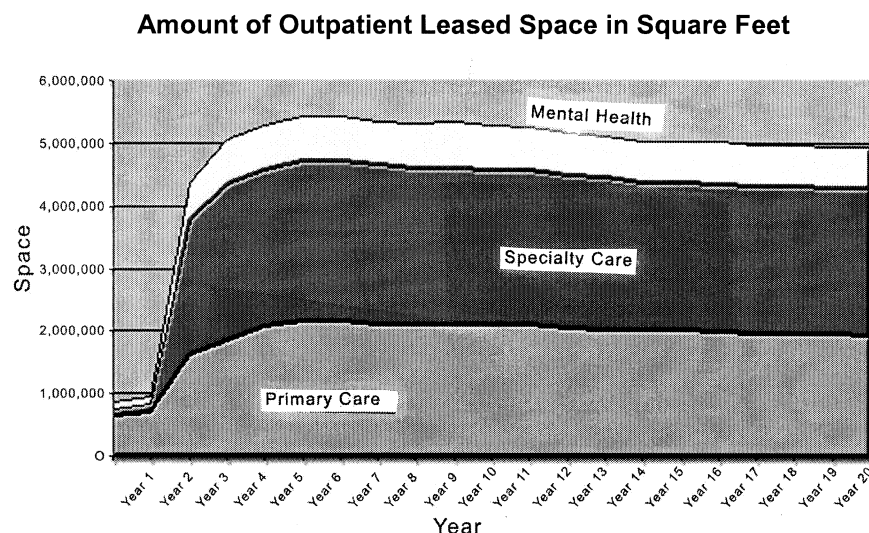
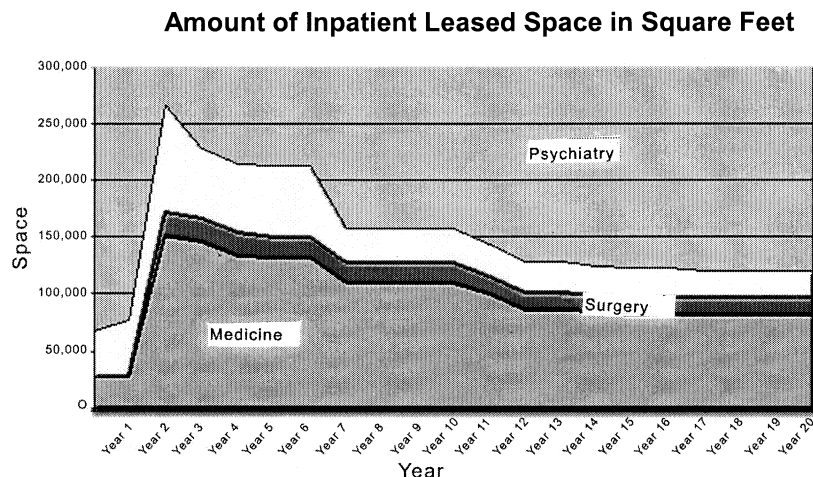


Figure 11.5 Total Leased Space



Enhanced Use Lease To Expand VHA Capacity

Enhanced use lease initiatives have been identified as an option for expanding capacity at a facility to meet future workload demand. A total of 792,200 square feet of enhanced use lease space is proposed nationally. Of this square footage, 54 percent represents expansion of clinical programs; 46 percent is identified for additional administration and research space.

The CARES Planning Process has encouraged the VA to manage excess land through collaborations with NCA, VBA, and enhanced use lease initiatives. Eleven VISNs identified sites in their CARES Market Plans for future cemeteries. Five thousand acres will be or have been allocated for NCA. More details on collaborative opportunities are available in Chapter 13.

Donated Space

Donated space was used only on a limited basis as a solution to expand space capacity. Donated space was also used for unusual space situations, such as extended clinic hours or renovation of existing space to improve capacity (Appendix K).

Chapter 12: Reducing Vacant Space

Background

The GAO Report (GAO/HEHS-99-145) titled "VHA Health Care Improvements Needed in Capital Asset Planning and Budgeting" from August 1999 states:

VA's large, aged infrastructure could be the biggest obstacle confronting its efforts to transform itself from a hospital-based operator to a health care provider that relies on integrated networks of VA and non-VA providers to meet veterans' health care needs. Over the next few years, VA could spend one

of every four of its health care dollars operating, maintaining, and improving capital assets at its 181 major delivery locations that encompass over 4,700 buildings on 18,000 acres of land nationwide.

The cost savings cited by GAO are based upon total closure of facilities and not the reduction of vacant space that is dispersed throughout numerous campuses within individual buildings, which is our current condition. However recognizing the importance of reducing vacant space, the CARES Plan included a discrete component—described in this chapter of the plan—designed to reduce excess space and conserve resources by lowering maintenance and operational costs of infrastructure not needed by VHA to meet its various missions.

The description and data on the reduction in vacant space does not include the results of the realignment