | Amarillo                                | TX        | Create Substance Abuse Residential Recovery<br>Treatment Program Unit         | Minor Const.            | \$24,934                                        |
| OIT                    | Austin                                  | TX        | Install Roof Top energy efficient cooling<br>system for Data Center           | Minor Const.            | \$3,300                                         |
| OIT                    | Austin                                  | TX        | Computer Room Under Floor Rapid<br>Disconnect Power System                    | Minor Const.            | \$3,700                                         |
| OIT                    | Austin                                  | TX        | Emergency Makeup Water Storage for Chiller<br>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<br>Center                              | Minor Const.            | \$17,900                                        |
| 17                     | Bonham                                  | TX        | Replace Building 1, 2 and 3 Fire Suppression<br>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<br>Accessibility                            | NRM-IM                  | \$7,700                                         |
| 17                     | Bonham                                  | TX        | Expand and Renovate Bonham Pharmacy,<br>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<br>Privacy, Phase 2               | Minor Const.            | \$16,100                                        |

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|------------------------|-----------------------------------------|-----------|-------------------------------------------------------------------------------|-------------------------|-------------------------------------------------|
| 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/<br>Admin | Parent<br>Station/<br>Cemetery | ST | Potential Future/Outyear Projects<br><br>Project Name – Short Description                                | Project<br>Type | Total<br>Estimated<br>Costs<br>(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                              |



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|------------------------|-----------------------------------------|-----------|--------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------|
| 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<br>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<br>Needs                               | Major Lease             | \$95,519                                        |
| 17                     | Temple                                  | TX        | Rightsize Austin Lease with Ambulatory<br>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<br>Rehabilitation and Employment                   | Minor Lease             | \$77                                            |
| VBA                    | Waco                                    | TX        | Renew Austin Vocational Rehabilitation and<br>Employment Office                      | Minor Lease             | \$188                                           |
| 17                     | Waco                                    | TX        | Expand Laundry Storage and Add Emergency<br>Power to Bldg. 226                       | Minor Const.            | \$5,866                                         |
| 17                     | Waco                                    | TX        | Renovate Bldg. 8 (Basement) to Rightsize<br>Outpatient Behavioral Health and Canteen | NRM-SUS                 | \$6,659                                         |
| 17                     | Waco                                    | TX        | Renovate Bldg. 1 Third Floor for Primary<br>Care                                     | NRM-SUS                 | \$8,328                                         |
| 17                     | Waco                                    | TX        | Renovate Bldg. 5 (Basement) to Rightsize<br>Audiology                                | NRM-SUS                 | \$10,768                                        |
| 17                     | Waco                                    | TX        | Renovate Bldg. 5 (Level 2) to Correct<br>Deficiencies and Space for Patient Care Adm | NRM-SUS                 | \$13,918                                        |
| 17                     | Waco                                    | TX        | Renovate Bldg. 9 (Level 1) for Community<br>Living Center                            | NRM-SUS                 | \$14,338                                        |
| 17                     | Waco                                    | TX        | Renovate Bldg. 11 (Level 1) Community<br>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                                         |

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|------------------------|-----------------------------------------|-----------|------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------|
| 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                                         |

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|------------------------|-----------------------------------------|-----------|-----------------------------------------------------------------------------------|-------------------------|-------------------------------------------------|
| 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                                         |

| <b>VISN/<br/>Admin</b> | <b>Parent<br/>Station/<br/>Cemetery</b> | <b>ST</b> | <b>Potential Future/Outyear Projects<br/>Project Name – Short Description</b>    | <b>Project<br/>Type</b> | <b>Total<br/>Estimated<br/>Costs<br/>(000s)</b> |
|------------------------|-----------------------------------------|-----------|----------------------------------------------------------------------------------|-------------------------|-------------------------------------------------|
| 1                      | White River<br>Junction                 | VT        | Construct Expandable Parking Deck, Campus                                        | Minor Const.            | \$24,955                                        |
| 1                      | White River<br>Junction                 | VT        | Consolidated FCA Improvements                                                    | NRM-IM                  | \$57,000                                        |
| 20                     | American<br>Lake                        | WA        | Refurbish Elevators at Buildings: 3, 4, 6, 7,<br>and Building 85                 | NRM-IM                  | \$6,000                                         |
| 20                     | American<br>Lake                        | WA        | Replace Campus Roofs                                                             | NRM-IM                  | \$12,340                                        |
| 20                     | American<br>Lake                        | WA        | Emergency Management Turn In and Storage<br>Warehouse                            | Minor Const.            | \$13,892                                        |
| 20                     | American<br>Lake                        | WA        | Address Seismic Deficiencies and Others for<br>Building 8                        | NRM-IM                  | \$14,435                                        |
| 20                     | American<br>Lake                        | WA        | Address Seismic Deficiencies and Others for<br>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<br>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<br>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<br>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<br>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<br>Administration                      | Minor Const.            | \$27,500                                        |

| VISN/<br>Admin | Parent<br>Station/<br>Cemetery | ST | Potential Future/Outyear Projects<br>Project Name – Short Description            | Project<br>Type | Total<br>Estimated<br>Costs<br>(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                               |

| <b>VISN/<br/>Admin</b> | <b>Parent<br/>Station/<br/>Cemetery</b> | <b>ST</b> | <b>Potential Future/Outyear Projects<br/>Project Name – Short Description</b>                                | <b>Project<br/>Type</b> | <b>Total<br/>Estimated<br/>Costs<br/>(000s)</b> |
|------------------------|-----------------------------------------|-----------|--------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------|
| 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/<br>Admin                                  | Parent<br>Station/<br>Cemetery | ST | Potential Future/Outyear Projects<br>Project Name – Short Description           | Project<br>Type | Total<br>Estimated<br>Costs<br>(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                               |
| <b>Total, Potential Future/Outyear Projects</b> |                                |    |                                                                                 |                 | <b>\$55,834,073</b>                   |

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 <sup>1</sup>**

|                  | 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 <sup>2</sup> | 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                           |
| <b>Total</b>     | <b>46</b>          | <b>\$33,172,904</b>           | <b>65</b>     | <b>\$5,002,602</b>            | <b>270</b>         | <b>\$49,566,081</b>           | <b>901</b>    | <b>\$86,594,641</b>           | <b>252</b>    | <b>\$4,914,423</b>            | <b>36</b>     | <b>\$77,679</b>               |

<sup>1</sup> 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.

<sup>2</sup> 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**

| <b>Domestic Office and Warehouse SF Reduction Targets FY 2026 - FY 2030</b> |                |                |                |                |                |
|-----------------------------------------------------------------------------|----------------|----------------|----------------|----------------|----------------|
|                                                                             | <b>FY 2026</b> | <b>FY 2027</b> | <b>FY 2028</b> | <b>FY 2029</b> | <b>FY 2030</b> |
| Office Target<br>(Net SF Reduction)                                         | 253,623        | 64,529         | 37,123         | 57,178         | 84,453         |
| Warehouse Targets (Net<br>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**

| <b>Disposal Targets for Owned Buildings FY 2026 – FY 2030</b> |                |                |                |                |                |
|---------------------------------------------------------------|----------------|----------------|----------------|----------------|----------------|
|                                                               | <b>FY 2026</b> | <b>FY 2027</b> | <b>FY 2028</b> | <b>FY 2029</b> | <b>FY 2030</b> |
| Disposal Target<br>(SF Reduction)                             | 552,070        | 92,676         | 829,338        | 186,297        | 278,687        |
| Disposal Targets<br>(Number of<br>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.

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

A map of the United States showing the number of states in each time zone. The map is color-coded by time zone, with numbers in circles indicating the count. Insets show Alaska (20), Hawaii (21), and the Philippines Islands. Other labels include Guam, American Samoa, Virgin Is., and PR.

## Action Plan Strategy

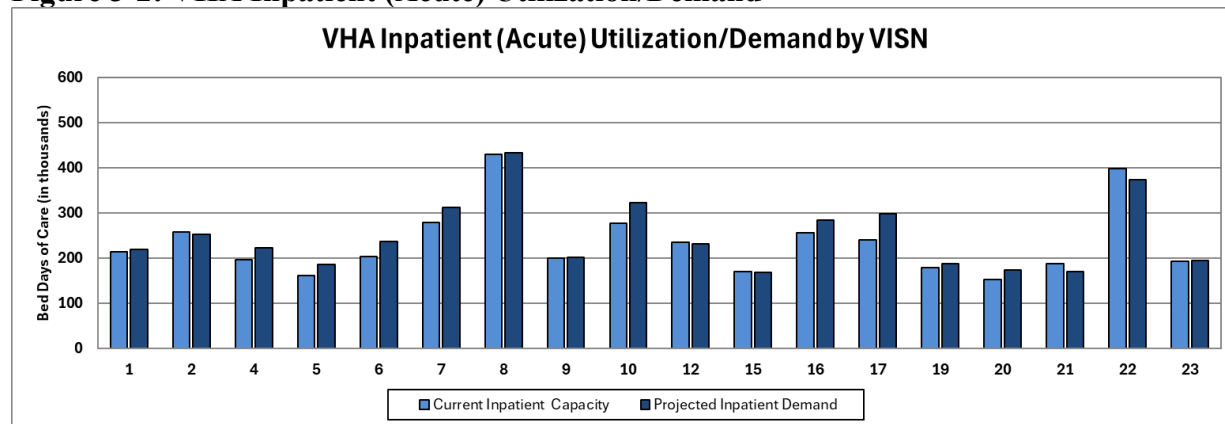
VHA's Action Plan strategy addresses the access, utilization, space, and condition gaps currently identified in the Strategic Capital Investment Planning (SCIP) process. A combination of capital and non-capital solutions, such as telehealth, purchased care, and extended hours of operations, are utilized 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**

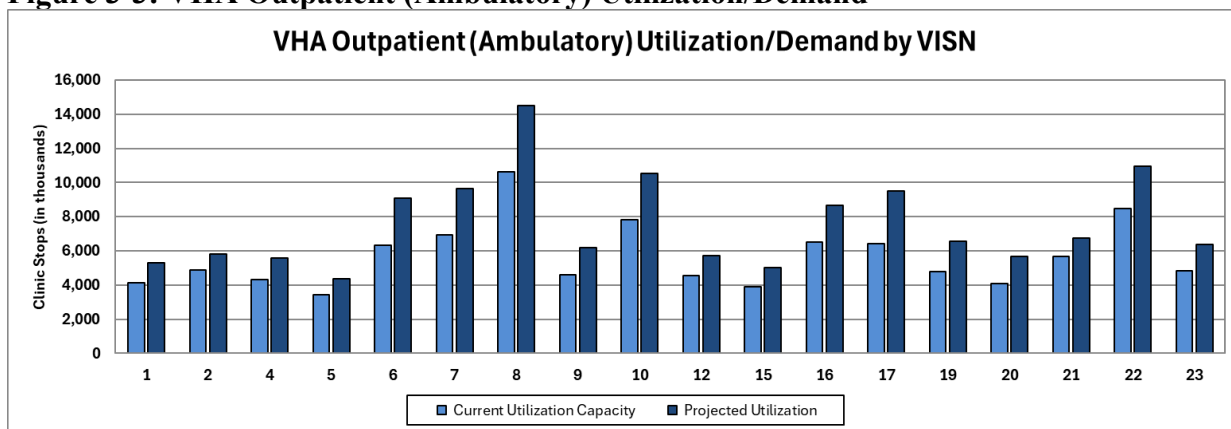


VA is projected to see a general increase in the demand for inpatient care over the next ten years. Most VISNs are projected to see an increase in demand for at least a few types of inpatient care, such as mental health and specialty services.

**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.

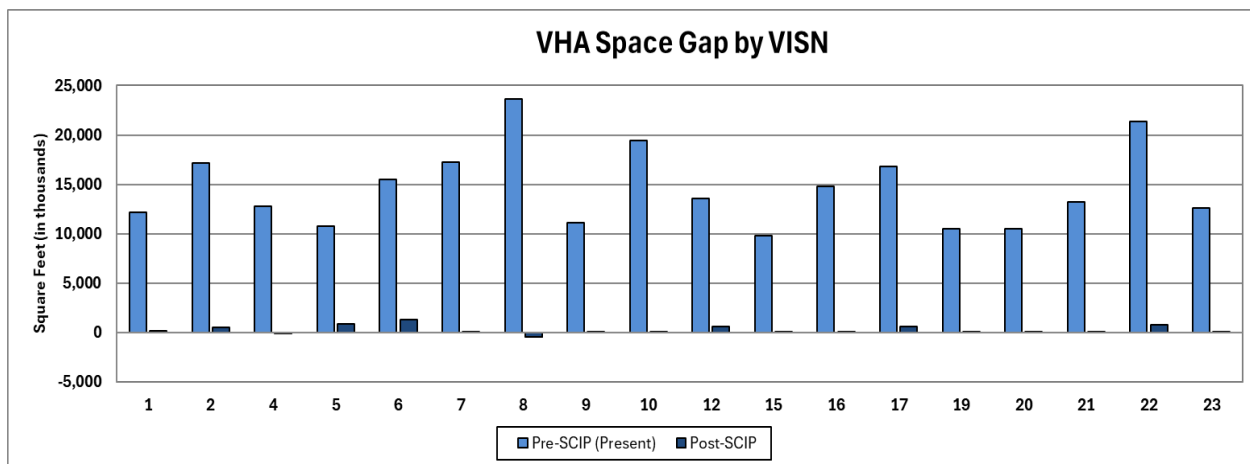


**Figure 3-3: VHA Outpatient (Ambulatory) Utilization/Demand**



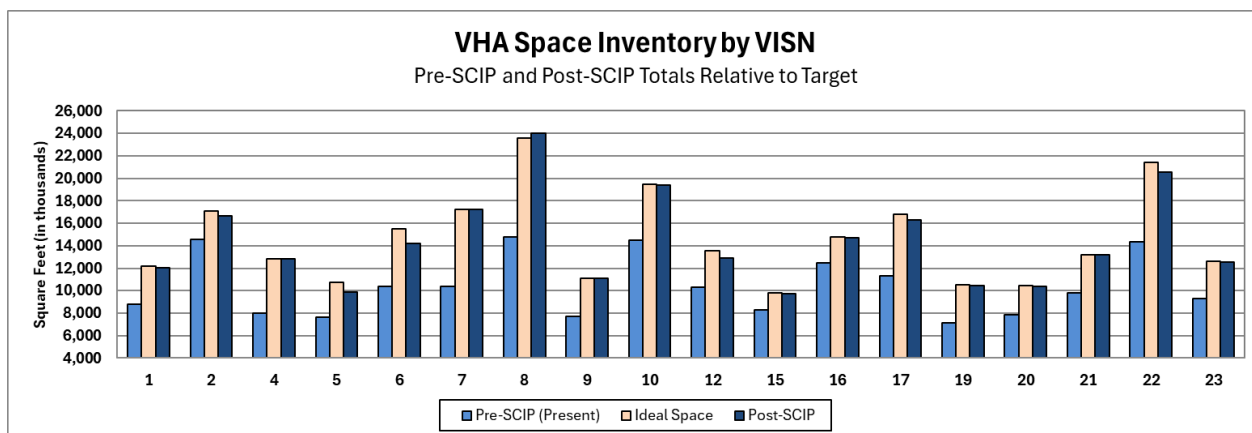
**Space Gap:** Defined as the difference between current inventory, plus in-process projects minus funded disposals, compared to projected long-range planning needs. Space gaps can be both positive and negative. Negative numbers indicate excess space, positive numbers indicate the need for additional 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 \***



