

**Department of
Veterans Affairs**

Memorandum

Date: MAR 23 2012
From: Director, VA Palo Alto Health Care System (640)
Subj: Request to Acquire Property – San Jose, CA
To: Director, Real Property Service (00CFM3C1E)
Thru: Network Director, Sierra Pacific Network VISN 21 (10N21)

1. The purpose of this memorandum is to request that Real Property Service acquire between 50,000 net useable square feet (NUSF) and 72,000 NUSF of lease space in San Francisco Bay Area. This lease will be used to replace the existing VA San Jose Community Based Outpatient Clinic (CBOC). This request exceeds our local authority.
2. The existing San Jose CBOC lease is set to expire in 2016 with no additional option years remaining on the existing lease and no opportunity to renew. VAPAHCS has received approval to proceed with a FY2012 Major Replacement Lease. The new leased space will be funded by VAPAHCS.
3. The requirements for the space are between 50,000 NUSF and 72,000 NUSF of medical clinic and administrative support space. The San Jose CBOC will provide primary care, mental health and specialty care, to include audiology, podiatry and optometry. The clinic will also provide ancillary and diagnostic services, to include general x-ray, laboratory, pharmacy and telehealth. The space should be a combination of clinical treatment, patient services, administration and operational support spaces. Approximately 360 parking stalls will be needed to support the facility.
4. VAPAHCS requests the assistance of VA IDIQ Real Estate Broker, Carpenter Robbins or other available IDIQ Real Property Broker on the procurement of this property. Carpenter Robbins has a unique knowledge of the market area and has a successful track record assisting in completing previous acquisition projects for VAPAHCS in a timely manner.
5. Questions concerning this matter should be directed to Katelin Haver, Strategic Planner, VAPAHCS at (650) 493-5000, extension 62213.


Elizabeth Joyce Freeman

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Director, Real Property Service (00CFM3C1E)

Concur/~~Non-concur~~

A handwritten signature in black ink, appearing to read "Sheila M. Cullen". The signature is written in a cursive style with a large initial "S".

Sheila M. Cullen

Director, VA Sierra Pacific Network (10N21)

Concur/Non-concur

George L. Szwarcman

Director, Real Property Service (00CFM3C1E)