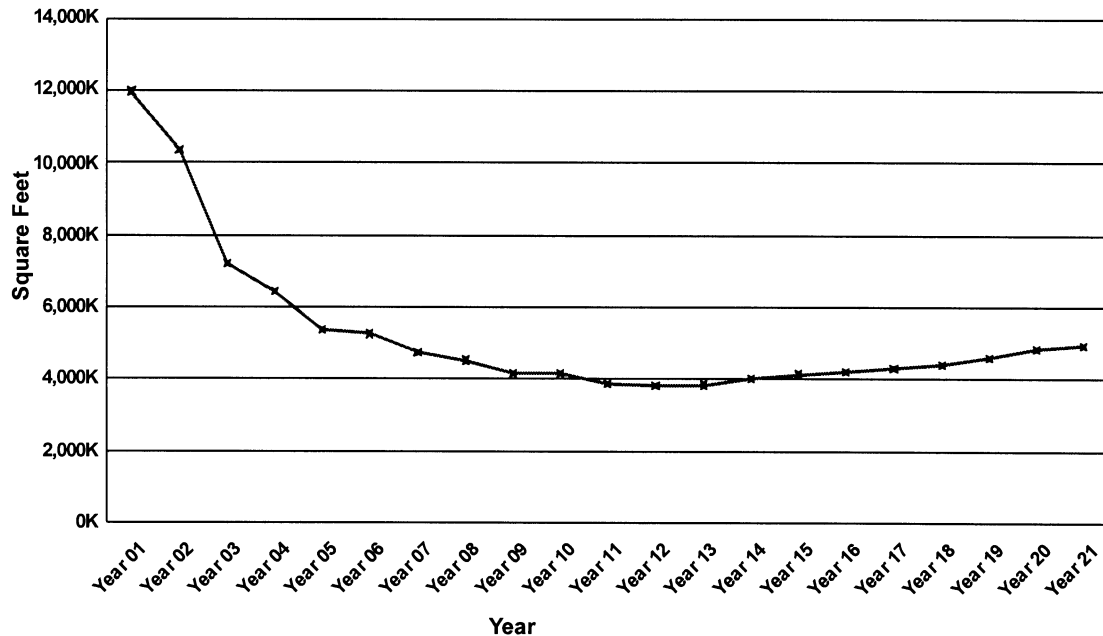


Figure 12.4 Space Remaining Vacant



As mentioned in other areas of this plan, proposed capital investments cannot be accurately predicted beyond five years. This also applies in predicting alternative uses of vacant space. The demand for possible vacant space at VA facilities could change in the future based on a number of factors

such as the economy or changes in health care delivery practices. In most instances, the vacant space is not contiguous but consists of pockets of vacant space scattered throughout the campuses, rendering it useless for alternative uses.

Savings associated with the reduction in vacant space are shown below. The

reduction in vacant space described in Table 12.2 represents a minimum reduction since it does not include reductions in vacant space that will occur due to realignments of campuses and reuse of the campus through enhanced use leasing.⁵⁸

TABLE 12.2.—RECURRING COST OF VACANT/UNDERUTILIZED SPACE THROUGH 2022

[Costs are in current dollars]

	FY 2001	FY 2022	Difference
Vacant/underutilized space in square feet (SF)	8,571,605 SF	4,934,002 SF	3,637,603 SF
Average cost/sf to maintain in current ⁵⁸	\$12.39 per SF	\$12.39 per SF
Annual cost (\$ per year)	\$106,245,044	\$61,156,955	\$45,088,089
Other savings/profits/costs (\$ per year) *	\$15,493,381
Revised annual costs (\$ per year) *	\$106,245,044	\$45,663,574	\$60,581,470
Cost per day (\$ per day)	\$291,082	\$125,105	\$165,977

Note: *Other Savings/Profits/Costs related to the management of vacant space include such things as revenues from enhanced use lease initiatives, operational savings from building demolition, or revenues from sale of property. VISNs did not have a standardized way to enter these cost estimates so this dollar figure is not all inclusive of the potential savings from the management of vacant space.

Campus Closures

The CARES planning process has identified several potential campus closures for which the total savings has not yet been fully evaluated. Chapter 9 on Proximity and Campus Realignment and Appendix G, Proximity Planning Initiatives, contain additional information regarding facility mission changes and the potential uses for the resulting vacant space.

Chapter 13: VBA and NCA Collaborative Initiatives

Serving Veterans: "The Family Business"

In addition to the Veterans Health Administration, which provides the medical services at the heart of this CARES Plan, two other primary VA branches manage programs and services for veterans. The Veterans Benefits Administration (VBA) oversees the Department's programs for

compensation and pension, education, loan guaranty and life insurance. The National Cemetery Administration (NCA) is responsible for burial benefits, national cemeteries and the State Cemetery Grants Program.

In planning future changes in VHA's infrastructure, the CARES process not only considered strategies to address projected health care demand, but also sought opportunities for efficiencies in rent and property management through

⁵⁸ Cost provided by Professional Estimator in VHA Office of Facilities Management.