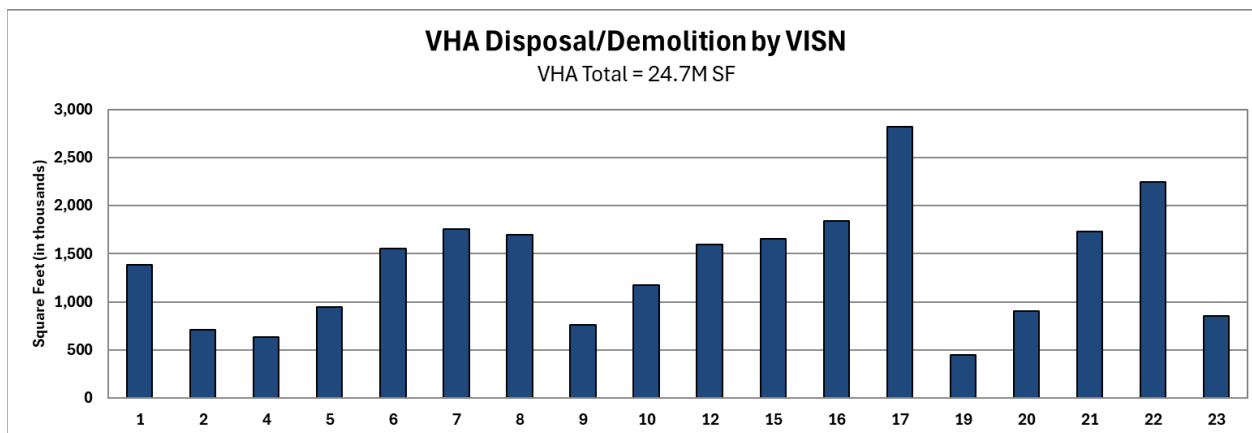
\*Per SCIP guidance, out-year projects should not be developed solely to address gap closure goals if they are not planned for execution, hence not all VISNs plans fully address the 95% space gap resolution target.

**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.

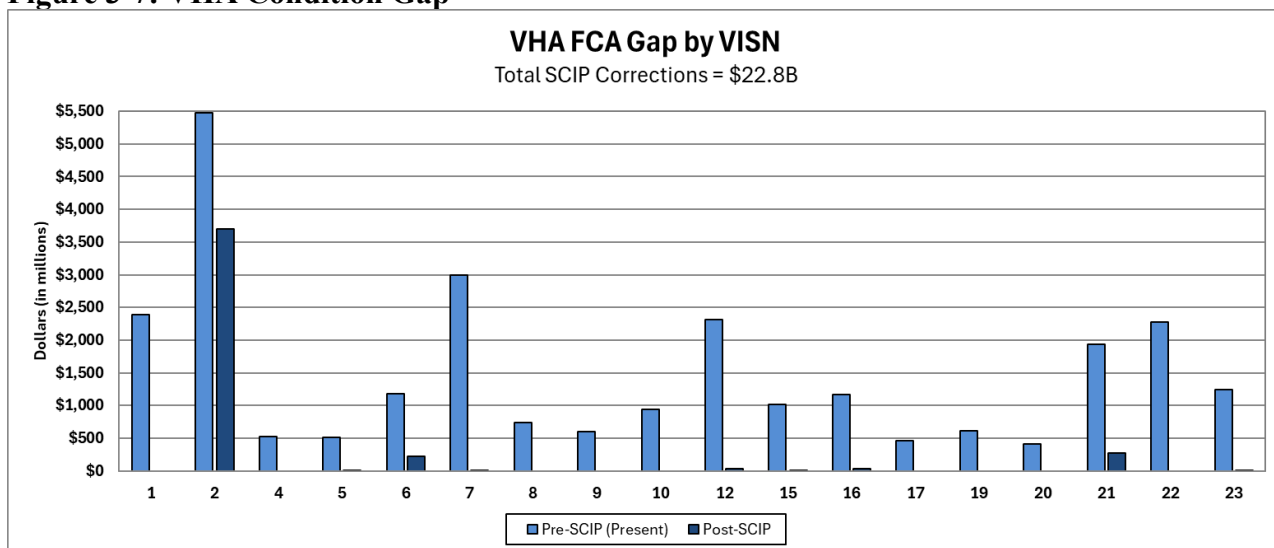
**Figure 3-6: VHA Disposal/Demolition by VISNs**



**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.

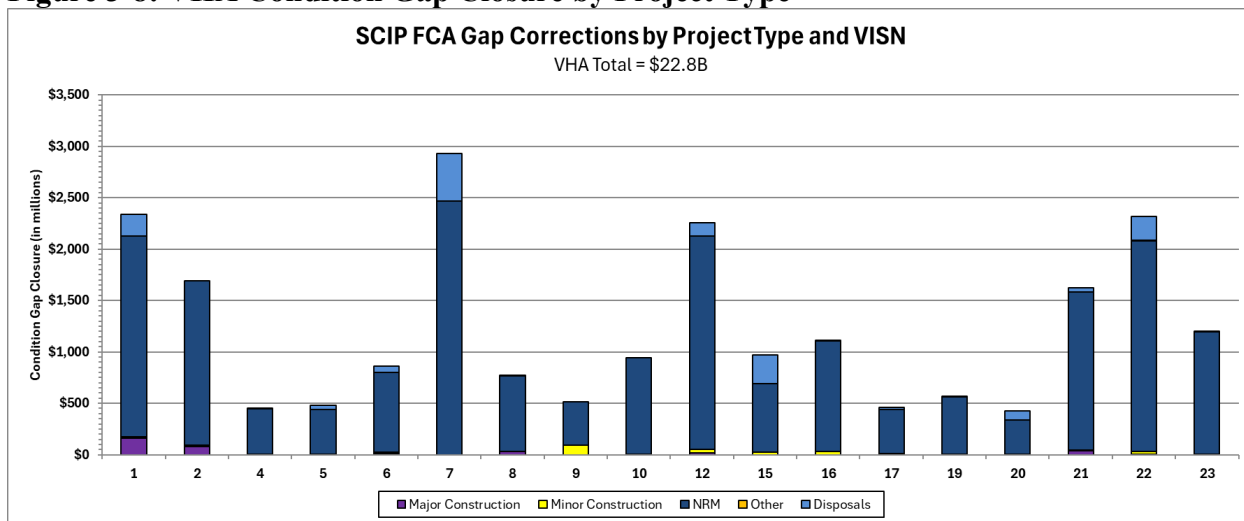
Figure 3-7 on the next page illustrates the existence of substantial condition deficiencies across all VISNs. VISNs with deficiencies exceeding \$1 billion in correction costs are 1, 2, 6, 7, 12, 15, 16, 21, 22, and 23.

**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**

| <b>Project Type</b>                                       | <b># of 2026 Projects</b> | <b>2026 TEC (\$000)</b> | <b># of Future Year Projects</b> | <b>Future Year TEC (\$000)<sup>1</sup></b> |
|-----------------------------------------------------------|---------------------------|-------------------------|----------------------------------|--------------------------------------------|
| 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                                   |
| <b>Project Specific Subtotal</b>                          | <b>310</b>                | <b>\$2,789,610</b>      | <b>1,260</b>                     | <b>\$53,924,305</b>                        |
| Future Year Planning (Minors and NRM) <sup>1</sup>        | N/A                       | \$0                     | -                                | \$120,575,356                              |
| Below Threshold/Emergent Needs <sup>2</sup>               | TBD                       | \$0                     | -                                | \$2,033,559                                |
| Non-Recurring Activation Costs <sup>3</sup>               | -                         | \$471,607               | -                                | \$6,736,082                                |
| Recurring Activation Costs <sup>3</sup>                   | -                         | \$524,801               | -                                | \$5,987,273                                |
| IT Non-Recurring Activation Costs <sup>3</sup>            | -                         | \$72,835                | -                                | \$1,057,908                                |
| IT Recurring Activation Costs <sup>3</sup>                | -                         | \$24,278                | -                                | \$352,636                                  |
| <b>Total with Activations</b>                             | <b>310</b>                | <b>\$3,888,631</b>      | <b>1,260</b>                     | <b>\$190,667,120</b>                       |

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

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

<sup>3</sup>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 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 program<sup>1</sup>.

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.

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



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

| VISN | Parent Station/<br>Cemetery | ST | Potential Future/Outyear<br>Projects<br>Project Name - Short<br>Description           | Project<br>Type | Total<br>Estimated<br>Costs (000s) |
|------|-----------------------------|----|---------------------------------------------------------------------------------------|-----------------|------------------------------------|
| 21   | Fresno                      | CA | Demolish and Replace Asphalt<br>Parking Lots A, B, C, G, and E                        | NRM-IM          | \$18,972                           |
| 21   | Fresno                      | CA | Expand Community Living Center<br>for Privacy                                         | Major<br>Const. | \$69,449                           |
| 21   | Fresno                      | CA | Demolish Building 1, OPC, LC2,<br>and Modify Utilities                                | Major<br>Const. | \$357,000                          |
| 21   | Fresno                      | CA | Lease a Fresno/Clovis Hospital                                                        | Major<br>Lease  | \$485,000                          |
| 22   | Loma Linda                  | CA | Widen Perimeter Road and<br>Parking                                                   | NRM-SUS         | \$5,500                            |
| 22   | Loma Linda                  | CA | Replace Irrigation System                                                             | NRM-IM          | \$6,600                            |
| 22   | Loma Linda                  | CA | Renovate Support Service<br>Building                                                  | NRM-SUS         | \$8,250                            |
| 22   | Loma Linda                  | CA | Renovate Corridors and Finishes -<br>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<br>Retention and Dry Swales                               | NRM-IM          | \$15,400                           |
| 22   | Loma Linda                  | CA | Expand North Entrance                                                                 | Minor<br>Const. | \$15,840                           |
| 22   | Loma Linda                  | CA | Construct Whole Health,<br>Employee Wellness and Employee<br>Daycare Building         | Minor<br>Const. | \$15,950                           |
| 22   | Loma Linda                  | CA | Renovate 4NE Med/Surg Ward for<br>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<br>Center, Dementia Unit, Nurse<br>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<br>Bldg. 30                                           | Minor<br>Const. | \$23,100                           |
| 22   | Loma Linda                  | CA | Construct Mental Health Building                                                      | Minor<br>Const. | \$24,200                           |
| 22   | Loma Linda                  | CA | Construct Parking Structure<br>Expansion                                              | Minor<br>Const. | \$24,200                           |

| <b>VISN</b> | <b>Parent Station/<br/>Cemetery</b> | <b>ST</b> | <b>Potential Future/Outyear<br/>Projects<br/>Project Name - Short<br/>Description</b> | <b>Project<br/>Type</b> | <b>Total<br/>Estimated<br/>Costs (000s)</b> |
|-------------|-------------------------------------|-----------|---------------------------------------------------------------------------------------|-------------------------|---------------------------------------------|
| 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                                    |

| <b>VISN</b> | <b>Parent Station/<br/>Cemetery</b> | <b>ST</b> | <b>Potential Future/Outyear<br/>Projects<br/>Project Name - Short<br/>Description</b>               | <b>Project<br/>Type</b> | <b>Total<br/>Estimated<br/>Costs (000s)</b> |
|-------------|-------------------------------------|-----------|-----------------------------------------------------------------------------------------------------|-------------------------|---------------------------------------------|
| 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                                    |

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|-------------|-------------------------------------|-----------|----------------------------------------------------------------------------------------------|-------------------------|---------------------------------------------|
| 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                                    |

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

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|-------------|-------------------------------------|-----------|---------------------------------------------------------------------------------------|-------------------------|---------------------------------------------|
| 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                                     |

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|-------------|-------------------------------------|-----------|---------------------------------------------------------------------------------------|-------------------------|---------------------------------------------|
| 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                                     |



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|-------------|-------------------------------------|-----------|---------------------------------------------------------------------------------------|-------------------------|---------------------------------------------|
| 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/<br>Cemetery | ST | Potential Future/Outyear<br>Projects<br>Project Name - Short<br>Description                                        | Project<br>Type | Total<br>Estimated<br>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                           |

| <b>VISN</b> | <b>Parent Station/<br/>Cemetery</b> | <b>ST</b> | <b>Potential Future/Outyear<br/>Projects<br/>Project Name - Short<br/>Description</b> | <b>Project<br/>Type</b> | <b>Total<br/>Estimated<br/>Costs (000s)</b> |
|-------------|-------------------------------------|-----------|---------------------------------------------------------------------------------------|-------------------------|---------------------------------------------|
| 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/<br>Cemetery | ST | Potential Future/Outyear<br>Projects<br>Project Name - Short<br>Description                  | Project<br>Type | Total<br>Estimated<br>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                          |

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|-------------|-------------------------------------|-----------|---------------------------------------------------------------------------------------|-------------------------|---------------------------------------------|
| 8           | Tampa                               | FL        | Replace Prosthetics/Prosthetic and<br>Sensory Aids Service Lease                      | Minor<br>Lease          | \$450                                       |
| 8           | Tampa                               | FL        | Replace Hazard Storage Building<br>37                                                 | Minor<br>Const.         | \$550                                       |
| 8           | Tampa                               | FL        | Enclose Emergency Management<br>Storage at Parking Garage                             | Minor<br>Const.         | \$1,100                                     |
| 8           | Tampa                               | FL        | Relocate Grounds and<br>Transportation                                                | Minor<br>Const.         | \$2,020                                     |
| 8           | Tampa                               | FL        | Construct Waste Water Storage                                                         | NRM-IM                  | \$6,100                                     |
| 8           | Tampa                               | FL        | Remodel Halls and Walls Bed<br>Tower Floors 3 and 4                                   | NRM-IM                  | \$6,600                                     |
| 8           | Tampa                               | FL        | Correct Remaining Electrical<br>FCAs - Campus wide                                    | NRM-IM                  | \$6,600                                     |
| 8           | Tampa                               | FL        | Renovate Building 1-2nd Floor for<br>Support Services                                 | NRM-SUS                 | \$7,150                                     |
| 8           | Tampa                               | FL        | Replace Branch Domestic and<br>Sanitary Piping, Bldg. 30                              | NRM-IM                  | \$8,800                                     |
| 8           | Tampa                               | FL        | Replace Stormwater Distribution<br>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<br>Nutrition and Food Service for<br>Logistics       | NRM-SUS                 | \$16,500                                    |
| 8           | Tampa                               | FL        | Renovate Building 32, 1st floor -<br>Oncology Diagnostic Services                     | NRM-SUS                 | \$16,500                                    |
| 8           | Tampa                               | FL        | Replace South Hillsborough Clinic                                                     | Major<br>Lease          | \$38,347                                    |
| 8           | Tampa                               | FL        | Consolidate Clinical Leases                                                           | Major<br>Lease          | \$63,750                                    |
| 8           | Tampa                               | FL        | Replace Tampa Primary Care<br>Annex                                                   | Major<br>Lease          | \$73,200                                    |
| 8           | Tampa                               | FL        | Construct Post-Deployment,<br>Rehab, and Eval Program                                 | Major<br>Lease          | \$178,790                                   |
| 8           | West Palm Beach                     | FL        | Lease Okeechobee Primary Care<br>Clinic                                               | Minor<br>Lease          | \$2,949                                     |
| 8           | West Palm Beach                     | FL        | Expand Oncology Infusion Center                                                       | Minor<br>Const.         | \$3,300                                     |
| 8           | West Palm Beach                     | FL        | Replace Steam Header                                                                  | NRM-IM                  | \$5,500                                     |
| 8           | West Palm Beach                     | FL        | Replace Cooling Towers-<br>Equipment                                                  | NRM-IM                  | \$6,051                                     |

