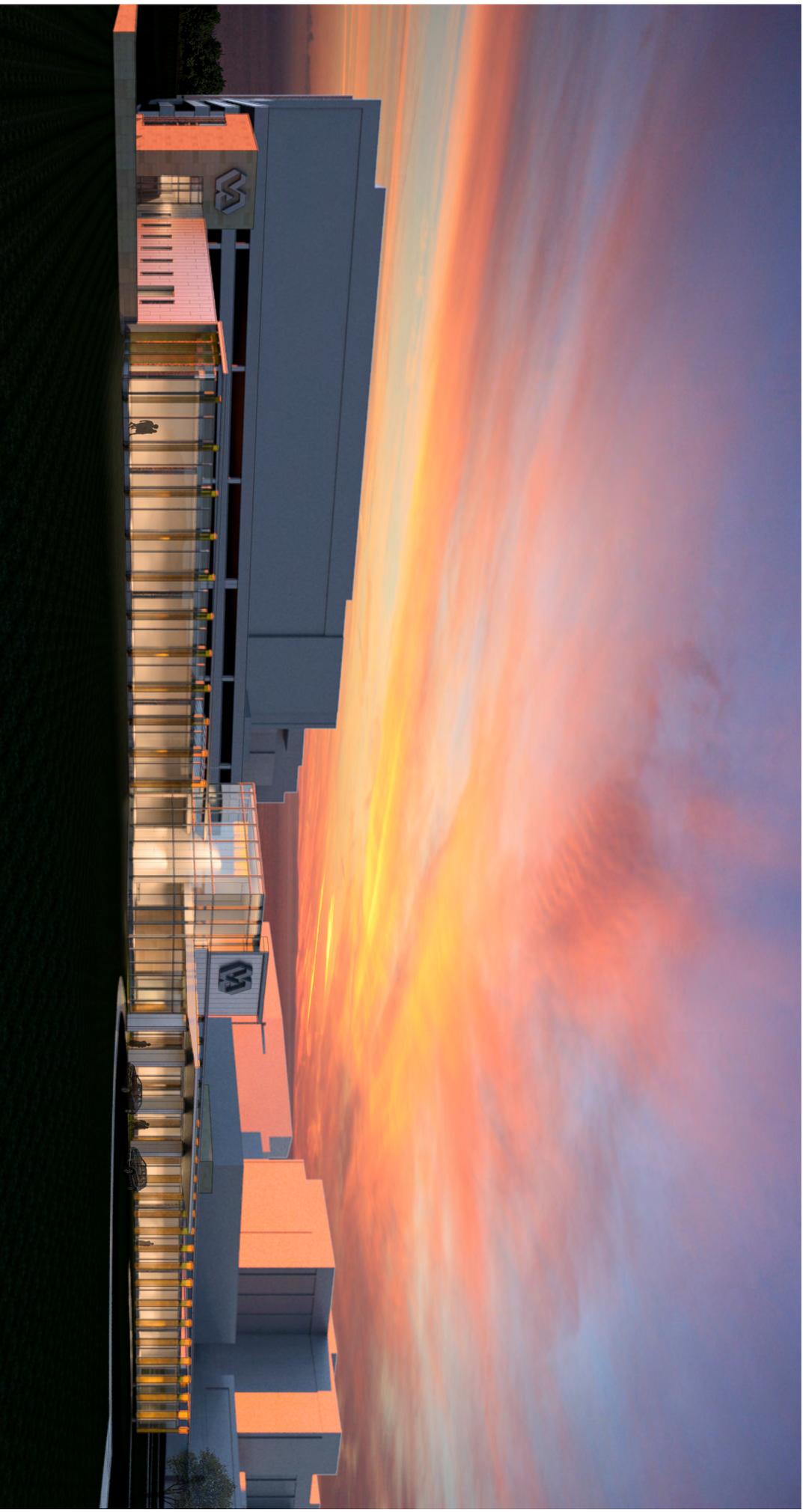


UNIVERSITY OF MASSACHUSETTS MEDICAL SCHOOL  
VA OUTPATIENT BUILDING

WORCESTER, MA

CONCEPT STUDY | MAY 13, 2016

# Rendering of one-story building



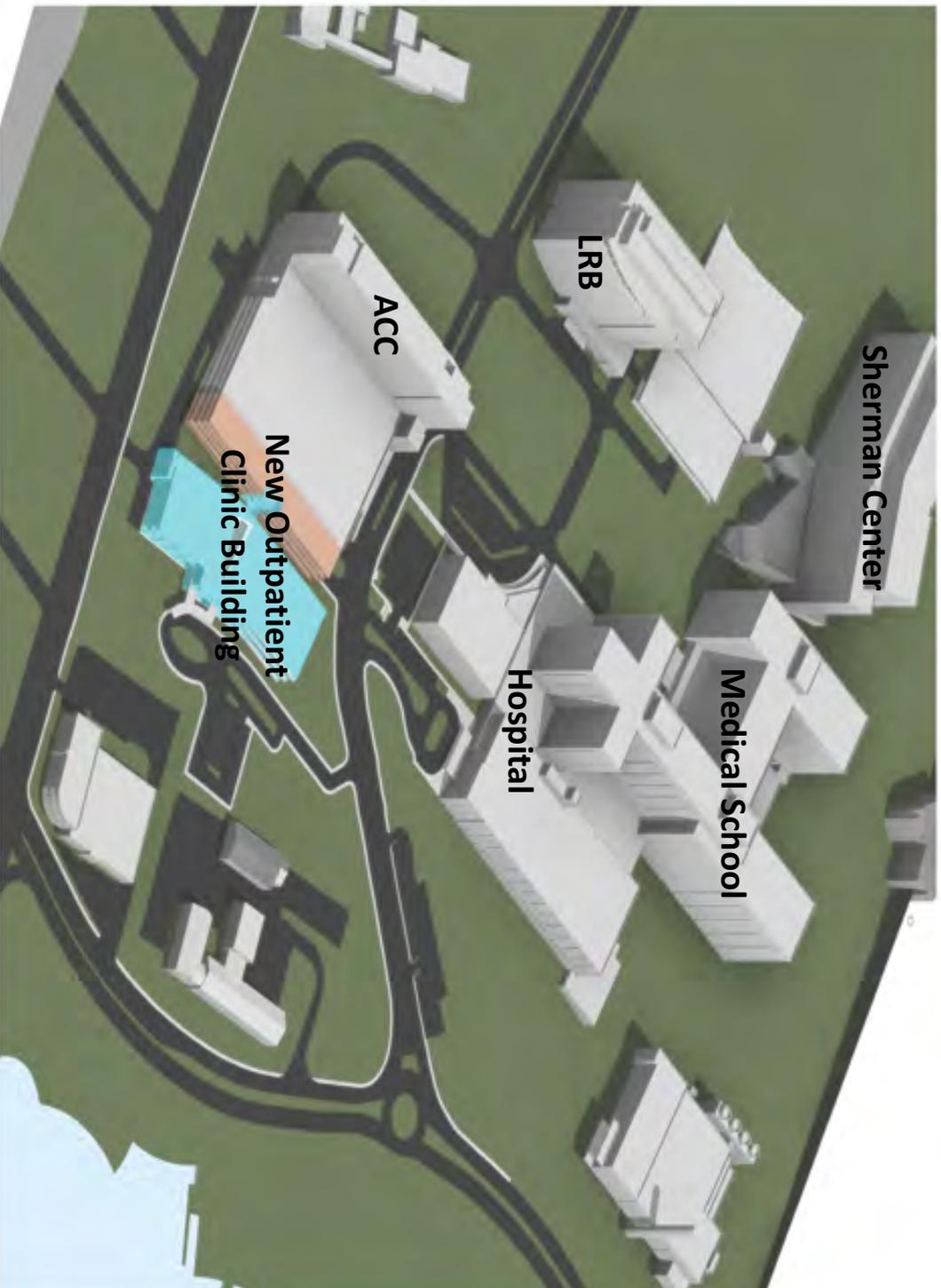
# New VA Outpatient Clinic

- 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
- In response to the VA solicitation for offers, WCCC submitted a “binding” bid to the VA on June 30, 2016
- The VA will use a ‘best value source selection’ process and award a 15 or 20 year firm lease to the successful offeror based on technical and price merit.
- In November 2016, the VA responded to WCCC with comments, strengths and weaknesses and allowed WCCC to revise our offer. WCCC responded 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 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 around the campus so that MassDOT can construct a new District 3 headquarters building and allow UMMS/WCCC control of adjacent land next to the campus – the location of the new VA Building.
- Key attributes of the Project
  - Relocation of MassDOT District 3
  - Demo and site work on this 5 acre parcel
  - Construct a 53,000gsf single floor building

