

Quincy Valley Medical Center

Presentation for
PRC Approval
December 1, 2022



Agenda

Introductions of Project Team

Why GC/CM for QVMC

QVMC Overview

Program and Project Overview

Project Concepts

Schedule

Fiduciary Management

Summary/Questions

Project Team

Glenda Bishop CEO | Quincy Valley Medical Center

Overall Responsibility

Joe Kunkel Owner | The Healthcare Collaborative

Project Director

Abram Jenks | Klosh Group, Inc.

Construction Project Manager

Dan Kurtz, AIA | Trinity/NAC Architecture

Partner In Charge

Brad Berg | Foster Garvey

Counsel Experience with RCW 39/10

Additional Team Members

- MEP Subconsultants
 - DCI (Civil)
 - MW Engineers (Mechanical/Plumbing)
 - Coffman (Structure)
 - NAC Electrical (Electrical/Low Voltage)
- Equipment Planners – Ross/Baruzzini
- RHC Consultant – Hall/Render
- Geotech - Allwest
- Survey - Ehrlandsen

Why GC/CM for QVMC

QVMC New Hospital Project Significance

Project Meets GC/CM Criteria

- Critical Scheduling, Phasing, Transition

- Early GC/CM Interaction Essential for Successful Project

- Replacement on same site as current hospital – logistical challenges

- Undertake a 3 stage selection process

Cost and Schedule Early Input

- Review of SD/Site Challenges/Constructability

- Establish Budget/Provide DD Baseline

- Identify and Coordinate Long Lead Items

- Rural Location-Trade Commitments and Availability

- GC/CM Influence and Coordination of Move Transition

- Possible EC/MC/CM Approach/Advantage

Quincy Valley Medical Center

History of QVMC

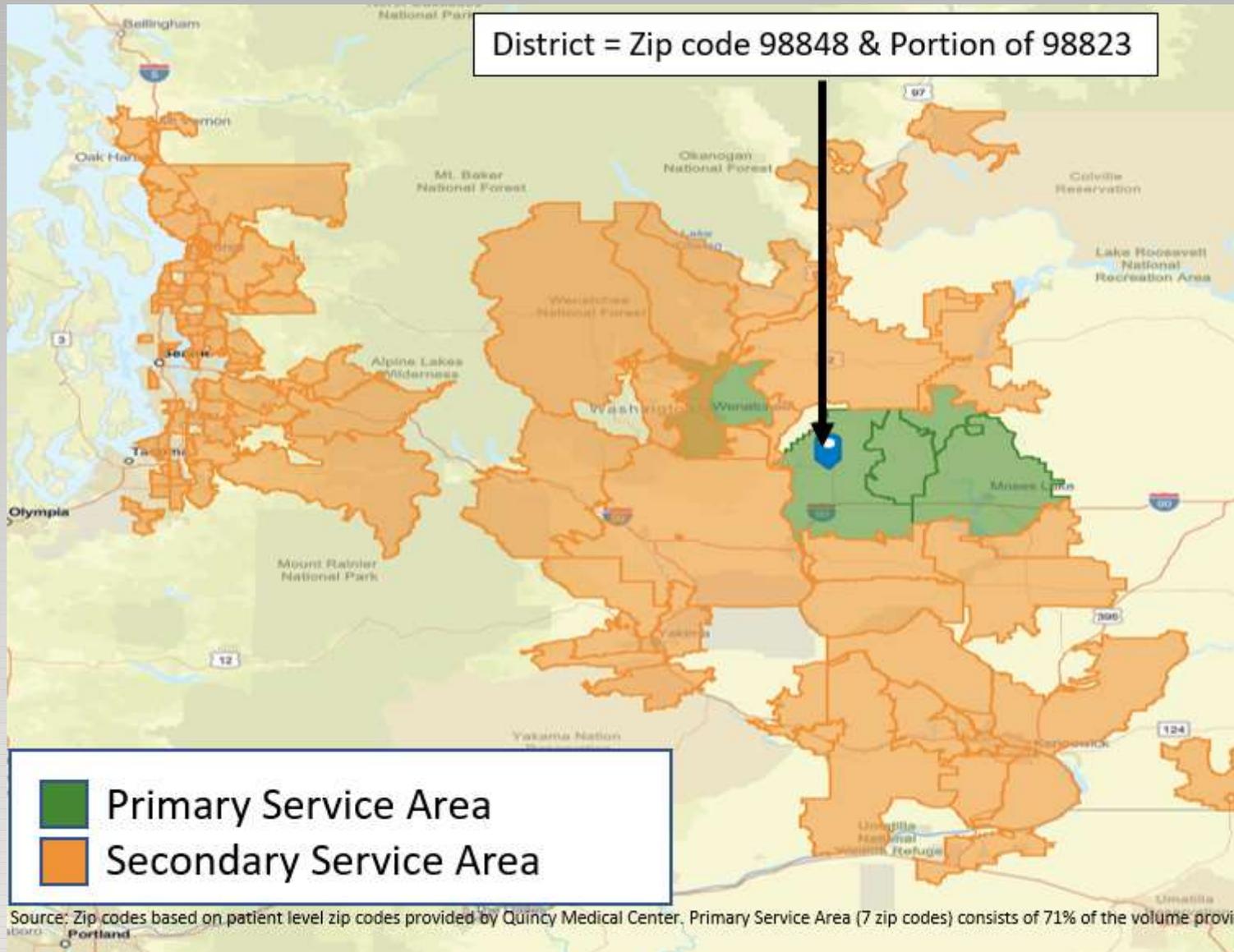
- Grant County Public Hospital District #2 was created by community vote on November 1950.
- In 1959, the new hospital opened to the public. The original facility still serves the residents of the District.
- The community demonstrated commitment to local healthcare through the giving of their time and money both through donations and approving a levy to fund the hospital building 72 years ago.
- The founding fathers and mothers didn't believe people should have to travel for healthcare.