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

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|------|-----------------------------|----|--------------------------------------------------------------------------------------|-----------------|------------------------------------|
| 7    | Atlanta                     | GA | Replace Atlanta Specialty Care<br>VA Clinic Lease                                    | Major<br>Lease  | \$24,745                           |
| 7    | Atlanta                     | GA | Lease space for Gwinnett County<br>Community Living Center                           | Minor<br>Lease  | \$44,558                           |
| 7    | Atlanta                     | GA | Lease space for Gwinnett County<br>Health Care Center                                | Major<br>Lease  | \$246,799                          |
| 7    | Augusta                     | GA | Replace Air Handling Unit - Bldg.<br>110                                             | NRM-IM          | \$5,861                            |
| 7    | Augusta                     | GA | Replace Air Handling Unit - Bldg.<br>801                                             | NRM-IM          | \$6,840                            |
| 7    | Augusta                     | GA | Athens VA Dental and Specialty<br>Care Clinic                                        | Minor<br>Lease  | \$12,313                           |
| 7    | Augusta                     | GA | Correct Electrical Deficiencies,<br>Bldg. 110, Uptown                                | NRM-IM          | \$16,000                           |
| 7    | Augusta                     | GA | Correct Electrical Deficiencies -<br>Bldg. 801, Downtown                             | NRM-IM          | \$16,000                           |
| 7    | Augusta                     | GA | Renovate Community Living<br>Center - Wing 1C, Building 110,<br>Uptown               | NRM-IM          | \$29,868                           |
| 7    | Augusta                     | GA | Renovate Community Living<br>Center - Wing 3F, Building 110,<br>Uptown               | NRM-IM          | \$30,913                           |
| 7    | Dublin                      | GA | Renovate Pathology (1st Fl) and<br>Convert Dental to Pathology (2nd<br>Fl) - Bldg. 3 | NRM-SUS         | \$11,819                           |
| 7    | Dublin                      | GA | Lease Albany Community Based<br>Outpatient Clinic Space                              | Minor<br>Lease  | \$20,062                           |
| 21   | Honolulu                    | HI | Execute Succeeding Lease for VA<br>Logistics Warehouse                               | Minor<br>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<br>Building                                        | Minor<br>Const. | \$8,250                            |
| 23   | Iowa City                   | IA | Upgrade and Replace Sanitary<br>lines                                                | NRM-IM          | \$9,020                            |
| 23   | Iowa City                   | IA | Replace and Upgrade Building 1<br>Mechanical Systems                                 | NRM-IM          | \$10,120                           |

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



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

| VISN | Parent Station/<br>Cemetery | ST | Potential Future/Outyear<br>Projects<br>Project Name - Short<br>Description                                           | Project<br>Type | Total<br>Estimated<br>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                            |

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|-------------|-------------------------------------|-----------|---------------------------------------------------------------------------------------|-------------------------|---------------------------------------------|
| 9           | Lexington                           | KY        | Remediate Hazmat Conditions                                                           | NRM-SUS                 | \$5,000                                     |
| 9           | Lexington                           | KY        | Repair and Upgrade Various<br>Information Technology<br>Deficiencies                  | NRM-SUS                 | \$5,000                                     |
| 9           | Lexington                           | KY        | Repair Various Storm Water<br>Deficiencies                                            | NRM-SUS                 | \$5,000                                     |
| 9           | Lexington                           | KY        | Construct Additional Surface<br>Parking                                               | NRM-SUS                 | \$8,000                                     |
| 9           | Lexington                           | KY        | Replace and Repair Façade on<br>Buildings                                             | NRM-SUS                 | \$10,000                                    |
| 9           | Lexington                           | KY        | Repair Various Structural<br>Deficiencies                                             | NRM-SUS                 | \$10,000                                    |
| 9           | Lexington                           | KY        | Renovate Building 25 Second<br>Floor for Whole Health Clinics                         | NRM-SUS                 | \$11,600                                    |
| 9           | Lexington                           | KY        | Renovate Building 25 Second<br>Floor for Out-Patient Mental<br>Health Clinics         | NRM-SUS                 | \$13,800                                    |
| 9           | Lexington                           | KY        | Renovate Building 3 For<br>Radiology and MRI Suite Phase 1                            | NRM-SUS                 | \$14,700                                    |
| 9           | Lexington                           | KY        | Renovate Building 3 For<br>Radiology Suite Phase 2                                    | NRM-SUS                 | \$14,700                                    |
| 9           | Lexington                           | KY        | Repair Various Architectural<br>Deficiencies                                          | NRM-SUS                 | \$15,000                                    |
| 9           | Lexington                           | KY        | Repair Various Plumbing<br>Deficiencies                                               | NRM-SUS                 | \$15,000                                    |
| 9           | Lexington                           | KY        | Repair Various Transport<br>Deficiencies                                              | NRM-SUS                 | \$15,000                                    |
| 9           | Lexington                           | KY        | Renovate and Repair Building 28<br>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<br>Medical Building                                     | Minor<br>Const.         | \$25,000                                    |
| 9           | Louisville                          | KY        | Replace Administrative Lease                                                          | Minor<br>Lease          | \$3,200                                     |
| 9           | Louisville                          | KY        | Construct Transportation Building                                                     | Minor<br>Const.         | \$5,000                                     |
| 9           | Louisville                          | KY        | Future Space Expansion                                                                | Minor<br>Lease          | \$6,000                                     |
| 9           | Louisville                          | KY        | Preparation of Existing Zorn<br>Avenue Campus for Disposition                         | NRM-SUS                 | \$18,000                                    |
| 9           | Louisville                          | KY        | Construct Gymnasium Building                                                          | Minor<br>Const.         | \$22,000                                    |

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|-------------|-------------------------------------|-----------|---------------------------------------------------------------------------------------|-------------------------|---------------------------------------------|
| 9           | Louisville                          | KY        | Construct Education Building                                                          | Minor<br>Const.         | \$25,000                                    |
| 9           | Louisville                          | KY        | Create Louisville Community<br>Living Center Lease                                    | Major<br>Lease          | \$40,222                                    |
| 9           | Louisville                          | KY        | Lease Louisville Metro Outpatient<br>Clinic                                           | Major<br>Lease          | \$45,240                                    |
| 16          | Alexandria                          | LA        | Replace Jennings Community<br>Based Outpatient Clinic Lease                           | Minor<br>Lease          | \$2,191                                     |
| 16          | Shreveport                          | LA        | Modernize Building 1 Common<br>Areas                                                  | NRM-IM                  | \$5,000                                     |
| 16          | Shreveport                          | LA        | Replace Building 1 Elevators                                                          | NRM-IM                  | \$6,600                                     |
| 16          | Shreveport                          | LA        | Replace Doors and Install<br>Electronic Key System, Main<br>Campus                    | NRM-IM                  | \$14,800                                    |
| 1           | Bedford                             | MA        | Adult Day Care                                                                        | Minor<br>Const.         | \$11,050                                    |
| 1           | Bedford                             | MA        | Replacement Hospital                                                                  | Major<br>Const.         | \$3,650,000                                 |
| 1           | Boston (JP)                         | MA        | Neuroscience Research<br>Renovation                                                   | NRM-IM                  | \$5,537                                     |
| 1           | Boston (JP)                         | MA        | Lowell Outpatient Clinic                                                              | Minor<br>Lease          | \$7,978                                     |
| 1           | Boston (JP)                         | MA        | Renovate 6D/6E for Oncology                                                           | NRM-SUS                 | \$12,083                                    |
| 1           | Boston (JP)                         | MA        | Research Lease                                                                        | Major<br>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<br>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<br>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<br>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                                     |

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

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|-------------|-------------------------------------|-----------|---------------------------------------------------------------------------------------|-------------------------|---------------------------------------------|
| 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                                     |

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|------|-----------------------------|----|-----------------------------------------------------------------------------|-----------------|------------------------------------|
| 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                           |

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|------|-----------------------------|----|-------------------------------------------------------------------------------------|-----------------|------------------------------------|
| 10   | Ann Arbor                   | MI | Relocate and Expand Flint<br>Community Based Outpatient<br>Clinic                   | Minor<br>Lease  | \$17,723                           |
| 10   | Ann Arbor                   | MI | Relocate Pathology/Laboratory<br>Service                                            | Minor<br>Const. | \$26,000                           |
| 10   | Battle Creek                | MI | Replace Various Heating,<br>Ventilation and Air Conditioning<br>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<br>Mountain 2                                      | Minor<br>Lease  | \$1,150                            |
| 12   | Iron Mountain               | MI | Replace Rhinelander Community<br>Based Outpatient Clinic                            | Minor<br>Lease  | \$4,150                            |
| 23   | Minneapolis                 | MN | Upgrade Campus Cooling<br>Capacity                                                  | NRM-IM          | \$5,500                            |
| 23   | Minneapolis                 | MN | Upgrade Emergency Power<br>Generating Capacity                                      | NRM-IM          | \$6,600                            |
| 23   | Minneapolis                 | MN | Renovate for Expanded<br>Polytrauma Program, Phase 3                                | NRM-SUS         | \$11,000                           |
| 23   | Minneapolis                 | MN | Renovate for a Private Patient<br>Medical Bed Ward (3L)                             | NRM-SUS         | \$13,200                           |
| 23   | Minneapolis                 | MN | Renovate for a Private Patient<br>Medical Bed Ward (2L)                             | NRM-SUS         | \$13,200                           |
| 23   | Minneapolis                 | MN | Construct Outpatient Mental<br>Health Center                                        | Minor<br>Const. | \$22,500                           |
| 23   | Minneapolis                 | MN | Expand Twin Ports Community<br>Based Outpatient Clinic                              | Minor<br>Lease  | \$24,829                           |
| 23   | St. Cloud                   | MN | Construct Community Living<br>Center Cottage for Hospice                            | Minor<br>Const. | \$20,868                           |
| 23   | St. Cloud                   | MN | Construct Community Living<br>Center Cottage West                                   | Minor<br>Const. | \$23,510                           |
| 15   | Columbia                    | MO | Succeeding Mental Health<br>Transitional Residence Lease                            | Minor<br>Lease  | \$200                              |
| 15   | Columbia                    | MO | Renovate Behavioral Health Clinic<br>Phase 2                                        | NRM-SUS         | \$6,720                            |
| 15   | Columbia                    | MO | Construct Parking Garage                                                            | Minor<br>Const. | \$8,900                            |
| 15   | Columbia                    | MO | Renovate Behavioral Health Phase<br>3                                               | NRM-SUS         | \$9,413                            |
| 15   | Columbia                    | MO | Address Physical Security<br>Deficiencies Phase 1                                   | Minor<br>Const. | \$12,118                           |



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|-------------|-------------------------------------|-----------|---------------------------------------------------------------------------------------|-------------------------|---------------------------------------------|
| 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                                    |

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|-------------|-------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|---------------------------------------------|
| 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                                    |

| <b>VISN</b> | <b>Parent Station/<br/>Cemetery</b> | <b>ST</b> | <b>Potential Future/Outyear<br/>Projects<br/>Project Name - Short<br/>Description</b> | <b>Project<br/>Type</b> | <b>Total<br/>Estimated<br/>Costs (000s)</b> |
|-------------|-------------------------------------|-----------|---------------------------------------------------------------------------------------|-------------------------|---------------------------------------------|
| 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                                    |

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|-------------|-------------------------------------|-----------|---------------------------------------------------------------------------------------|-------------------------|---------------------------------------------|
| 6           | Asheville                           | NC        | Parking Garage 1                                                                      | Minor<br>Const.         | \$22,300                                    |
| 6           | Asheville                           | NC        | Expand Imaging Department                                                             | Minor<br>Const.         | \$22,523                                    |
| 6           | Asheville                           | NC        | Parking Garage #2                                                                     | Minor<br>Const.         | \$24,974                                    |
| 6           | Asheville                           | NC        | Parking Garage #3                                                                     | Minor<br>Const.         | \$25,008                                    |
| 6           | Asheville                           | NC        | Construct New Warehouse                                                               | Minor<br>Const.         | \$25,177                                    |
| 6           | Asheville                           | NC        | Construct Surgical Clinics<br>Adjacent to Operating Suite                             | Minor<br>Const.         | \$25,253                                    |
| 6           | Asheville                           | NC        | Lease Outpatient Clinic -<br>Hendersonville                                           | Minor<br>Lease          | \$27,909                                    |
| 6           | Asheville                           | NC        | Expand Outpatient Services                                                            | Major<br>Const.         | \$385,072                                   |
| 6           | Durham                              | NC        | Renew National Teleradiology<br>Offices Lease at Croasdaile.                          | Minor<br>Lease          | \$2,150                                     |
| 6           | Durham                              | NC        | Renovate Halls and Walls 6th and<br>7th Floors                                        | NRM-IM                  | \$5,600                                     |
| 6           | Durham                              | NC        | Replace Air Handling Units 17, 18<br>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<br>Deficiencies                                      | NRM-IM                  | \$9,000                                     |
| 6           | Durham                              | NC        | Improve Main Hospital Entry                                                           | Minor<br>Const.         | \$12,000                                    |
| 6           | Durham                              | NC        | Install SPS Air Handling Unit                                                         | NRM-IM                  | \$12,000                                    |
| 6           | Durham                              | NC        | Construct New Main Hospital and<br>Supportive Infrastructures                         | Major<br>Const.         | \$2,623,600                                 |
| 6           | Fayetteville                        | NC        | Lease Community Living Center<br>for Coast                                            | Minor<br>Lease          | \$16,155                                    |
| 6           | Salisbury                           | NC        | New Lease-Community Based<br>Outpatient Clinic-Randolph Co.                           | Minor<br>Lease          | \$9,218                                     |
| 6           | Salisbury                           | NC        | New Lease-Community Based<br>Outpatient Clinic-Union County                           | Minor<br>Lease          | \$9,249                                     |
| 6           | Salisbury                           | NC        | New Lease-Community Based<br>Outpatient Clinic-<br>Mooresville/Lake Norman            | Minor<br>Lease          | \$9,331                                     |
| 6           | Salisbury                           | NC        | Replace fan coil units throughout<br>campus.                                          | NRM-IM                  | \$17,947                                    |

