

Veterans Affairs Outpatient Clinic Beaumont, Texas 1997 Fact Sheet

Planning for the Veterans Affairs Outpatient Clinic in Beaumont, Texas was initiated in 1974. Three years later, on May 31, 1977, the dreams and goals of the Southeast Texas area came true when the clinic officially opened its doors. Jefferson County Veteran Service Officer, Tom Lawrence, along with many community members, held significant roles in providing support for opening an outpatient clinic in the Beaumont area. The clinic serves as an Eastern "front-line" for the Houston Veterans Affairs Medical Center. Due to concerns expressed by veterans about the distance to Houston and the "big city" traffic, many of them failed to keep scheduled medical care appointments or follow-up exams. Focused on assisting Texas veterans and increasing their accessibility to medical care, an outpatient clinic in the Beaumont area was instituted.

Serving as an evaluation and treatment center, the Beaumont Clinic was the first outpatient clinic supported through the Houston VA Medical Center and the fourth clinic to be opened in Texas. Reaching out to the population of over 55,000 veterans who reside in the Southeast corner of Texas known as the "Golden Triangle", the Beaumont Clinic averages 38,000 outpatient visits per year.

The one-story 24,000 square foot brick building currently housing the Beaumont Outpatient Clinic includes 10 examination rooms. Primary Care, Pharmacy, Psychiatry, Laboratory and Physical Therapy are among the services offered to veterans. The Beaumont clinic also provides veterans with specialty treatments in the areas of Diabetes, Preventive Medicine, and Women's Health Care. This year, on May 30th, the Beaumont Veterans Affairs Outpatient Clinic will celebrate 20 years of addressing the healthcare needs of veterans.

Also being celebrated at this time is news that funds have been allocated by the Department of Veterans Affairs for the construction of a new clinic facility. Several locations in Beaumont are being considered at this time. The "new" Beaumont VA Outpatient clinic will be a 35,000 square foot building, surpassing the size of the existing facility by over 10,000 square feet. This will amount to an approximate 28,000 net usable space and include over 20 patient examination rooms as well as 5500 square feet of patient waiting areas. The layout of the clinic has been specifically designed such that different areas of the clinic are easy to find and readily accessible. Additional "customer" focused improvements will include enhanced radiology and diagnostic services, an increased number of patient and volunteer parking spaces and a location easily found and accessed from a major highway. The "new" Beaumont Outpatient Clinic is scheduled to begin seeing veterans in October, 1998.

Department of Veterans Affairs
Veterans Health Administration
Office of Facilities Management

NOTIFICATION OF LEASE AWARD:

Lease No. 580-184-001-97, 28,180 Occupiable Square Feet, Outpatient Clinic (OPC),
Beaumont, TX.

PROJECT DESCRIPTION:

The Beaumont, TX, OPC acquisition is for the relocation and expansion of medical
services for veterans in the Jefferson County, Beaumont, TX, area.

DISCUSSION: The following information pertains to the above-noted contract award:

Offeror: Mr. Matthew Heidorn
Heidorn & Heidorn, a Partnership
HC 64 Box 12D
Shickshinny, PA 18655
Telephone: 717-864-2052
FAX: 717-864-2083
Car Phone: 717-594-2294

Location of Space: Plaza 10, Tracts 4, 5 and 9
Plaza 10 Boulevard
Jefferson County, Beaumont, TX

Description: A one-story building constructed on approximately
3 acres of land in accordance with VA specifications

Occupiable Sq. Ft: 28,180 occupiable square feet (osf) and
130 parking spaces

Term: 15-year firm with one 5-year renewal option

Delivery Date: October 30, 1998, or 300 days after VA approval of
layout and equipment drawings, whichever is later.

Annual Rental: Initial Term - \$460,743(\$16.35/osf)
Renewal Term - \$460,743 (\$16.35/osf)

Lump Sum Payment: Special Requirements - \$880,295