



## Department of Veterans Affairs Outpatient Clinic Birmingham, AL

### 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

CBC Real Estate Group, through its sister company, US Federal Properties (USFP), was selected to develop the new U.S. Department of Veterans Affairs (VA) community-based outpatient health clinic in Birmingham, Alabama. This new clinic will expand the VA's network of outpatient sites that serve nine million enrolled Veterans annually and help to accelerate their access to care.

The new two-story, 34,000 square-foot Birmingham clinic was thoughtfully arranged in distinct zones to reduce travel distances for patients and staff that create an appropriate separation between patient care and administrative/support spaces. Public areas are centrally located and feed directly into the patient care zone. Within patient zones, care spaces are grouped together in modules that can be reassigned to accommodate changing patient volumes without impacting the overall experience.

Mechanical, plumbing, and electrical service spaces are located on the south side of the building adjacent to the back-of-house staff corridor and PRRC kitchen. Mechanical equipment was moved to rooftop penthouses to increase efficiency. Located near the information desk, three public elevators and one freight elevator have been provided. The elevators are centrally located directly across from the main entry so they will be highly visible and accessible to all users of the building. To meet life safety requirements, three egress stairs have been provided and one monumental, communicating stair in the atrium connect the two floors vertically.

In collaboration with Hofer 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. Construction began in spring 2020 and is scheduled to be complete by July 2021.