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

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

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|-------------|-------------------------------------|-----------|---------------------------------------------------------------------------------------|-------------------------|---------------------------------------------|
| 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                                    |

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|-------------|-------------------------------------|-----------|----------------------------------------------------------------------------------------------------|-------------------------|---------------------------------------------|
| 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                                    |



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|-------------|-------------------------------------|-----------|------------------------------------------------------------------------------------------|-------------------------|---------------------------------------------|
| 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<br>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<br>Const.         | \$24,661                                    |
| 2           | Buffalo                             | NY        | Expand Patient Parking Ramp<br>(Phase 2)                                                 | Minor<br>Const.         | \$26,665                                    |
| 2           | Canandaigua                         | NY        | Connect Campus to New Switch<br>Gear                                                     | NRM-IM                  | \$11,200                                    |
| 2           | Castle Point                        | NY        | Replace High Pressure Steam<br>Lines and Pumps in Tunnel and<br>Trench at Castle Point C | NRM-SUS                 | \$6,600                                     |
| 2           | Castle Point                        | NY        | Replace Building 16 Air Handling<br>Unit                                                 | NRM-SUS                 | \$7,150                                     |
| 2           | Castle Point                        | NY        | Relocate Prosthetics suite                                                               | Minor<br>Const.         | \$10,175                                    |
| 2           | Castle Point                        | NY        | Enlarge Building 15H Community<br>Living Center                                          | Minor<br>Const.         | \$14,300                                    |
| 2           | Castle Point                        | NY        | Update and modernize building 21,<br>first floor, to become a<br>Community Living Cent   | Minor<br>Const.         | \$16,500                                    |
| 2           | Castle Point                        | NY        | New specialty and support services                                                       | Major<br>Const.         | \$55,550                                    |
| 2           | Castle Point                        | NY        | Health Care Center                                                                       | Major<br>Lease          | \$119,920                                   |
| 2           | Montrose                            | NY        | Build new Community Living<br>Center of excellence that<br>resembles "home" (2) Ph B     | Minor<br>Const.         | \$14,850                                    |
| 2           | Montrose                            | NY        | Build new Community Living<br>Center of excellence that<br>resembles "home" (3) Ph B     | Minor<br>Const.         | \$15,100                                    |
| 2           | Montrose                            | NY        | Build new veteran centered<br>community living centers of<br>excellence Phase 4 B        | Minor<br>Const.         | \$16,000                                    |
| 2           | Montrose                            | NY        | Build new Community Living<br>Center of excellence that<br>resembles "home" (2) Ph A     | Minor<br>Const.         | \$16,000                                    |

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|-------------|-------------------------------------|-----------|---------------------------------------------------------------------------------------|-------------------------|---------------------------------------------|
| 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                                    |

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|-------------|-------------------------------------|-----------|---------------------------------------------------------------------------------------|-------------------------|---------------------------------------------|
| 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<br>Community Based Outpatient<br>Clinic                | Minor<br>Lease          | \$17,984                                    |
| 10          | Cincinnati                          | OH        | Construct Outpatient Care Center                                                      | Major<br>Lease          | \$30,119                                    |
| 10          | Cleveland                           | OH        | New Community Living Center<br>Lease in Summit-Portage County,<br>OH                  | Major<br>Lease          | \$59,096                                    |
| 10          | Columbus ACC                        | OH        | Relocate Urgent Care and<br>Specialty Clinics                                         | Minor<br>Const.         | \$24,807                                    |
| 10          | Dayton                              | OH        | Convert UST to AST                                                                    | NRM-IM                  | \$7,090                                     |
| 20          | White City                          | OR        | Renovate CC221 and CC222 for<br>Barrier Free Ramps                                    | NRM-IM                  | \$5,830                                     |
| 20          | White City                          | OR        | Replace Seismically Deficient<br>Buildings 239, 240 and 248                           | Minor<br>Const.         | \$8,178                                     |
| 20          | White City                          | OR        | Renovate Structurally Deficient<br>B200 for Administration Services                   | NRM-IM                  | \$15,147                                    |
| 20          | White City                          | OR        | Renovate B217A north wing, and<br>B218A for Mental Health                             | NRM-IM                  | \$17,820                                    |
| 4           | Altoona                             | PA        | Renovate Dental for Executive<br>Leadership Team                                      | NRM-SUS                 | \$5,180                                     |
| 4           | Altoona                             | PA        | Renovate Red Team for VCS<br>Canteen and Retail Store                                 | NRM-SUS                 | \$5,216                                     |
| 4           | Altoona                             | PA        | Replace Non-Fire and Non-Smoke<br>Doors                                               | NRM-IM                  | \$6,290                                     |
| 4           | Altoona                             | PA        | Renovate Chapel and Admin<br>Space                                                    | NRM-SUS                 | \$6,456                                     |
| 4           | Altoona                             | PA        | Renovate Bldg. 1 First Floor<br>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,<br>Ventilation and Air Conditioning<br>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<br>Const.         | \$14,543                                    |
| 4           | Altoona                             | PA        | Expand Parking Garage                                                                 | Minor<br>Const.         | \$17,365                                    |

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|-------------|-------------------------------------|-----------|---------------------------------------------------------------------------------------|-------------------------|---------------------------------------------|
| 4           | Altoona                             | PA        | Correct Electrical Study<br>Deficiencies                                              | NRM-IM                  | \$17,367                                    |
| 4           | Altoona                             | PA        | Correct Access Deficiencies                                                           | NRM-IM                  | \$18,375                                    |
| 4           | Altoona                             | PA        | Renovate Physical Medicine and<br>Rehab                                               | NRM-SUS                 | \$19,012                                    |
| 4           | Altoona                             | PA        | Renovate Bldg. 1 and 3 Non-<br>Clinical Space                                         | NRM-IM                  | \$20,149                                    |
| 4           | Altoona                             | PA        | Expand Warehouse and Admin<br>Space                                                   | Minor<br>Const.         | \$21,900                                    |
| 4           | Altoona                             | PA        | Replace Johnstown Community<br>Based Outpatient Clinic Lease                          | Minor<br>Lease          | \$30,308                                    |
| 4           | Altoona                             | PA        | Renovate Specialty North and<br>West                                                  | NRM-IM                  | \$35,192                                    |
| 4           | Altoona                             | PA        | Correct PSRDM Deficiencies                                                            | Major<br>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<br>Automation System                                     | NRM-IM                  | \$9,680                                     |
| 4           | Butler                              | PA        | Construct Butler Warehouse                                                            | Minor<br>Const.         | \$15,987                                    |
| 4           | Butler                              | PA        | Construct Grounds and<br>Transportation Building                                      | Minor<br>Const.         | \$15,987                                    |
| 4           | Butler                              | PA        | Replace Campus Water<br>Distribution System                                           | NRM-IM                  | \$16,600                                    |
| 4           | Butler                              | PA        | Replace Steam and Condensate<br>Lines, Convert Buildings 20 and<br>21 Heating Systems | NRM-IM                  | \$18,700                                    |
| 4           | Butler                              | PA        | Construct Micro Hospital                                                              | Major<br>Const.         | \$165,000                                   |
| 4           | Coatesville                         | PA        | Replace Finishes Buildings 6, 7, 8,<br>and 57                                         | NRM-SUS                 | \$5,500                                     |
| 4           | Coatesville                         | PA        | Consolidate Heating, Ventilation<br>and Air Conditioning Controls-<br>Phase II        | NRM-IM                  | \$5,500                                     |
| 4           | Coatesville                         | PA        | Renovate Building 1 - 1st and 2nd<br>Floors East                                      | NRM-SUS                 | \$9,900                                     |
| 4           | Coatesville                         | PA        | Upgrade Domestic Water System                                                         | NRM-IM                  | \$12,000                                    |
| 4           | Coatesville                         | PA        | Correct FCA Deficiencies -<br>Building 139 Kitchen/Dining                             | NRM-IM                  | \$15,400                                    |
| 4           | Coatesville                         | PA        | Construct New Supply Chain<br>Management Building                                     | Minor<br>Const.         | \$16,000                                    |

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|------|-----------------------------|----|--------------------------------------------------------------------------------------------------------------|-----------------|------------------------------------|
| 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                            |

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|-------------|-------------------------------------|-----------|------------------------------------------------------------------------------------------------------|-------------------------|---------------------------------------------|
| 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                                     |

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|-------------|-------------------------------------|-----------|---------------------------------------------------------------------------------------|-------------------------|---------------------------------------------|
| 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                                    |

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|------|-----------------------------|----|-------------------------------------------------------------------------------------------------|-----------------|------------------------------------|
| 4    | Pittsburgh                  | PA | Modernize Unit Ground-North in<br>HZ, Building 50                                               | NRM-SUS         | \$15,607                           |
| 4    | Pittsburgh                  | PA | Lease space for a new Community<br>Based Outpatient Clinic for<br>expanded VA supplied services | Minor<br>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<br>Building 1 at UD                                           | Minor<br>Const. | \$25,000                           |
| 4    | Wilkes Barre                | PA | Renovate 2 North Radiology                                                                      | NRM-IM          | \$5,500                            |
| 4    | Wilkes Barre                | PA | Replace Exterior Windows, Phase<br>2                                                            | NRM-IM          | \$6,600                            |
| 4    | Wilkes Barre                | PA | Upgrade Electrical Feeders and<br>Panels                                                        | NRM-IM          | \$8,800                            |
| 4    | Wilkes Barre                | PA | Add Upper Level - Parking Garage                                                                | Minor<br>Const. | \$8,800                            |
| 4    | Wilkes Barre                | PA | Upgrade Operating Rooms                                                                         | NRM-SUS         | \$9,900                            |
| 4    | Wilkes Barre                | PA | Emergency Management and<br>Pandemic Storage                                                    | Minor<br>Const. | \$9,900                            |
| 4    | Wilkes Barre                | PA | Perform Exterior Tuck Pointing,<br>Phase 1                                                      | NRM-IM          | \$11,000                           |
| 4    | Wilkes Barre                | PA | Renovate Sterile Processing<br>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<br>Center                                                            | Major<br>Const. | \$550,000                          |
| 8    | San Juan                    | PR | Replace Secondary Electrical<br>Power Distribution at Main<br>Building                          | NRM-IM          | \$10,350                           |
| 8    | San Juan                    | PR | Lease Space for the San Juan<br>Radiation Oncology Center                                       | Minor<br>Lease  | \$10,566                           |
| 8    | San Juan                    | PR | Upgrade Main Chiller Plant<br>Capacity and Distribution                                         | NRM-IM          | \$18,000                           |
| 8    | San Juan                    | PR | Acquire Land and Construct<br>Energy Plant                                                      | Minor<br>Const. | \$18,200                           |
| 8    | San Juan                    | PR | Renovate and Expand Emergency<br>Department Ancillary Support<br>Functions                      | Minor<br>Const. | \$19,464                           |
| 8    | San Juan                    | PR | Improve Air Handling Units and<br>Air Distribution System at the San<br>Juan Campus             | NRM-IM          | \$41,380                           |



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|-------------|-------------------------------------|-----------|---------------------------------------------------------------------------------------|-------------------------|---------------------------------------------|
| 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                                    |

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|-------------|-------------------------------------|-----------|---------------------------------------------------------------------------------------|-------------------------|---------------------------------------------|
| 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                                     |

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|-------------|-------------------------------------|-----------|---------------------------------------------------------------------------------------|-------------------------|---------------------------------------------|
| 23          | Fort Meade                          | SD        | Upgrade Emergency Department                                                          | Minor<br>Const.         | \$6,035                                     |
| 23          | Fort Meade                          | SD        | Renovate and Consolidate PT/OT                                                        | NRM-SUS                 | \$14,051                                    |
| 23          | Fort Meade                          | SD        | Renovate Community Living<br>Center E-Ward and Support<br>Functions                   | Minor<br>Const.         | \$15,800                                    |
| 23          | Hot Springs                         | SD        | Renovate Acute/Community<br>Living Center Ward                                        | Minor<br>Const.         | \$16,000                                    |
| 23          | Hot Springs                         | SD        | Renovate Buildings 5, 6, and 7                                                        | NRM-SUS                 | \$17,600                                    |
| 23          | Hot Springs                         | SD        | Construct New Domiciliary<br>Residential Rehab Treatment<br>Program Building          | Major<br>Const.         | \$93,500                                    |
| 23          | Sioux Falls                         | SD        | Upgrade Electrical Systems<br>Building 5                                              | NRM-IM                  | \$8,800                                     |
| 23          | Sioux Falls                         | SD        | Improve Steam Tunnel and Crawl<br>Space Ventilation                                   | NRM-IM                  | \$8,800                                     |
| 23          | Sioux Falls                         | SD        | Renovate Building 1 for Inpatient<br>Mental Health and Administrative<br>Services     | NRM-SUS                 | \$8,831                                     |
| 23          | Sioux Falls                         | SD        | Enhance Campus and Building<br>Electrical Systems                                     | NRM-IM                  | \$12,100                                    |
| 23          | Sioux Falls                         | SD        | Construct New Pulmonary Clinic                                                        | Minor<br>Const.         | \$12,680                                    |
| 23          | Sioux Falls                         | SD        | Upgrade Heating, Ventilation and<br>Air Conditioning Systems                          | NRM-IM                  | \$13,200                                    |
| 23          | Sioux Falls                         | SD        | Construct Long Stay and Dementia<br>Cottage PH I                                      | Minor<br>Const.         | \$16,000                                    |
| 23          | Sioux Falls                         | SD        | Improve Campus Building<br>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<br>Lease                                               | Minor<br>Lease          | \$24,165                                    |
| 9           | Memphis                             | TN        | Memphis Warehouse Lease -<br>Replacement                                              | Minor<br>Lease          | \$120                                       |
| 9           | Memphis                             | TN        | Memphis Parking Space Lease -<br>Replacement                                          | Minor<br>Lease          | \$300                                       |
| 9           | Memphis                             | TN        | Establish lease for Jonesboro AR<br>Community Based Outpatient<br>Clinic              | Minor<br>Lease          | \$4,580                                     |
| 9           | Memphis                             | TN        | Establish lease for Tupelo MS<br>Community Based Outpatient<br>Clinic                 | Minor<br>Lease          | \$4,625                                     |

