

**PROSPECTUS – ALTERATION
U.S. DEPARTMENT OF VETERANS AFFAIRS
LUBBOCK, TX**

Prospectus Number: PTX-10-VA25
Congressional District: 19

Project Summary

The General Services Administration (GSA) proposes alterations of an existing leased building located at 3510 4th St. in Lubbock, TX. The building was constructed in 2020 to house a community-based outpatient clinic (CBOC) for the Department of Veterans Affairs (VA) and was authorized through the Veterans Access, Choice, and Accountability Act of 2014 (P.L. 113-146).

The current lease, which did not exceed the prospectus threshold and therefore was not the subject of a previous prospectus, provides 94,000 net usable square feet and 635 surface parking spaces at an annual, unserviced cost of \$3,256,579 and expires on December 14, 2040.

Description

To maximize the service and efficiencies at the Lubbock CBOC, VA has requested alterations to build out four operating rooms (OR) within the existing leased footprint. The alteration project includes OR build out; installation of OR equipment; replacement/upgrades of fire protection systems; improvements to the electrical infrastructure; plumbing upgrades; renovation of associated common areas; and improvements to the heating ventilation and air conditioning (HVAC) systems that may result in energy savings.

These alterations will allow VA to provide podiatry, ophthalmology, and gastrointestinal procedures that fall in the certification for Ambulatory Procedure Center-Basic Invasive Procedure Complexity Designation (APC-Basic).

Major Work Items

Interior construction; HVAC, electrical, fire, and life safety replacement/upgrades; plumbing upgrades; and OR equipment.

Interior Construction	\$202,126
HVAC/Plumbing Replacement/Upgrades	\$968,515
Electrical Replacement/Upgrades	\$790,332
Fire and Life Safety Replacement/Upgrades	\$94,108
Non-Movable Furniture/Equipment	\$322,444
Demolition	\$10,000
General Conditions	<u>\$335,018</u>
Total ETPC	\$2,722,543

**PROSPECTUS – ALTERATION
U.S. DEPARTMENT OF VETERANS AFFAIRS
LUBBOCK, TX**

Prospectus Number: PTX-10-VA25
Congressional District: 19

Project Budget

Design, Permitting, and other General Conditions	\$335,018
Estimated Construction Cost (ECC)	<u>\$2,387,525</u>
Estimated Total Project Cost (ETPC)	\$2,722,543

Approval Requested

(Construction, Management and Inspection): **\$2,387,525¹**

Schedule

	Start	End
Design	FY 2025	FY 2025
Construction	FY 2025	FY 2026

Prior Approval

None

Prior Prospectus-Level Projects in Building (past 10 years):

None

Alternatives

There are no feasible alternatives for this project as replacement of the entire lease is cost prohibitive.

Recommendation

ALTERATION

Justification

The existing lease, once the alterations are complete, will meet the needs of VA; and because the existing lease has favorable rental rates compared to the current estimated rental rates in Lubbock, alteration is considered the most cost-effective alternative.

¹ Balance of approval needed for project equals \$2,387,525 in FY23. This estimate may be escalated by 2.2 percent annually to the effective date of the lease amendment for alterations to account for inflation.

**PROSPECTUS – ALTERATION
U.S. DEPARTMENT OF VETERANS AFFAIRS
LUBBOCK, TX**

Prospectus Number: PTX-10-VA25
Congressional District: 19

Summary of Energy Compliance

The Government will incorporate energy efficiency and sustainability requirements into the alteration. The Government encourages offerors to exceed minimum requirements set forth in the procurement, and to the maximum extent practicable requires offerors to comply with the Energy Star requirement and other statutory and regulatory requirements.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to perform alterations in leased space.

Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on 9/16/2024

Recommended: Elliot Doomes
Commissioner, Public Buildings Service

Approved: Rahim Carmaha
Administrator, General Services Administration