



Department of Veterans Affairs Outpatient Clinic Chattanooga, TN

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, US Federal Properties Co. (USFP) announced it was selected to develop four new U.S. Department of Veterans Affairs (VA) community-based outpatient health clinics — one of which was in Chattanooga, Tenn. 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 single-story, 100,570 square-foot Chattanooga clinic will include five PACT modules that accommodate a total of 40 care teams serving 65 exam rooms. Each PACT module will include specialty clinics, telehealth and standard exam rooms. The new facility will offer audiology, imaging, pathology, lab, dental and mental health services as well as diabetes and healthy eating counseling to the area's 25,000 Veterans.

In collaboration with Hoefer Wysocki — who leads the architectural and interior design of the new healthcare clinics— USFP 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 the end of 2020.