# New VA Building Requirements

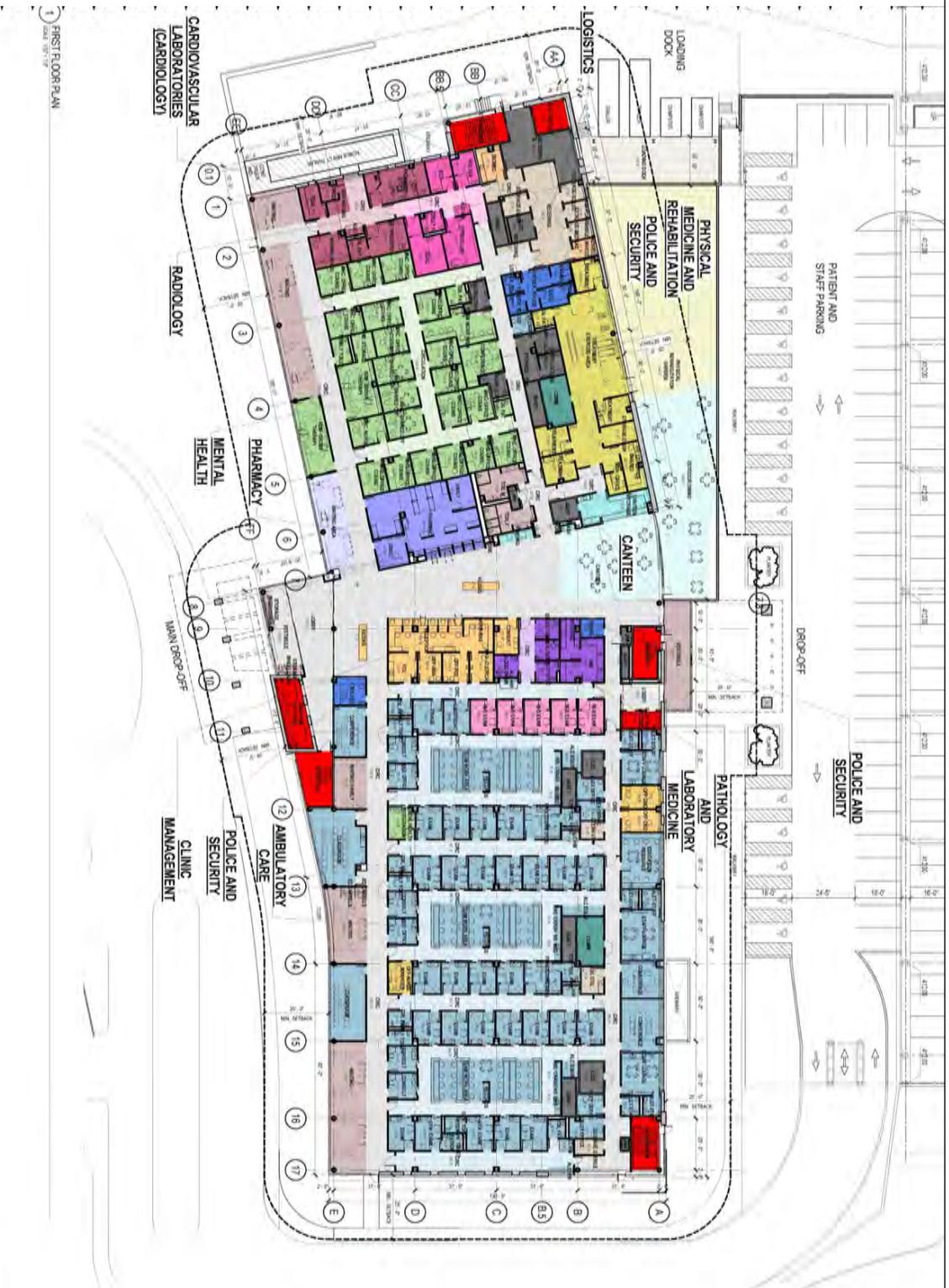
- VA Requirements
  - One story building for 40,000sf net – estimated to be 52,000sf gross
  - 320 parking spaces of patients, visitors and staff
  - Separate entrances for patients, staff and logistics
  - 21 mental health exam rooms
  - 35 exam and procedure rooms
  - Clinical Lab and Pharmacy
  -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

Site Axon- 2 Story Bldg\_OPT 2



Note: Rendering reflects a multistory building and garage expansion. This plan was subsequently changed to surface parking and a one story building in this same location.

# New VA Building – Floor Plan



1 FIRST FLOOR PLAN

**GENERAL NOTES**

**COLOR KEY**

- AMBIATORY CARE
- BUILDING CIRCULATION
- BUILDING SUPPORT
- CANTINE
- CARDIOVASCULAR LABORATORIES (CARDIOLOGY)
- CLINIC MANAGEMENT
- ENVIRONMENTAL MANAGEMENT
- INFORMATION RESOURCE MANAGEMENT
- LOBBY
- LOGISTICS
- MEDICAL ADMINISTRATION
- MENTAL HEALTH
- MULTI-SPECIALTY CARE
- PATHOLOGY AND LABORATORY MEDICINE
- PHARMACY
- PHYSICAL MEDICINE AND REHABILITATION
- POLICE AND SECURITY
- RADIOLOGY
- VERTICAL CIRCULATION

KEY PLAN



# New VA Building Timeline Worcester Clinical Based Outpatient Clinic