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|-------------|-------------------------------------|-----------|-----------------------------------------------------------------------------------------|-------------------------|---------------------------------------------|
| 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/<br>Cemetery | ST | Potential Future/Outyear<br>Projects<br>Project Name - Short<br>Description     | Project<br>Type | Total<br>Estimated<br>Costs (000s) |
|------|-----------------------------|----|---------------------------------------------------------------------------------|-----------------|------------------------------------|
| 9    | Mountain Home               | TN | Lease Greeneville Community<br>Based Outpatient Clinic                          | Minor<br>Lease  | \$1,050                            |
| 9    | Mountain Home               | TN | Lease Kingsport Community<br>Based Outpatient Clinic                            | Minor<br>Lease  | \$1,875                            |
| 9    | Mountain Home               | TN | Renovate Building 162 for Mental<br>Health Residential Rehab                    | NRM-SUS         | \$7,700                            |
| 9    | Mountain Home               | TN | Correct Mechanical Condition<br>Gaps                                            | NRM-SUS         | \$9,900                            |
| 9    | Mountain Home               | TN | Correct Structural Condition Gaps                                               | NRM-SUS         | \$11,000                           |
| 9    | Mountain Home               | TN | Correct Remaining Condition<br>Gaps                                             | NRM-SUS         | \$13,200                           |
| 9    | Mountain Home               | TN | Relocate Acute Inpatient Mental<br>Health Ward                                  | NRM-SUS         | \$15,400                           |
| 9    | Mountain Home               | TN | Renovate Building 160 for<br>Community Living Center Phase 1                    | NRM-SUS         | \$17,218                           |
| 9    | Mountain Home               | TN | Lease Knoxville Community<br>Living Center                                      | Minor<br>Lease  | \$18,550                           |
| 9    | Murfreesboro                | TN | Roadways, Lot and Site<br>Improvements                                          | NRM-IM          | \$7,784                            |
| 9    | Murfreesboro                | TN | Rehab Sanitary Sewer System                                                     | NRM-IM          | \$11,200                           |
| 9    | Murfreesboro                | TN | Establish Manchester VA Clinic                                                  | Minor<br>Lease  | \$12,000                           |
| 9    | Murfreesboro                | TN | Rehab Storm Water System                                                        | NRM-IM          | \$15,680                           |
| 9    | Murfreesboro                | TN | Renovate and Expand Diagnostic<br>Center and Primary Care Clinic                | NRM-SUS         | \$18,335                           |
| 9    | Murfreesboro                | TN | Establish Crossville VA Clinic                                                  | Minor<br>Lease  | \$51,900                           |
| 9    | Murfreesboro                | TN | Construct Replacement<br>Community Living Center Village                        | Major<br>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<br>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<br>Plant and Ground Source Heat<br>Pump Systems | NRM-IM          | \$19,008                           |

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|-------------|-------------------------------------|-----------|---------------------------------------------------------------------------------------|-------------------------|---------------------------------------------|
| 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                                     |

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|-------------|-------------------------------------|-----------|---------------------------------------------------------------------------------------|-------------------------|---------------------------------------------|
| 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                                    |

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|-------------|-------------------------------------|-----------|-----------------------------------------------------------------------------------------------------------|-------------------------|---------------------------------------------|
| 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                                     |



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|-------------|-------------------------------------|-----------|---------------------------------------------------------------------------------------|-------------------------|---------------------------------------------|
| 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                                    |

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|-------------|-------------------------------------|-----------|------------------------------------------------------------------------------------------|-------------------------|---------------------------------------------|
| 17          | Temple                              | TX        | Right size Cedar Park Lease                                                              | Minor<br>Lease          | \$40,533                                    |
| 17          | Temple                              | TX        | Construct Surgical and SPS<br>Addition                                                   | Major<br>Const.         | \$90,967                                    |
| 17          | Temple                              | TX        | Additional New Lease for Killeen<br>to Right size Needs                                  | Major<br>Lease          | \$95,519                                    |
| 17          | Temple                              | TX        | Right size Austin Lease with<br>Ambulatory Surgical Center                               | Major<br>Lease          | \$97,743                                    |
| 17          | Temple                              | TX        | Construct Outpatient Clinic                                                              | Major<br>Const.         | \$214,046                                   |
| 17          | Waco                                | TX        | Expand Laundry Storage and Add<br>Emergency Power to Bldg. 226                           | Minor<br>Const.         | \$5,866                                     |
| 17          | Waco                                | TX        | Renovate Bldg. 8 (Basement) to<br>Right size Outpatient Behavioral<br>Health and Canteen | NRM-SUS                 | \$6,659                                     |
| 17          | Waco                                | TX        | Renovate Bldg. 1 Third Floor for<br>Primary Care                                         | NRM-SUS                 | \$8,328                                     |
| 17          | Waco                                | TX        | Renovate Bldg. 5 (Basement) to<br>Right size Audiology                                   | NRM-SUS                 | \$10,768                                    |
| 17          | Waco                                | TX        | Renovate Bldg. 5 (Level 2) to<br>Correct Deficiencies and Space for<br>Patient Care Adm  | NRM-SUS                 | \$13,918                                    |
| 17          | Waco                                | TX        | Renovate Bldg. 9 (Level 1) for<br>Community Living Center                                | NRM-SUS                 | \$14,338                                    |
| 17          | Waco                                | TX        | Renovate Bldg. 11 (Level 1)<br>Community Living Center                                   | NRM-SUS                 | \$14,533                                    |
| 17          | Waco                                | TX        | Correct Bldg. 5 Accessibility and<br>Deficiencies                                        | Minor<br>Const.         | \$14,823                                    |
| 17          | Waco                                | TX        | Renovate Bldg. 4 to Right size<br>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<br>Const.         | \$22,705                                    |
| 6           | Hampton                             | VA        | Campus Comprehensive Hurricane<br>Study                                                  | NRM-IM                  | \$5,757                                     |
| 6           | Hampton                             | VA        | Renovate 1st Floor Building 110<br>for Swing Space                                       | NRM-SUS                 | \$5,842                                     |
| 6           | Hampton                             | VA        | Renovate Building 110 Second<br>Floor                                                    | NRM-SUS                 | \$6,395                                     |

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|-------------|-------------------------------------|-----------|---------------------------------------------------------------------------------------|-------------------------|---------------------------------------------|
| 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                                    |

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|------|-----------------------------|----|-----------------------------------------------------------------------------|-----------------|------------------------------------|
| 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                          |

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

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

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

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



| <b>VISN</b>                               | <b>Parent Station/<br/>Cemetery</b> | <b>ST</b> | <b>Potential Future/Outyear<br/>Projects<br/>Project Name - Short<br/>Description</b> | <b>Project<br/>Type</b> | <b>Total<br/>Estimated<br/>Costs (000s)</b> |
|-------------------------------------------|-------------------------------------|-----------|---------------------------------------------------------------------------------------|-------------------------|---------------------------------------------|
| 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                                     |
| <b>Total, VHA Future/Outyear Projects</b> |                                     |           |                                                                                       |                         | <b>\$53,924,305</b>                         |

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## Chapter 6.4

### National Cemetery Administration

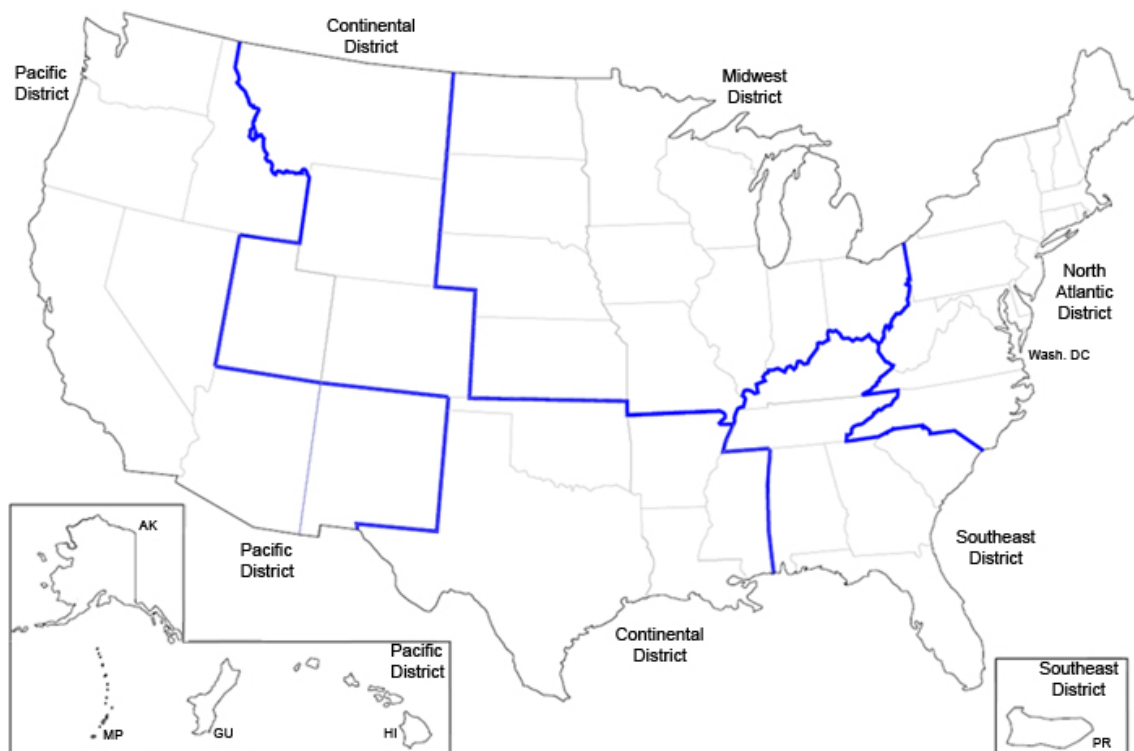
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#### Introduction

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) <sup>1</sup> |
| 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                                  |
| <b>Project Specific Subtotal</b>                          | <b>11</b>     | <b>\$264,090</b> | <b>36</b>     | <b>\$1,620,624</b>                   |
| Future Year Planning (Minors and NRM) <sup>1</sup>        | N/A           | \$0              | -             | \$87,603                             |
| Below Threshold/Emergent Needs <sup>2</sup>               | TBD           | \$0              | -             | \$8,610                              |
| Non-Recurring Activation Costs <sup>3</sup>               | -             | \$2,231          | -             | \$6,991                              |
| Recurring Activation Costs <sup>3</sup>                   | -             | \$0              | -             | \$0                                  |
| IT Non-Recurring Activation Costs <sup>3</sup>            | -             | \$288            | -             | \$628                                |
| IT Recurring Activation Costs <sup>3</sup>                | -             | \$96             | -             | \$209                                |
| <b>Total</b>                                              | <b>11</b>     | <b>\$266,705</b> | <b>36</b>     | <b>\$1,724,665</b>                   |

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

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

<sup>3</sup> 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<br>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                        |
| <b>Total, NCA Potential Future/Outyear Projects</b> |    |                                                                     |              | <b>\$1,620,624</b>             |

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## Chapter 6.5

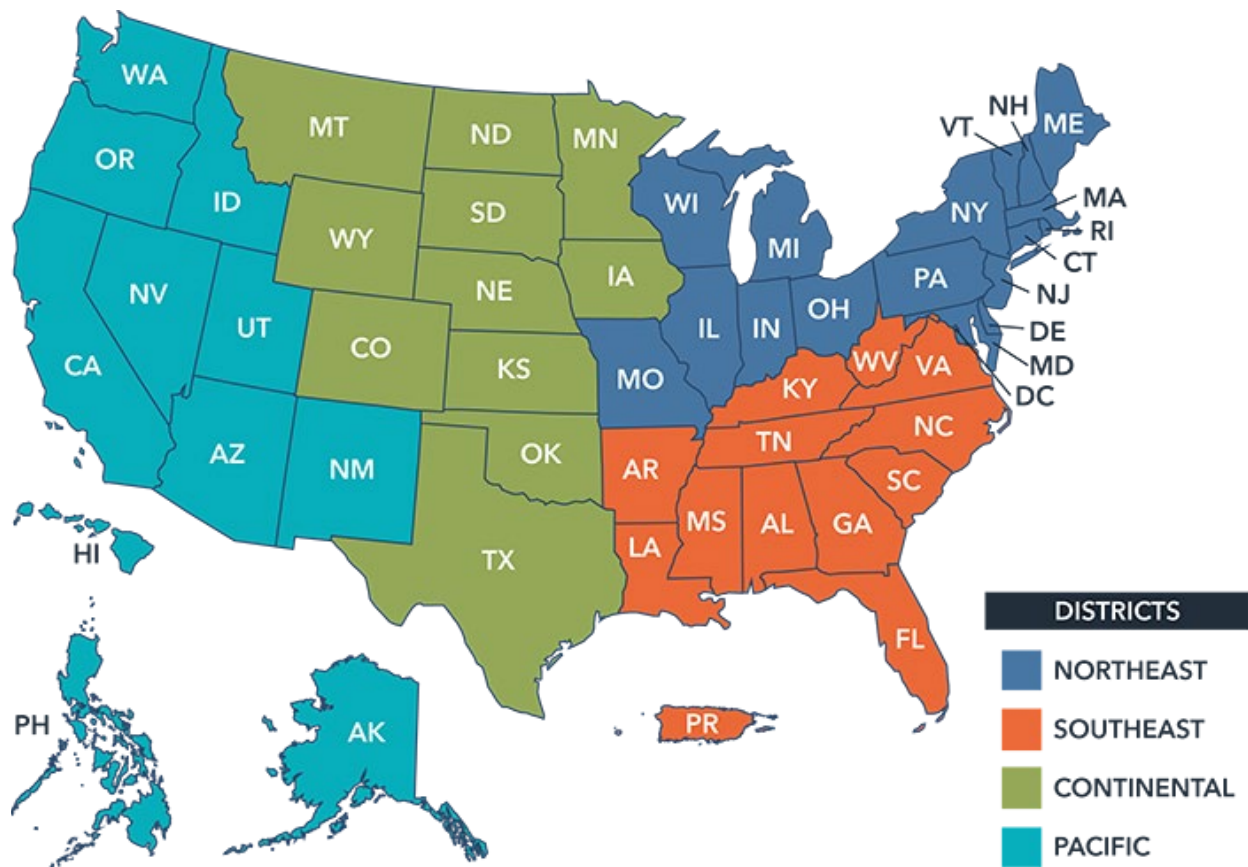
### *Veterans Benefits Administration*

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#### 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) <sup>1</sup> |
| 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                                  |
| <b>Project Specific Subtotal</b>                          | <b>10</b>     | <b>\$4,847</b>   | <b>72</b>     | <b>\$205,841</b>                     |
| Future Year Planning (Minors and NRM) <sup>1</sup>        | N/A           | \$0              | -             | \$0                                  |
| Below Threshold/Emergent Needs <sup>2</sup>               | TBD           | \$0              | -             | \$5,153                              |
| Non-Recurring Activation Costs <sup>3</sup>               | -             | \$15,837         | -             | \$324,834                            |
| Recurring Activation Costs <sup>3</sup>                   | -             | \$0              | -             | \$0                                  |
| IT Non-Recurring Activation Costs <sup>3</sup>            | -             | \$5,329          | -             | \$64,586                             |
| IT Recurring Activation Costs <sup>3</sup>                | -             | \$1,776          | -             | \$21,529                             |
| <b>Total</b>                                              | <b>10</b>     | <b>\$27,791</b>  | <b>72</b>     | <b>\$621,942</b>                     |

<sup>1</sup> 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.

