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## Contract Awarded for New VA Health Care Center in Butler, PA

1/9/15



On December 31st, 2014 the **Department of Veterans Affairs (VA)** awarded a contract to **Cambridge Healthcare Solutions PA LP** (a joint venture of Halle Enterprises and Cambridge Healthcare Solutions) to design, build and provide facility management for a **VA Health Care Center (HCC)** in Butler, Pennsylvania.

The 218,000 net rentable square foot (equivalent to 168,000 net usable sf) Health Care Center will be located on approximately 46 acres of land off of North Duffy Road in Center Township, approximately 1 ½ miles from the existing VA facility and will serve a growing veteran population in the area. According to **Andrew J Czekaj**, Chief Executive of Cambridge Healthcare Solutions, "The VA Butler project will provide vital services to our veterans, those who have given the most to our country. The Butler project is the latest Cambridge build to suit for the US government. Cambridge has been actively engaged in build to suits for the government since 1998."

**T. Michael Scott**, President and Vice Chairman of Cambridge said, "Another success on the heels of our VA Charlotte project. Our experienced team looks to set the gold standard for VA in both process and product. We used an expansive 46 acre site to accommodate a two story design which incorporates all the VA's preferred departments on the first floor for easy access to the veterans. We will deliver a unique and superior solution to meet the needs of the veterans in the Butler area."

The project represents a major economic investment and a job creator in the Butler, Pennsylvania area. Construction of this two-story Health Care Center will take about 31 months from award. The VA Health Care Center will open its doors to patients in 2018.

Once completed, this state-of-the-art Health Care Center will provide outpatient services to veterans and their families, including Primary Care, Specialty Care, Dental, Lab, Pathology, Radiology, Mental Health, Ancillary and Diagnostic services.

**Cambridge Development Group LLC** (a subsidiary of Cambridge Holdings) of Washington, D.C will act as the Developer of the project. Cambridge will utilize its extensive experience and expertise in developing complex government facilities in undertaking the development of the Health Care Center in Butler, PA for the Department of Veterans Affairs. Cambridge Holdings LLC, in partnership with Childress-Klein Properties and Halle Enterprises, is currently developing the Health Care Center in Charlotte, NC, which upon completion will be the largest Health Care Center in the VA System. The Charlotte facility is anticipated to open in early 2016. Both projects were undertaken as the result of 20 year firm term leases.

**Cambridge** provides real estate services to institutions, investment partnerships and individual owners to comprehensively address the challenges of today's real estate market. Since 1983, Cambridge has successfully developed in excess of 6.4 million square feet from New Jersey to Florida. In addition Cambridge has structured the acquisition and/or disposition of in excess of 15.8 million square feet of commercial real estate as well as 511 acres of land with a total value exceeding \$6.3 billion. Cambridge has also been instrumental in the restructure of approximately \$1.5 billion of CMBS and institutional debt on behalf of clients and partners. The firm also provides property management, leasing and construction management services to approximately three million square feet of office, R&D and industrial space.

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