



Department of Veterans Affairs

# Department of Veterans Affairs

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**Office of Construction & Facilities Management**



**VA Construction and  
Leasing Programs**

**2016-2017**

**SAME**

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# VA Mission & Vision

## ■ Mission

- To fulfill President Lincoln's promise “To care for him who shall have borne the battle, and for his widow, and his orphan” by serving and honoring the men and women who are America’s veterans.

## ■ Vision

- To provide veterans the world-class benefits and services they have earned - and to do so by adhering to the highest standards of compassion, commitment, excellence, professionalism, integrity, accountability, and stewardship



# VA Services for Veterans

- Health Care
  - 9.11 Million Enrollees
  - 103 Million Outpatient Visits
  - 714,000 Inpatient Admissions
- Benefits
  - 3.95 Million Veterans received Disability Compensation
  - 1.09 Million Veterans received Education Support
  - 2.14 Million Active VA Home Loan Participants
- Memorial Benefits
  - 125,000 Internments in National Cemeteries
  - 3.4 Million Graves Maintained
  - 354,943 Headstones Provided for Veterans in Private Cemeteries



# VA Facilities Inventory

- 6,100 Buildings
- 1,945 Leases
- 151,620,874 SF
- 37,381.08 Land acres
- Average age approaching 60 years



# VA Construction Program

## Office of Construction & Facilities Management

- Major Leasing
- Major Construction

## VA Medical Centers, National Cemeteries

- Minor Construction
- Non-Reoccurring Maintenance (NRM)

## Office of Asset and Enterprise Management

- Green Management Program



# Office of Construction & Facilities Management

## ■ Mission

- Advance VA's mission in support of our Nation's Veterans by planning, designing, constructing and acquiring major facilities, and setting design and construction standards.

## ■ Vision

- Be the trusted leaders in delivering healthcare and other facilities for our Nation's Veterans.



# Transformation of VA Construction

- VA undertook a comprehensive review of the major construction program and has taken actions to transform planning, requirements definition, management and decision-making with clear roles and responsibilities and VA-wide controls to ensure successful execution of the major construction program.
- VA has put in place sound construction management processes based on lessons learned and best practices from construction industry partners and other federal agencies including GAO, DHA and USACE to ensure future success in the major construction program.
- These process improvements allow for proper execution of the major construction projects so we can enhance access to care and services for Veterans and their families around the country.



# Major Construction Improvements

- VA has been actively engaged in putting process and policy changes in place. Below is a list of improvements and the applicable recommendation and policy document:
  - Integrated master planning;
  - Achieving 35% design prior to requesting funds;
  - Rigorous requirements control and change management processes;
  - Institutionalizing a Project Review Board (PRB);
  - Using a Project Management Plan for delivery;
  - Aligning project deliverables with the Acquisition Program Management Framework;
  - Conducting pre-construction reviews of major construction projects;
  - Integrating Medical Equipment Planners; and
  - Piloting a Performance Metrics Dashboard and Predictive Analysis tool to help monitor/manage performance and identify emerging risks.





# VA Major Construction Program

- 50 major construction projects valued at over \$13 billion.
- Orlando Medical Center open and treating Veterans.
- New Orleans Medical Center building turnover commenced and first patient day targeted for December 2016.
- Denver Medical Center construction underway under USACE leadership. First building turnover scheduled for December 2016.
- CFM has delivered a range of high quality owned and leased facilities in the past two years to serve our Veterans.
  - SimLearn in Orlando, ED and Admin in Las Vegas, West LA B. 209, Biloxi hospital restoration, Seattle hospital seismic retrofit, Palo Alto Blind Rehab Center, Tampa Polytrauma, 5 Health Care Centers, Tahoma Nat'l Cemetery – to name a few.



# VA USACE Partnership

- The Department of Veterans Affairs Expiring Authorities Act of 2015 requires the VA to enter into an agreement with a non-Department Federal Entity to provide design and construction management services for all construction projects with a total estimated cost over \$100 million (Super Construction Projects).
- VA has entered into a preliminary agreement with the US Army Corps of Engineers (USACE) for the fiscal year (FY) 15 and FY 16 construction programs to serve as construction agent for projects over \$100 Million.

