Rendering of one-story building
In March 2016, the VA issued a solicitation of offers to acquire through a "Build to Suite Lease Acquisition" procurement process an outpatient clinic in the city of Worcester, MA.

New VA Outpatient Clinic

Key attributes of the Project

- Construct a 53,000sf single floor building
- Demo and site work on this 5-acre parcel
- Relocation of MassDOT District 3

Building:

- MassDOT District 3 and WCCC will execute a land swap for properties around the campus so that MassDOT can construct a new District 3 headquarters building and WMMS/WCCC control of adjacent land next to the campus – the location of the new VA

In response to the VA solicitation for offers, WCCC submitted a "binding" bid to the VA on June 30, 2016.

In November 2016, the VA responded to WCCC with a revised submission in January 2017.

In early May 2017, the VA responded again on mostly cost and price issues and allowed WCCC to revise our offer. WCCC responded with a revised submission in January 2017.

The successful offeror based on technical and price merit:

- The VA will use a best value source selection process and award a 15 or 20-year firm lease to

- In November 2016, the VA responded to WCCC with comments, strengths and weaknesses and

- In early May 2017, the VA responded to WCCC to revise our offer. WCCC provided a revised offer to the VA in late May 2017.

- Last year, per legislation, MassDOT District 3 and WCCC will execute a land swap for properties to allow WMMS/WCCC control of adjacent land next to the campus – the location of the new VA Building.
New VA Building Requirements

- Force Protection and Enhanced Security Features
- Environmental Design, LEED Silver Level
- Sustainable design features, requires USGBC Leadership in Energy and
- Food Services Area
- Police Department
- PT/OT Exercise area with 4 adjacent treatment rooms
- One Radiology Room
- Echo Cardiac Area
- Clinical Lab and Pharmacy
- 35 exam and procedure rooms
- 21 mental health exam rooms
- Separate entrances for patients, staff and logistics
- 320 parking spaces of patients, visitors and staff
- One story building for 40,000sf net – estimated to be 52,000sf gross

VA Requirements
Note: Rendering reflects a multi-story building and garage expansion. This plan was subsequently changed to surface parking and a one story building in this same location.
New VA Building - Site Plan