

VA SUPPLEMENT CHAPTER 21: **WAREHOUSE LEASES**

Chapter 21

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Part 1: Introduction

When used throughout this VA Supplement Chapter, “Reserved” means the information in [GSA's LDG](#) applies to VA's leasing program without further supplemental information.

Part 2: When to Use the Warehouse Lease Model

Reserved.

Part 3: Component Documents

Reserved.

Part 4: Warehouse versus Standard Lease

Reserved.

a. Price Evaluation

Note: U.S. Department of Veterans Affairs (VA) is required to comply with OMB's Reduce the Footprint for warehouse space. Refer to Office of Asset Enterprise Management (OAEM's) [Enterprise Lease Management Tool \(ELMT\) - Guidance - All Documents \(sharepoint.com\)](#) for additional guidance and templates.

b. Shell Definition

Reserved.

c. Fire Protection and Life Safety

Reserved.

d. Energy and Other Building Services (Operating Costs)

Reserved.

Energy

Reserved.

Building Services

Reserved.

e. Other Differences

Reserved.

Part 5: Establishing Requirements

Reserved.

a. Space Configuration

Reserved.

b. Loading Docks

Reserved.

c. Vehicle Accommodation

Reserved.

Part 6: Tenant Improvement Pricing

Reserved.

a. Default versus Customized TI

Reserved.

b. Archival or Climatized Warehouse Space

Reserved.

Part 7: Operating Costs

Reserved.

Part 8: Non-Fully Serviced Leases: Service Contracts

Reserved.

Part 9: Other Considerations

Reserved.

Attachment 1: Sample Present Value Analysis Calculation for Space by Volume (Cubic Feet)

Reserved.

Attachment 2: Decision Tree for Fire and Life Safety Review

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Attachment 3: Prelease Fire Protection and Life Safety Evaluation

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Attachment 4: Proposal to Lease Warehouse Space

Reserved.

Attachment 5: Sample Schematic and Racking Plans

Reserved.