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

<sup>3</sup> 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 program<sup>1</sup>.

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-

<sup>1</sup> 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<br>Project Name – Short Description   | Project Type | Total Est. Cost<br>(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                |
| <b>Total, VBA Potential Future/Outyear Projects</b> |    |                                                 |              | <b>\$205,841</b>       |

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## ***Chapter 6.6***

### ***Staff Offices***

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#### **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) <sup>1</sup> |
| 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                                  |
| <b>Project specific subtotal</b>                   | <b>4</b>      | <b>\$30,025</b>  | <b>14</b>     | <b>\$83,303</b>                      |
| Future year planning (Minors and NRM) <sup>1</sup> | N/A           | \$0              | -             | \$0                                  |
| Below threshold (BT)/Emergent needs <sup>2</sup>   | TBD           | \$0              | -             | \$9,899                              |
| Non-recurring activation costs <sup>3</sup>        | -             | \$0              | -             | \$18,246                             |
| Recurring activation costs <sup>3</sup>            | -             | \$0              | -             | \$0                                  |
| IT non-recurring activation costs <sup>3</sup>     | -             | \$0              | -             | \$177                                |
| IT recurring activation costs <sup>3</sup>         | -             | \$0              | -             | \$59                                 |
| <b>Total</b>                                       | <b>4</b>      | <b>\$30,025</b>  | <b>14</b>     | <b>\$111,683</b>                     |

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

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

<sup>3</sup>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 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<br>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                 |
| <b>Total, Potential Future/Outyear Projects</b> |    |                                                                                    |              | <b>\$83,303</b>         |



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## *Chapter 7.1*

### *Enhanced-Use Leasing and the Annual Consideration Report*

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#### **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.

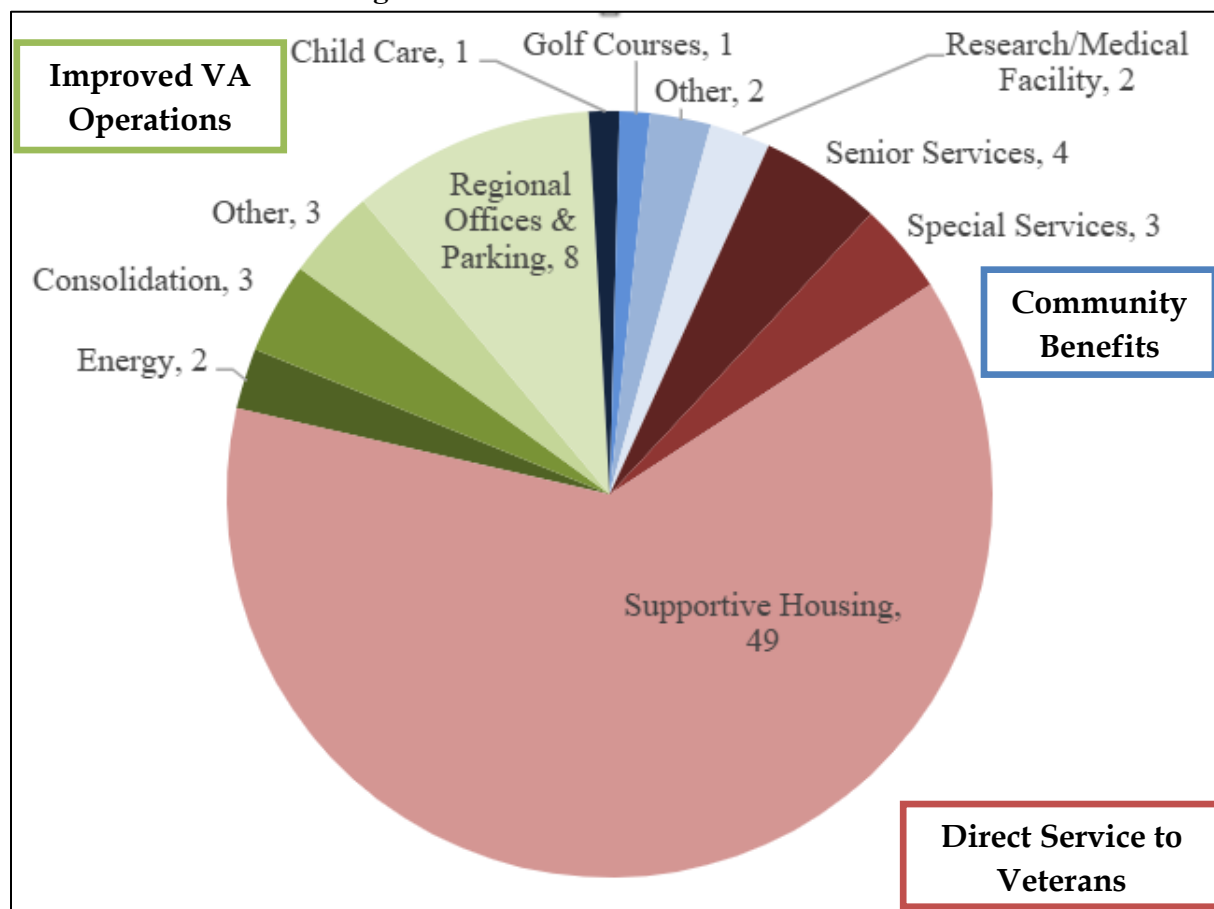
- **Community Benefits.**

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)**

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

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)**

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

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

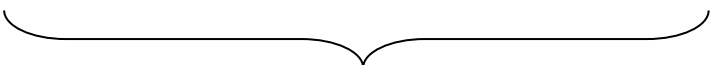
The methodology outlined below was used to calculate consideration figures for the 2007-2024 Consideration Reports. No changes have been made to the consideration methodology since 2012.

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**

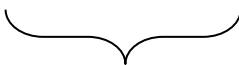
| Revenue                 | Cost Avoidance                                                                                  | Cost Savings                                                                           | Enhanced Services                                                                 | VA 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**

| <b>Data</b>                                                | <b>Trend<br/>FY 2023 to<br/>FY 2024</b> | <b>Notes</b>                                                                |
|------------------------------------------------------------|-----------------------------------------|-----------------------------------------------------------------------------|
| <b>VA Homeless Per Diem Rate</b>                           | +                                       | Impacts Enhanced Services for EULs providing Direct Service to Veterans.    |
| <b>Average Cost to VA of Treating Patients</b>             | +                                       | Impacts Cost Avoidance for EULs providing Direct Service to Veterans.       |
| <b>Average Cost to VA of Clinic Encounters</b>             | +                                       | Impacts Cost Avoidance for EULs providing Direct Service to Veterans.       |
| <b>Average Cost to VA of Domiciliary Services</b>          | —                                       | Impacts Cost Avoidance for EULs providing Direct Service to Veterans.       |
| <b>Average Cost to VA of Hospice Services</b>              | +                                       | Impacts Cost Avoidance for EULs providing Direct Service to Veterans.       |
| <b>Average Operating and Maintenance Land Costs for VA</b> | +                                       | Impacts Cost Avoidance for all EUL types.                                   |
| <b>Consumer Price Index Escalation</b>                     | +                                       | 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.



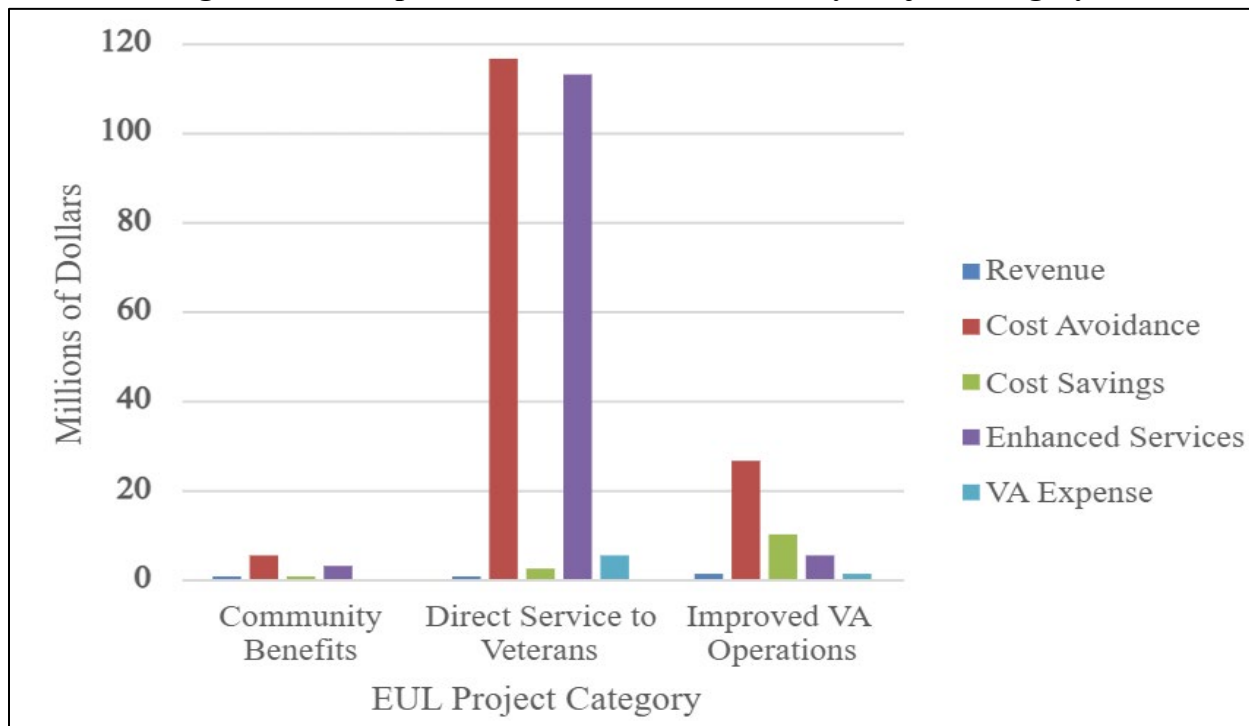
Across project types, EULs generated \$271.8 million in total consideration to VA in FY 2024, including \$2.3 million in revenue, \$147.8 million in cost avoidance, \$12.2 million in cost savings, \$120.8 million in enhanced services, \$6.1 million in project expenses, and \$5.2 million in program expenses. 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,

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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"> <li>Lessee to provide no less than 118 beds for homeless Veterans and non-Veterans</li> <li>Priority placement for Veterans</li> <li>VA receives ongoing lease payments of 2% gross revenue</li> </ul> | 2003<br>(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 <sup>1</sup>                     | Rental Savings                                                        | 21                     | \$12,949     | \$9,179      |
| VA Expense <sup>2</sup>                       | 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"> <li>VA receives cost avoidance</li> <li>Eligible Veterans receive priority placement for admission</li> <li>Facility of 70 units and 87 parking spaces</li> </ul> | 2011<br>(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"> <li>VA receives cost avoidance</li> <li>Eligible Veterans receive priority placement for admission</li> <li>Facility of 28 units and 42 parking spaces</li> </ul> | 2011<br>(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"> <li>Lessee to provide no less than 118 beds for homeless Veterans and non-Veterans</li> <li>Priority placement for Veterans</li> <li>VA receives ongoing lease payments of 2 percent gross revenue</li> </ul> | 2003<br>(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"> <li>Priority placement for VA-referred Veterans</li> <li>VA receives payments if priority placement is unavailable</li> </ul> | 2008<br>(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"> <li>100 percent priority placement for eligible Veterans into all services offered</li> <li>VA receives ongoing lease payments</li> </ul> | 2004<br>(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"> <li>69-unit facility that provides affordable housing and supportive services</li> <li>100 percent of total units designated as Veteran priority placement</li> </ul> | 2011<br>(Operations began: 2016) | 75 years |

| Outcomes                                              | Description                      | Cumulative<br>(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"> <li>VA receives cost avoidance</li> <li>Eligible Veterans receive priority placement for admission</li> <li>Facility of 14 units and 17 parking spaces</li> </ul> | 2011<br>(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"> <li>Priority placement for VA-referred Veterans</li> <li>Addition of 10 single-occupancy units for a total of 20 units</li> </ul> | 2007<br>(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"> <li>VA receives cost avoidance</li> <li>Eligible Veterans receive priority placement for all services offered</li> <li>No less than 33 tenant units and associated parking provided</li> </ul> | 2012<br>(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"> <li>VA receives cost avoidance</li> <li>Eligible Veterans receive priority placement for admission</li> <li>Facility of 62 units and 64 parking spaces</li> </ul> | 2011<br>(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"> <li>VA receives cost avoidance</li> <li>Eligible Veterans receive priority placement for admission</li> <li>Facility of 65 units and 79 parking spaces</li> </ul> | 2011<br>(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"> <li>VA receives ongoing lease payments</li> <li>Eligible Veterans receive priority placement for all services offered</li> <li>No less than 30 units of transitional housing provided</li> </ul> | 2008<br>(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"> <li>VA receives annual ongoing lease payments</li> <li>Eligible Veterans receive priority placement for all services offered</li> <li>No less than 27 units of transitional housing provided</li> </ul> | 2007<br>(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"> <li>VA receives annual ongoing lease payments</li> <li>Eligible Veterans receive priority placement for all services offered</li> </ul> | 2004<br>(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"> <li>VA receives cost avoidance</li> <li>Eligible Veterans receive priority placement into the Facility and any services and programs offered therein</li> <li>119 tenant units and 104 associated parking units provided</li> </ul> | 2011<br>(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"> <li>VA receives cost avoidance</li> <li>Eligible Veterans receive priority placement in facility and receipt of programs and services</li> <li>Facility of 42 units and 60 parking spaces</li> </ul> | 2011<br>(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"> <li>VA receives cost avoidance</li> <li>Eligible Veterans receive priority placement into the Facility and any services and programs offered therein</li> <li>No less than 58 tenant units and 45 associated parking units provided</li> </ul> | 2011<br>(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 <sup>1</sup>                      | Fiscal Year Grand Total          | \$26,702,706           | \$3,582,574 | \$3,700,533 |

<sup>1</sup> 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"> <li>VA receives cost avoidance</li> <li>Eligible Veterans receive priority placement for admission</li> <li>Facility of 26 apartment units and 52 parking spaces</li> </ul> | 2011<br>(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"> <li>VA receives cost avoidance.</li> <li>Veterans receive priority placement for 100 percent of the units</li> </ul> | 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"> <li>VA receives cost avoidance</li> <li>Eligible Veterans receive priority placement into the Facility and any services and programs offered</li> <li>No less than 72 tenant units and 36 associated parking units provided in Phase I</li> <li>No less than 52 tenant units and 54 associated parking units provided in Phase II</li> </ul> | 2013<br>(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"> <li>49 independent living units and supportive services for risk disabled and senior Veterans</li> <li>100 percent of total units designated as Veteran priority placement</li> </ul> | 2011<br>(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"> <li>Lessee to redevelop, renovate, and reuse the facilities to operate affordable housing</li> <li>VA allowed continued use of certain buildings.</li> <li>VA occupies 66,000 sqft. of office space in Building 19 through an FUA with the lessee.</li> </ul> | 2005<br>(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"> <li>VA receives cost avoidance</li> <li>Eligible Veterans receive priority placement in facility and priority receipt of programs and services</li> <li>Facility of 50 units and 94 parking spaces</li> </ul> | 2018<br>(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"> <li>VA receives cost avoidance</li> <li>Eligible Veterans receive priority placement for admission</li> <li>Facility of 70 units and 85 parking spaces</li> </ul> | 2011<br>(Operations began: 2018) | 75 years |

| Outcomes                                              | Description                         | Cumulative (2006-2024) | 2024        | 2023        |
|-------------------------------------------------------|-------------------------------------|------------------------|-------------|-------------|
| Revenue                                               | Upfront Lease Payments              | \$100,000              | \$0         | \$0         |
|                                                       | Ongoing Lease Payments <sup>1</sup> | \$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 |