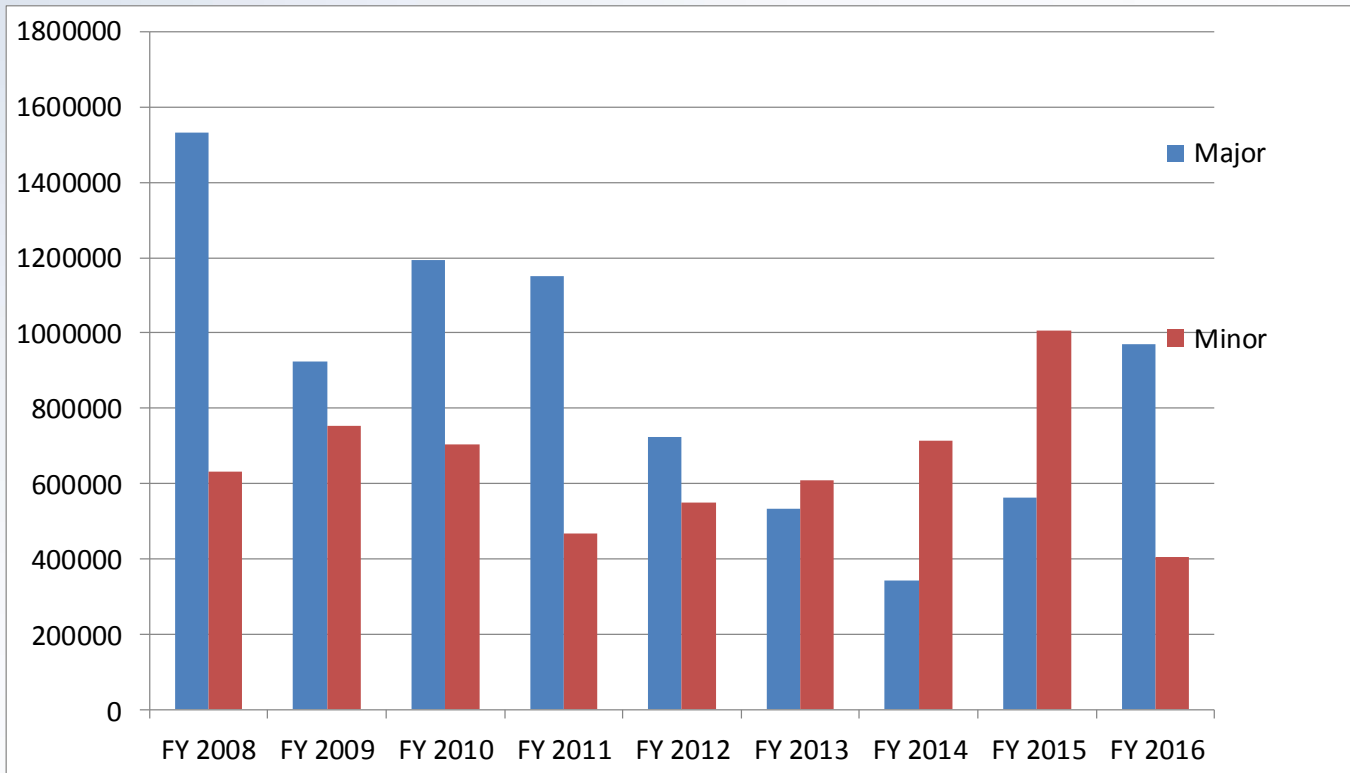


# VA USACE Partnership

**Canandaigua, NY**  
**Long Beach, CA**  
**San Diego, CA**  
**Tampa, FL**  
**West Los Angeles, CA**  
**Alameda, CA**  
**American Lake, WA**  
**Livermore, CA**  
**Louisville, KY**  
**San Francisco, CA**  
**Reno, CA**  
**Portland, CA**



# Construction Funding (\$000's)





# Major Construction Procurements

Location	Description	Total Estimated Cost (\$000)
Alameda	Outpatient Clinic & National Cemetery	70,000
American Lake	Building 81 Seismic, Renovation of Bldg 81AC and 18 and Construction of New Specialty Care Building 201	11,000
Bayamon	Gravesite Expansion (Phase 1) on New Land	45,000
Canandaigua	Construction & Renovation	122,400
Elmira	New Cemetery - Western New York Area	36,000
Jacksonville	Gravesite Expansion	24,000
Las Animas	New Cemetery - Southern Colorado Area	36,000
Livermore	Realignment and Closure of the Livermore Campus	139,000
Long Beach	Seismic Corrections- Mental Health and CLC	287,100
Pensacola	Barrancas NC - Gravesite Expansion	27,500
Perry Point	Replacement Community Living Center	83,700
Portland	Willamette NC - Gravesite Expansion	35,000
Reno	Upgrade B1 Seismic and Expand Clinical Services	192,420
Riverside	Riverside NC - Gravesite Expansion & Improvements	40,000
San Diego	SCI and Seismic Building 11	187,500
San Francisco	Seismic Retrofit/Replace Buildings 1, 6, 8, and 12	158,000
West Los Angeles	Seismic Correction – Building 205	35,000
West Los Angeles	Seismic Correction - Building 208	35,000
South Florida	Gravesite Expansion	31,000



