



## Department of Veterans Affairs Outpatient Clinic *San Antonio, TX*

### Expertise Involved:

- Pre-Development Planning
- Market Assessment
- Brokerage – Land Acquisition
- Development Agreement Negotiations
- Financial Modeling
- Contract Negotiations
- Development Team Selection
- Environmental Sustainability
- Supplier Diversity
- Design and Construction Management
- Master Budget Development
- Master Schedule Development
- Project Accounting and Management
- Project Close Out
- Move Management
- Debt and Equity Placement
- Property Management

In June 2019, CBC Real Estate Group, through its sister company, US Federal Properties (USFP), announced it was selected to develop four new U.S. Department of Veterans Affairs (VA) community-based outpatient health clinics — including one in San Antonio, Texas. These new clinics will expand the VA's network of outpatient sites that serve nine million enrolled Veterans annually and help to accelerate their access to care.

These new clinics embrace the VA's Patient Alignment Care Team (PACT) delivery model — a patient-driven, proactive, team-based approach to healthcare focused on wellness and prevention. Unlike a linear design, which has shared corridors and publicly exposed workstations, the VA clinics feature an onstage/offstage approach to exam room layout. Such a design will improve staff workflow, reduce travel distances, increase collaboration, protect confidentiality and privacy, and reduce patient throughput and wait times.

The three-story, 236,595 square-foot VA San Antonio clinic is designed around six PACT modules on two floors accommodating a total of 60 care and extended care teams who will serve 128 exam rooms equipped for general health, telehealth and women's health. The new clinic will offer general and mental health, surgery, imaging, lab, pharmacy and CT/MRI services to the area's 150,000 Veterans. The new San Antonio facility also will offer dental services in a clinic featuring 50 dental chairs, a dental surgery suite and a prosthetics lab.

In collaboration with Hoefler Wysocki — who leads the architectural and interior design of the new healthcare clinics — CBC will develop, finance, own and operate this federal government-leased property. The design team includes Bob D. Campbell, structural engineering; Smith & Boucher, mechanical, electrical and plumbing engineering; Protection Engineering Consultants, LLC, facade design and specialty structural engineering; FSC, Inc., fire protection engineering; and Merrick, Green Globe consulting. Construction began in summer 2019 and is scheduled to be complete by July 2021.

