



**Committee on Transportation and Infrastructure  
U.S. House of Representatives  
Washington, DC 20515**

**Sam Graves**  
Chairman

**Rick Larsen**  
Ranking Member

Jack Ruddy, Staff Director

Katherine W. Dedrick, Democratic Staff Director

**ALTERATION  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
LUBBOCK, TX  
PTX-10-VA25**

*Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for alterations of an existing leased building located at 3510 4<sup>th</sup> St. in Lubbock, TX for the U.S. Department of Veterans Affairs (VA) at a total estimated project cost of \$2,722,543, a prospectus for which is attached to and included in this resolution.*

*Provided further, if the General Services Administration delegates to any other agency the authority granted by this resolution, the Administrator of General Services shall oversee and monitor such delegation of authority to ensure such delegation is carried out consistent with the law and authority provided.*

*Provided further, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.*

**Adopted: June 11, 2025**

A handwritten signature in blue ink, appearing to read "Sam Graves".

**Sam Graves**  
Chairman

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

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

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**Project Summary**

The General Services Administration (GSA) proposes alterations of an existing leased building located at 3510 4<sup>th</sup> 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	\$335,018
<b>Total ETPC</b>	<b>\$2,722,543</b>

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**Project Budget**

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

**Approval Requested**

**(Construction, Management and Inspection):** **\$2,387,525<sup>1</sup>**

**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.

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<sup>1</sup> 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.

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**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: Patsy Cernaha  
Administrator, General Services Administration