<sup>1</sup> 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"> <li>VA receives cost avoidance</li> <li>Eligible Veterans receive priority placement for admission</li> <li>Facility of 54 tenant units and one manager's unit</li> </ul> | 2017<br>(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"> <li>VA receives cost avoidance</li> <li>Eligible Veterans receive priority placement for admission</li> <li>Facility of 67 tenant units and one manager's unit</li> </ul> | 2019<br>(Operations began: 2023) | 75 years |

| Outcomes                                              | Description                         | Cumulative (2006-2024) | 2024        | 2023 <sup>1</sup> |
|-------------------------------------------------------|-------------------------------------|------------------------|-------------|-------------------|
| 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 <sup>1</sup> | \$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    |

<sup>1</sup> 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"> <li>VA receives cost avoidance</li> <li>Eligible Veterans receive priority placement for admission</li> <li>Facility of 59 tenant units and one manager's unit</li> </ul> | 2020<br>(Operations began: 2023) | 75 years |

| Outcomes                                              | Description                      | Cumulative (2006-2024) | 2024        | 2023 <sup>1</sup> |
|-------------------------------------------------------|----------------------------------|------------------------|-------------|-------------------|
| 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     |

<sup>1</sup> 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"> <li>VA receives cost avoidance</li> <li>Eligible Veterans receive priority placement for admission</li> <li>Facility of 53 tenant units and one manager's unit</li> </ul> | 2019<br>(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 <sup>1</sup> | \$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 <sup>2</sup>                      | Fiscal Year Grand Total             | \$5,187,800            | \$3,913,010 | \$1,274,790 |

<sup>1</sup> 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"> <li>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</li> <li>110 units designated as Veteran preferential</li> </ul> | 2011<br>(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"> <li>60-bed facility that provides supportive rental housing services</li> <li>All units are Veteran priority, with 35 units designated specifically for homeless Veterans to receive assistance through HUD VASH</li> </ul> | 2011<br>(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"> <li>VA receives cost avoidance</li> <li>Eligible Veterans receive priority placement in facility and priority receipt of programs and services</li> <li>Facility of 101 units and 66 parking spaces</li> </ul> | 2018<br>(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"> <li>Priority placement for Veterans in 51 percent of 140 units</li> <li>Lump sum payment \$300,000 in 2005</li> <li>Office and storage for VA's exclusive use</li> </ul> | 2005<br>(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"> <li>VA receives cost avoidance</li> <li>Eligible Veterans receive priority placement for admission</li> <li>Facility of 100 units and 100 parking spaces</li> </ul> | 2016<br>(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"> <li>Veterans receive priority placement all 74 units, but half of the units are for homeless and at-risk Veterans specifically</li> <li>VA receives 24 parking spaces</li> </ul> | 2012<br>(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"> <li>16-bed facility that provides transitional housing for women and children</li> <li>44-bed facility that provides permanent housing and supportive services</li> <li>Priority placement is given to Veterans</li> </ul> | 2011<br>(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"> <li>VA receives cost avoidance</li> <li>Eligible Veterans receive priority placement for admission and associated services</li> <li>75 units (33 one-bedroom duplexes, 8 two-bedroom single-family apartments and 1 three-bedroom single family apartment) and a Community Center</li> </ul> | 2011<br>(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"> <li>63-bed facility that provides transitional housing and supportive services</li> <li>50 percent of beds designated as Veterans preferential</li> </ul> | 2000<br>(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"> <li>Facility of 54 tenant units and one manager's unit</li> <li>Veterans receive no less than 50 parking spaces</li> </ul> | 2012<br>(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"> <li>Eligible Veterans receive 100% priority placement into facility and associated services</li> <li>Lessee reimburses VA for utility and ancillary services</li> </ul> | 2011<br>(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"> <li>Priority placement for VA-referred Veterans</li> <li>Counseling, case management, and crisis management provided to Veteran tenants</li> <li>VA receives 10% cash from film making activities.</li> </ul> | 2007<br>(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"> <li>Priority placement for VA-referred Veterans</li> <li>Counseling, case management, and crisis management provided to Veteran tenants</li> <li>VA receives 10% cash from film making activities</li> </ul> | 2007<br>(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 |

<sup>1</sup> 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"> <li>Veterans to receive 51% priority placement</li> <li>VA receives cost avoidance.</li> </ul> | 2005<br>(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"> <li>VA receives cost avoidance</li> <li>Eligible Veterans receive priority placement for admission</li> <li>Facility of 37 units and 55 parking spaces</li> </ul> | 2011<br>(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"> <li>VA receives cost avoidance</li> <li>Eligible Veterans receive priority placement for admission</li> <li>21 tenant units and 7 parking spaces</li> </ul> | 2011<br>(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"> <li>VA receives cost avoidance</li> <li>Eligible Veterans receive priority placement into the Facility and any services and programs offered therein</li> <li>No less than 50 tenant units and 80 associated parking units provided</li> </ul> | 2011<br>(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"> <li>50-bed facility that provides permanent, affordable housing and supportive services</li> <li>Veterans receive priority placement for 100% of units</li> </ul> | 2011<br>(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"> <li>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</li> <li>62 beds are designated as Veteran preferential</li> </ul> | 1998<br>(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 <sup>1</sup> | \$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 |

<sup>1</sup> 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"> <li>40-bed facility that provides supportive permanent housing</li> <li>Priority placement for VA Veterans</li> </ul> | 2011<br>(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"> <li>Eligible Veterans receive priority placement for all of the services offered</li> <li>VA receives annual ongoing lease payments</li> </ul> | 2004<br>(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"> <li>VA to receive annual ongoing lease payments</li> <li>Senior Veterans receive priority placement in the 44-unit facility</li> </ul> | 1999<br>(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"> <li>VA receives ongoing lease payments</li> <li>Lessee to pay VA’s direct ancillary costs</li> <li>Senior Veterans receive priority placement in the 70-unit facility</li> </ul> | 2004<br>(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"> <li>Veterans receive priority placement into 80% of total units</li> <li>All Veterans receive 10% discounted monthly rent</li> <li>VA receives ongoing lease payments</li> </ul> | 2011<br>(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"> <li>2 of 16 beds reserved on a priority basis for VA referred Veterans</li> </ul> | 2003<br>(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"> <li>VA-referred Veterans given priority for 5 of the total 15 beds</li> </ul> | 2002<br>(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 <sup>1</sup>                        | 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 |

<sup>1</sup>The 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"> <li>100% priority placement for Veterans for all services and programs</li> <li>23,696 rentable square feet available to VA</li> </ul> | 2004<br>(Operations began: 2006) | 75 years |

| Outcomes                                              | Description                    | Cumulative<br>(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"> <li>Developer to supply VA with electricity, steam, and chilled water</li> <li>Developer may sell energy to non-VA users</li> <li>VA receives 50% of the balance of excess electricity sales to grid; 100% of steam, chilled water sold to 3<sup>rd</sup> parties, after management expenses paid</li> </ul> | 2002<br>(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"> <li>Developer to supply VA with electricity, steam, and chilled water</li> <li>Developer may sell energy to non-VA users</li> <li>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</li> </ul> | 1999<br>(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"> <li>Developer to supply VA and joint VA/DoD Federal Hospital with electric and thermal energy</li> <li>Developer may sell energy to non-VA users</li> <li>VA receives 50% of balance of any excess electricity sales to grid 100% of any 3rd party energy sales after management expenses paid</li> </ul> | Phase I: 2002<br>Phase II: 2003<br>(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"> <li>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</li> <li>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</li> <li>Minimum of 30 free daily parking spots for VAMC use over the term of the EUL</li> </ul> | 2009<br>(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"> <li>Developer to finance, design, construct, operate and maintain 179,328 rentable square feet of RO space and necessary parking</li> <li>Parking, data, and equipment are included in the lease costs</li> </ul> | 1997<br>(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)<br>2.58 acres (Parking) | <ul style="list-style-type: none"> <li>VA pays for turnkey delivery of 93,700 rentable square feet</li> <li>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</li> </ul> | 2002<br>(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"> <li>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)</li> <li>\$100,000 payment to VA at lease signing</li> <li>Ongoing lease payments to VA after the 22<sup>nd</sup> yr.</li> <li>Additional 30,000 square feet for VA use</li> </ul> | 2007<br>(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 <sup>1</sup> | \$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 |

<sup>1</sup> 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"> <li>VARO reverted back to VA one year after construction through Lease-Purchase Agreement</li> <li>\$75,000 payment to VA at lease signing</li> <li>VA receives ongoing lease payments, 200 parking spaces at no cost, and use of conference room space twice a month.</li> <li>Additional payment: VA receives 50% of rent recovered from tenants</li> </ul> | 1993<br>(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"> <li>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</li> <li>VA receives discount from market rate on full-service rent, after Trust fees</li> </ul> | 2003<br>(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 <sup>1</sup>               | -\$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 |

<sup>1</sup> 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"> <li>Developer provides VA 103,481 square feet of rentable space</li> <li>Developer permitted to build commercial office complex, including compatible private uses</li> <li>Developer pays annual rent to VA according to lease schedule</li> </ul> | 2001<br>(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"> <li>Lessee paid VA \$2 million of direct consideration upon lease execution</li> <li>Lessee provides rentable office space and parking spaces at no cost to VA</li> </ul> | 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 <sup>1</sup>                      | Fiscal Year Grand Total              | \$29,005,293           | \$12,702,723 | \$6,397,470  |

<sup>1</sup> 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"> <li>After 35 years following lease execution date lessee pays 30% of net proceeds to VA</li> <li>Lessee to develop additional parking spaces, including 100 dedicated for VA use</li> </ul> | 2002<br>(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;<br>6 buildings<br>(44,107 square feet) | <ul style="list-style-type: none"> <li>Developer pays annual rent to VA according to lease schedule</li> <li>Developer to construct at least 115,000 square feet commercial office/research/retail space with 320 parking spots</li> </ul> | 2006<br>(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 <sup>1</sup>          | \$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  |

<sup>1</sup> 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"> <li>VA receives annual ongoing lease payments and profit participation payments from Lessee</li> <li>Cost Avoidance for building maintenance and property maintenance</li> </ul> | 2003<br>(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"> <li>VA receives cost avoidance</li> <li>Expanded administrative capacity of child advocacy services available to Veterans</li> <li>VA receives 25 parking spaces at no-cost</li> </ul> | 2011<br>(Operations began: 2018) | 23 years |

| Outcomes                                              | Description                          | Cumulative (2006-2024) | 2024      | 2023      |
|-------------------------------------------------------|--------------------------------------|------------------------|-----------|-----------|
| Revenue                                               | Upfront Lease Payments               | \$0                    | \$0       | \$0       |
|                                                       | Ongoing Lease Payments <sup>1</sup>  | \$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 transac-

tions, 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"> <li>Lessee builds 3,000 square feet building, with 1,120 square feet four-unit drive-up canopy to house the credit union</li> <li>VA receives ongoing lease payments</li> </ul> | 2004<br>(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"> <li>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</li> <li>CRB to provide fire and safety training to VA's 1,600 employees</li> </ul> | 1994<br>(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"> <li>Lump sum payment of \$342,000 when project closes street for construction-related purposes</li> <li>VA receives ongoing lease payments, ending in 2014</li> </ul> | 2004<br>(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"> <li>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</li> <li>VA receives rent free use of approximately 7,000 square feet in Building 2</li> </ul> | 1998<br>(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"> <li>Lessee to finance, design, build, and manage an on-site, quality childcare center for 100 children</li> <li>Priority enrollment and a reduced user fee is provided for children of VA employees</li> </ul> | 1993<br>(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"> <li>City provides an offsetting water/sewer credit to VA equal to:                             <ul style="list-style-type: none"> <li>\$5,000 per year;</li> <li>5% of golf gross revenues during first 20 years;</li> <li>7% of golf gross revenues plus 1 percent of baseball stadium gross revenues over last 15 years of the EUL</li> </ul> </li> <li>Up to 2,000 rounds per year free to VA, along with reserved tee times</li> </ul> | 1997<br>(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 <sup>1</sup> | \$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 <sup>1</sup>                        | 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 |

<sup>1</sup> 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"> <li>Lessee to preserve, operate, manage, and maintain the property, which includes VA Memorial Stadium and its accessory facilities</li> <li>Lessee is responsible for utilities for the multipurpose Memorial Stadium facilities</li> <li>VA receives annual ongoing payments</li> </ul> | 2008<br>(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"> <li>Lessee to display commemorative plaques and bronzes, original paintings, and bronze bust sculptures</li> <li>VA receives annual ongoing lease payments</li> <li>Free meeting space 3x per year</li> </ul> | 1998<br>(Operations began: 2000) | 99 years |

| Outcomes                                              | Description                          | Cumulative (2006-2024) | 2024        | 2023      |
|-------------------------------------------------------|--------------------------------------|------------------------|-------------|-----------|
| Revenue                                               | Upfront Lease Payments               | \$0                    | \$0         | \$0       |
|                                                       | Ongoing Lease Payments <sup>1</sup>  | \$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 |

<sup>1</sup> 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

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## Lease Consideration Definitions

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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 day<sup>1</sup> times the Percent Decrease in Bed Days of Care<sup>2</sup> times the Average Cost of a Bed Day of Care<sup>3</sup> times the Average Number of Days that a Homeless Veteran Spends in Acute Care Per Year<sup>4</sup>) 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

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<sup>1</sup> According to EUL facility occupancy data

<sup>2</sup> According to Kasprow, Wesley J., and Timothy Cuerdon. Special Needs Grant and Per Diem Programs Final Report. Department of Veterans Affairs, 2010.

<sup>3</sup> 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.

<sup>4</sup> According to Hines VA Spinal Cord Injury/Disorders Center Annual Report 2010

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## Lease Consideration Definitions

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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

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## *Chapter 7.2*

### *Communities Helping Invest through Properties and Improvements Needed for Veterans Act of 2016*

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#### **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.





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## 8. Appendices

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## **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.

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## 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.

