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Cambridge Healthcare Solutions PA LP Scheduled to Start Construction on New \$100 Million VA Health Care Center in Butler, Pennsylvania

9/1/15



Cambridge Healthcare Solutions PA LP is mobilizing to begin construction on a new **VA Health Care Center** in Butler County. The Department of Veterans Affairs awarded the contract to Cambridge Healthcare Solutions PA LP to design, build and provide facility management for the VA Health Care Center at the end of December, 2014. According to **Andrew J. Czekaj**, general partner of Cambridge Healthcare Solutions PA LP, "We look forward to a long-term relationship with the VA. The project will include long-term financing as ownership

intends to hold the project through the term of the VA tenure."

The 218,000 rentable square-foot Health Care Center will be located on approximately 46 acres of land at 353 North Duffy Road in Center Township. T. Michael Scott, President of Cambridge, says, "We closed on the purchase of our site on August 27th and are mobilizing for work to commence on September 1st. This site will provide expansive parking and easy access for all service providers and patients, and will allow the patient care areas to be fully located on the ground floor. We are looking forward to our investment becoming a showpiece of veteran patient care in the Butler area."

Valued at approximately \$100 million upon completion, the project represents a major economic investment and a job creator for the Butler, Pennsylvania area. The Health Care Center is being constructed to meet the projected growth of the veteran population in the Butler region. Construction is expected to be completed by December 2017. The Butler Health Care Center will be newest state-of-the-art health care facility for our veterans in the central Western Pennsylvania region.

As developer of the Butler project, Cambridge Healthcare Solutions PA LP will use the expertise of Cambridge Development Group, to provide a comprehensive solution for the VA using their years of experience with government build-to-suits. They have assembled the best development team from the top regional service providers; Mascaro Construction will be the General Contractor and Stantec will be the Architect of Record.

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 6.2 million square feet from New Jersey to Florida. In addition, Cambridge has structured the acquisition and/or disposition of in excess of 20 million square feet of commercial real estate as well as 465 acres of land with a total value exceeding \$6.2 billion. In addition, Cambridge has 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.