# VA Leasing Program

- VA manages a multi-billion dollar leasing program in all 50 states, DC, and the territories.
- VA leases existing space as well as large “build-to-suit” facilities that are constructed to VA’s specifications.
- Leases are primarily outpatient clinics that provide primary care and in many instances specialty care as well.
- Why does VA lease space?
  - Flexibility
  - Timeliness
  - Services where and when Veterans need them



# Leasing Challenges

- VA's leasing authority was recently reinterpreted, and the Department now must go to GSA to request a delegation of authority to procure each lease.
- Our largest leases (over \$1 Million in rent) must be authorized by Congress. There are currently 24 leases awaiting Congressional authorization, and some have been waiting 3 years.
- GSA cannot delegate leases above their prospectus level without resolution of their Committees, requiring additional congressional actions
- There are budgetary restrictions on leasing that don't allow VA to build leased facilities with the same design and construction standards as our federally-owned facilities.



# Upcoming Leasing Opportunities

Location	Description	NUSF
Leavenworth, KS	Replacement CMOP	88,449
Texarkana, TX	Replacement CBOC	21,567
Traverse City, MI	Replacement CBOC	22,500
Tucson, AZ	New CBOC	15,000
Charlotte Hall, MD	Replacement OPC	17,741
LaCrosse, WI	Replacement CBOC	15,997
Brick, NJ	Replacement CBOC	60,000
Charleston, SC	Replacement PCA	75,000
Chattanooga, TN	Replacement CBOC	75,000
Cobb County, GA	Replacement CBOC	64,000
Lincoln, NE	Replacement CBOC	72,000
Lubbock, TX	Replacement CBOC	94,000
Myrtle Beach, SC	Replacement CBOC	84,000
Redding, CA	Replacement CBOC	77,000
San Diego, CA	Replacement CBOC	99,986
Houston, TX	Replacement Research	48,000
San Antonio, TX	Replacement CBOC	190,800
Phoenix, AZ	New OPC	203,000
Honolulu, HI	New OPC	66,000
New Port Richey, FL	Replacement OPC	114,000
Ponce, PR	Replacement OPC	114,300





# VA Integrated Planning (VAIP)

An operational planning process that develops a data-driven and population-based enterprise Service Delivery Plan (SDP) corresponding to VHA Veteran Integrated Service Networks (VISNs) and coordinated with the needs of Veterans for every VA Market Area

- Delivers Facility Master Plans (FMP) for every VA-owned facility in each market identifying and quantifying capital actions (projects) for Prioritization by the VA Strategic Capital Investment Plan (SCIP)
- Simultaneously articulates consideration/opportunity for complementary and/or substitutional non-capital community care solutions



# Kingdomware Supreme Court Decision

## The Rule of Two

- **Supreme Court Decision** - Kingdomware Technologies protest: SCOTUS ruled that VA must adhere to 38 USC §8127 and §8128.
- **Rule of Two** - A procurement must be set aside if there are two or more eligible and capable Service Disabled Veteran Owned Small Businesses (SDVOSB) or Veteran Owned Small Businesses (VOSB).
- **Market Research** - Must be conducted to support the Government's acquisition strategy.
- **CFM Impact**: Prior to the decision, CFM consistently conducted market research to support its acquisition strategy for construction and A/E procurements. CFM anticipates that the Rule of Two decision will not have a significant impact on Major Construction procurements, but there is the potential for a noticeable increase in awards to SDVOSB/VOSBs for A/E and other services.



# Facilities Issues Facing VA

- Lease Program authorizations and GSA approvals
- USACE/VA Collaboration Structure
- Aging infrastructure and a lack of funds to sustain
- Backlog of projects and funding
- Integrated Plans for all VISNs
- The Rule of Two



# Thank You

- Available Resources

- CFM Web Site: [www.cfm.va.gov](http://www.cfm.va.gov)
- VA Forecast of Opportunities:  
[www.vendorportal.ecms.va.gov/eVP/fco/FCO.aspx](http://www.vendorportal.ecms.va.gov/eVP/fco/FCO.aspx)
- VA FY 2017 Budget & Capital Plan:  
[www.va.gov/budget/products.asp](http://www.va.gov/budget/products.asp)