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## 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/<br>District | Station Name                                  | Bldg/<br>Land # | Description                           | Total<br>GSF <sup>1</sup> | 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             |

<sup>1</sup> 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  |
|-------------|-----------------|--------------------------|-------------------------------------------|--------------|-----------|-------------|----------------|
| <b>2025</b> |                 |                          |                                           |              |           |             |                |
| 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             |
|       | <b>Sub-Total 2025</b> |                   |                            |              | <b>1,419,510</b> | <b>16.22</b> |                        |
|       | <b>2026</b>           |                   |                            |              |                  |              |                        |
| 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/Programmatics     | 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     |
| <b>Sub-Total 2026</b> |                 |                    |                                         |              | <b>495,713</b> | <b>4.80</b> |                |
| <b>2027</b>           |                 |                    |                                         |              |                |             |                |
| 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                 |
| <b>Sub-Total 2027</b> |                 |                           |                                                     |              | <b>309,119</b> | -           |                            |
| <b>2028</b>           |                 |                           |                                                     |              |                |             |                            |
| 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/<br>Negotiated Sale |
| VHA                   | 8               | Bay Pines, FL             | Education                                           | T206         | 5,250          | -           | Direct/<br>Negotiated Sale |
| VHA                   | 9               | Lexington, KY<br>Leestown | Engineering Electrical Shop                         | 20           | 2,539          | -           | Demolition                 |
| VHA                   | 9               | Louisville, KY            | Main Hospital                                       | 1            | 475,123        | -           | GSA Disposal<br>Authority  |
| VHA                   | 9               | Louisville, KY            | Logistics, Mental Health<br>Clinic, Ambulatory Care | 3            | 9,845          | -           | GSA Disposal<br>Authority  |
| VHA                   | 9               | Louisville, KY            | Medical Media &<br>Engineering                      | 4            | 5,806          | -           | GSA Disposal<br>Authority  |
| VHA                   | 9               | Louisville, KY            | Administrative                                      | 5            | 2,718          | -           | GSA Disposal<br>Authority  |
| VHA                   | 9               | Louisville, KY            | Engineering Shops                                   | 6            | 4,980          | -           | GSA Disposal<br>Authority  |
| VHA                   | 9               | Louisville, KY            | Laundry                                             | 7            | 17,823         | -           | GSA Disposal<br>Authority  |
| VHA                   | 9               | Louisville, KY            | Boiler Plant                                        | 8            | 5,555          | -           | GSA Disposal<br>Authority  |
| VHA                   | 9               | Louisville, KY            | Storage                                             | 11           | 1,104          | -           | GSA Disposal<br>Authority  |
| VHA                   | 9               | Louisville, KY            | Animal Research                                     | 12           | 8,414          | -           | GSA Disposal<br>Authority  |
| VHA                   | 9               | Louisville, KY            | Meter House                                         | 15           | 40             | -           | GSA Disposal<br>Authority  |
| VHA                   | 9               | Louisville, KY            | Clinical Research                                   | 19           | 7,164          | -           | GSA Disposal<br>Authority  |
| VHA                   | 9               | Louisville, KY            | Air Conditioning Plant                              | 21           | 3,289          | -           | GSA Disposal<br>Authority  |
| VHA                   | 9               | Louisville, KY            | Domiciliary<br>(Beds Psych Res Rehab)               | 24           | 14,693         | -           | GSA Disposal<br>Authority  |
| VHA                   | 9               | Louisville, KY            | VAMC                                                | 112          | -              | 47.76       | GSA Disposal<br>Authority  |
| VHA                   | 9               | Louisville, KY            | Storage                                             | T1           | 1,189          | -           | GSA Disposal<br>Authority  |
| VHA                   | 9               | Louisville, KY            | Modular                                             | T20          | 7,050          | -           | GSA Disposal<br>Authority  |
| VHA                   | 9               | Louisville, KY            | C and P Clinic                                      | T22          | 3,280          | -           | GSA Disposal<br>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             |
| <b>Sub-Total 2028</b> |                 |                 |                                   |              | <b>829,650</b> | <b>47.76</b> |                        |
| <b>2029</b>           |                 |                 |                                   |              |                |              |                        |
| 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     |
| <b>Sub-Total 2029</b> |                 |                 |                               |              | <b>235,699</b> | -           |                |

**Appendix E – Awarded EUL Projects**  
(as of September 30, 2024; Sorted by Location, by State)

|    | Location                    | ST     | EUL Type<br>Housing Type            | Lease<br>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<br>Housing Type                                | Lease<br>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<br>Housing Type                   | Lease<br>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<br>Center         | 12/30/2011       | Operational  |
| 92  | Memphis II         | TN | Parking / Mixed Use (Never<br>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      |

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## 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 <sup>1</sup> (\$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 <sup>2,3</sup> | 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 <sup>4,5</sup>     | FL | Inpatient/Outpatient Improvements                                                                              | \$206,700             | \$188,200                  | \$0                 | \$0                 | \$0                 | \$18,500                           | \$0                  | CO     |
| Biloxi <sup>5,6,7</sup>      | 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 <sup>1,8</sup>   | NY | Construction and Renovation                                                                                    | \$506,400             | \$383,741                  | \$60,159            | \$62,500            | \$0                 | \$0                                | \$0                  | CO     |
| Dallas <sup>1,3</sup>        | 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 <sup>1</sup>          | TX | Spinal Cord Injury                                                                                             | \$292,239             | \$249,000                  | \$43,239            | \$0                 | \$0                 | \$0                                | \$0                  | CO     |
| Denver <sup>9,10</sup>       | 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 <sup>1,8</sup>   | MT | Seismic Upgrade and Specialty Care Improvements                                                                | TBD                   | \$0                        | \$0                 | \$88,600            | \$0                 | \$0                                | \$0                  | D      |
| Las Vegas <sup>5,6,11</sup>  | NV | New Medical Facility                                                                                           | \$594,655             | \$592,655                  | \$2,000             | \$0                 | \$0                 | \$0                                | \$0                  | PC     |
| Livermore <sup>5</sup>       | 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 <sup>1</sup> (\$000) | 2026 Request (\$000) | Status |
|--------------------------------|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|----------------------------|---------------------|---------------------|---------------------|------------------------------------|----------------------|--------|
| Long Beach <sup>1</sup>        | CA | Mental Health & Community Living Center                                                                                                                                      | \$407,950             | \$367,300                  | \$20,000            | \$0                 | \$0                 | \$20,650                           | \$0                  | CO     |
| Louisville <sup>1</sup>        | KY | New Medical Facility                                                                                                                                                         | \$1,053,000           | \$885,000                  | \$93,000            | \$35,000            | \$0                 | \$40,000                           | \$0                  | CO     |
| Manhattan <sup>10,12</sup>     | NY | Medical Center-Flood Recovery                                                                                                                                                | \$367,208             | \$372,600                  | (\$5,392)           | \$0                 | \$0                 | \$0                                | \$0                  | CO     |
| New Orleans <sup>13</sup>      | LA | New Medical Facility                                                                                                                                                         | \$1,089,490           | \$1,089,490                | \$0                 | \$0                 | \$0                 | \$0                                | \$0                  | FC     |
| North Chicago <sup>10,14</sup> | IL | Renovate Building 4                                                                                                                                                          | \$15,747              | \$6,000                    | \$0                 | \$0                 | \$0                 | (\$233)                            | \$0                  | FC     |
| Oklahoma City <sup>5,14</sup>  | OK | Construct Surgical Intensive Care Unit and Renovate Operating Rooms                                                                                                          | \$63,164              | \$10,800                   | \$18,103            | \$9,148             | \$15,600            | \$0                                | \$0                  | CO     |
| Omaha <sup>15</sup>            | NE | Replacement Facility                                                                                                                                                         | \$560,000             | \$0                        | \$0                 | \$0                 | \$0                 | \$0                                | \$0                  | CA     |
| Omaha <sup>15</sup>            | NE | Ambulatory Care CHIP IN ACT                                                                                                                                                  | \$86,000              | \$56,000                   | \$0                 | \$0                 | \$0                 | \$0                                | \$0                  | FC     |
| Palo Alto <sup>10,16</sup>     | CA | Centers for Polytrauma/Blind Rehabilitation, Ambulatory Care & Research                                                                                                      | \$716,600             | \$472,600                  | (\$127)             | \$0                 | \$0                 | \$0                                | \$0                  | AP-PB  |
| Perry Point <sup>3</sup>       | MD | Replacement Community Living Center and Parking Expansion                                                                                                                    | \$274,310             | \$92,700                   | \$0                 | \$0                 | \$181,610           | \$0                                | \$0                  | DD     |
| Portland <sup>3,8</sup>        | 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 <sup>17</sup>             | NV | Replace VASNHCS Medical Center - including Land Acquisition                                                                                                                  | TBD                   | \$223,800                  | \$0                 | \$0                 | \$0                 | \$0                                | \$0                  | P      |
| San Diego <sup>3</sup>         | 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 <sup>1</sup> (\$000) | 2026 Request (\$000) | Status |
|----------------------------------|----|---------------------------------------------------------------------------------------------------------------------------------------|-----------------------|----------------------------|---------------------|---------------------|---------------------|------------------------------------|----------------------|--------|
| San Francisco <sup>3,18</sup>    | CA | New Research Facility, Parking Structure and Demolition                                                                               | \$264,500             | \$180,480                  | \$74,400            | \$0                 | \$9,620             | \$0                                | \$0                  | D      |
| San Juan <sup>3,5</sup>          | 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 <sup>10</sup>            | 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 <sup>5,16</sup>            | FL | Polytrauma and New Bed Tower                                                                                                          | \$246,278             | \$236,500                  | \$3,700             | \$0                 | \$0                 | \$6,078                            | \$0                  | CO     |
| Tulsa <sup>19</sup>              | OK | Construct Inpatient Facility                                                                                                          | \$178,100             | \$120,000                  | \$0                 | \$31,200            | \$5,200             | \$0                                | \$0                  | CO     |
| Walla Walla <sup>5</sup>         | 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 <sup>1,20</sup> | CA | Seismic Correction of 12 Bldgs                                                                                                        | \$168,067             | \$105,500                  | \$0                 | \$0                 | \$0                 | \$62,567                           | \$0                  | CO     |
| West Los Angeles <sup>21</sup>   | CA | Build New Critical Care Center                                                                                                        | \$1,460,600           | \$75,790                   | \$40,000            | \$0                 | \$0                 | \$0                                | \$0                  | D      |
|                                  |    | <b>Total</b>                                                                                                                          |                       | <b>\$9,803,920</b>         | <b>\$630,704</b>    | <b>\$1,471,347</b>  | <b>\$736,318</b>    | <b>\$202,162</b>                   | <b>\$1,627,328</b>   |        |

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

<sup>1</sup> 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.

<sup>2</sup> 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.

<sup>3</sup> Project funded in 2024 from Recurring Expenses Transformational Fund (RETF).

<sup>4</sup> Received \$4 million from Hurricane Milton funding in 2025 (P.L. 118-158).

<sup>5</sup> Project received additional funding via reprogramming action(s).

<sup>6</sup> Funds were transferred to the Filipino Veterans Compensation Fund in 2010 per P.L. 111-212.

<sup>7</sup> Biloxi, MS, received \$292.5 million in emergency supplemental appropriation from P.L. 109-148 and \$17.5 million in appropriations in FY 2006.

<sup>8</sup> Project funded in 2023 from RETF.

<sup>9</sup> 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.

<sup>10</sup> Excess funds from unused contingencies, impact items, etc. were transferred to the working reserve.

<sup>11</sup> Funds were transferred for use on other projects in 2012 per P.L. 112-37.

<sup>12</sup> Manhattan, NY, received \$207 million in 2013 from the Disaster Relief Appropriations Act of 2013 (P.L. 113-2).

<sup>13</sup> 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.

<sup>14</sup> North Chicago, IL and Oklahoma City, OK, total estimated cost includes funds from the Minor Construction and Medical Facilities programs.

<sup>15</sup> 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.

<sup>16</sup> 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.

<sup>17</sup> 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).

<sup>18</sup> 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.

<sup>19</sup> 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.

<sup>20</sup> 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.

<sup>21</sup> 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 <sup>2</sup>                       | IL | Phase 3 Gravesite Expansion                           | \$36,389        | \$35,000            | \$0                 | \$0                 | \$1,389             | \$0                   | \$0                 | CO     |
| Albuquerque-Area <sup>1,3</sup>                    | 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 <sup>4</sup>                             | 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 <sup>1</sup>                     | TX | Phase 4 Gravesite Expansion                           | \$28,000        | \$28,000            | \$0                 | \$0                 | \$0                 | \$0                   | \$0                 | CO     |
| Florida <sup>4</sup>                               | FL | Phase 5 Gravesite Expansion                           | \$47,118        | \$51,500            | \$0                 | \$0                 | (\$4,382)           | \$0                   | \$0                 | CO     |
| Fort Sam Houston <sup>4</sup>                      | TX | Phase 3 Gravesite Expansion and Cemetery Improvements | \$49,159        | \$56,000            | \$0                 | \$0                 | (\$4,841)           | (\$2,000)             | \$0                 | CO     |
| Ft Logan <sup>1</sup>                              | 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 <sup>4</sup>                               | 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 <sup>4</sup>                          | 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 <sup>4</sup>                         | 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 <sup>1</sup>                               | 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 <sup>4</sup> | 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 <sup>4</sup>                                 | NE | New Cemetery                                          | \$32,736        | \$34,480            | \$0                 | (\$1,744)           | \$0                 | \$0                   | \$0                 | FC     |
| Pikes Peak <sup>4</sup>                            | 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 <sup>1, 4</sup>   | PR | Gravesite Exp & Cemetery Improv on Remaining Land     | \$22,303           | \$23,400            | \$0                 | \$0                 | (\$1,097)           | \$0                   | \$0                 | P      |
| Riverside <sup>4</sup>        | 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 <sup>4</sup>    | FL | Phase 2 Gravesite Expansion                           | \$27,936           | \$31,000            | \$0                 | \$0                 | (\$3,064)           | \$0                   | \$0                 | CO     |
| Tahoma <sup>2</sup>           | WA | Phase 3 Gravesite Expansion                           | \$83,100           | \$0                 | \$0                 | \$0                 | \$78,200            | \$4,900               | \$0                 | CO     |
| Western New York <sup>2</sup> | NY | Phase 1 Gravesite Development                         | \$79,644           | \$51,544            | \$0                 | \$25,000            | \$3,100             | \$0                   | \$0                 | CO     |
|                               |    | <b>Total</b>                                          | <b>\$1,403,813</b> | <b>\$843,861</b>    | <b>\$94,500</b>     | <b>\$124,256</b>    | <b>\$83,895</b>     | <b>\$27,200</b>       | <b>\$185,100</b>    |        |

Status Codes:

CD – Construction Documents

CO – Construction

D – Design

FC – Financially Complete

P – Planning

PC – Physically Complete

<sup>1</sup>Funding 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.

<sup>2</sup>Project received additional funding via reprogramming action(s).

<sup>3</sup>This project replaces Santa Fe National Cemetery – New VA National Cemetery near Albuquerque Phase 1 Development. The station and project description are updated.

<sup>4</sup>Excess 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.

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