Building On QVMC's Past

- Board of Commissioners have continued the commitment to keep healthcare local.
- They have sought community input and feedback and developed a plan to grow access to care locally.

Building on the Past...

Quincy Valley Medical Center Primary Service Area



QVMC's Vision:

- Staff, Health Care Professionals, Volunteers and Foundation Members working together to create a culture of compassionate and quality health care where the patient always comes first.
- Our Staff and Health Care Professionals share this common vision to build QVMC into a thriving medical center where community members go for all their medical needs.
- We are dedicated to recruiting and retaining skilled individuals who are committed to our Vision and can work as a part of our ever growing team. Our providers are dedicated to making sure that all of your health care needs are met with the utmost in quality, compassion and care.

Grand Columbia  Health Alliance

QVMC Odessa Ritzville Ephrata Othello Moses Lake

Purpose of the New Facility

1. To enable QVMC Healthcare to advance our strategic plan and to grow as a regional healthcare organization.
 - Supporting our growing area
 - Advancing services regionally through the GCHA
2. To eliminate our current constraints
 - Aging Facility and Infrastructure
 - Operational inefficiencies
3. To increase efficiency and patient flow
4. To create an exceptional patient and staff experience

Program and Project Overview

Tie to Strategic Plan as regional provider and Grand Columbia Health Alliance

Drove projections of volumes/market share

Evaluation of current facility – Engineering, capacity, operations and ability to meet the need

Lead QVMC to new facility development

Project Highlights

Master Facilities Plan Completed 2022

Grant Funding – Port of Quincy

Collins/Woerman Architect

SourceBlue Equip Inventory

Cumming Corp estimating

MGAC input on IT/LV Budget

Bond Levy Passed August 2022

Trinity/NAC Selected July 2022

Program Highlights

Inpatient Beds – Medical and Swing (8 Beds)

Emergency Services (8 POC)

Outpatient Imaging (CT, MRI, X-Ray, US)

Rural Health Clinic (8-10 POC)

Physical Therapy

Wound Care

Ancillary/Support

Approx 50,000 sf

Project Concept

Colored Site Plan



Keynotes

- 1 Proposed Hospital and Clinic
- 2 Existing Hospital and Clinic
- 3 EMS - Building to remain
- 4 Proposed Helipad
- 5 Existing parking to remain
- 6 New parking
- 7 Main Entrance
- 8 Emergency Department Entrance
- 9 Deliveries

Project Concept

Colored Floor Plan



Project Concept

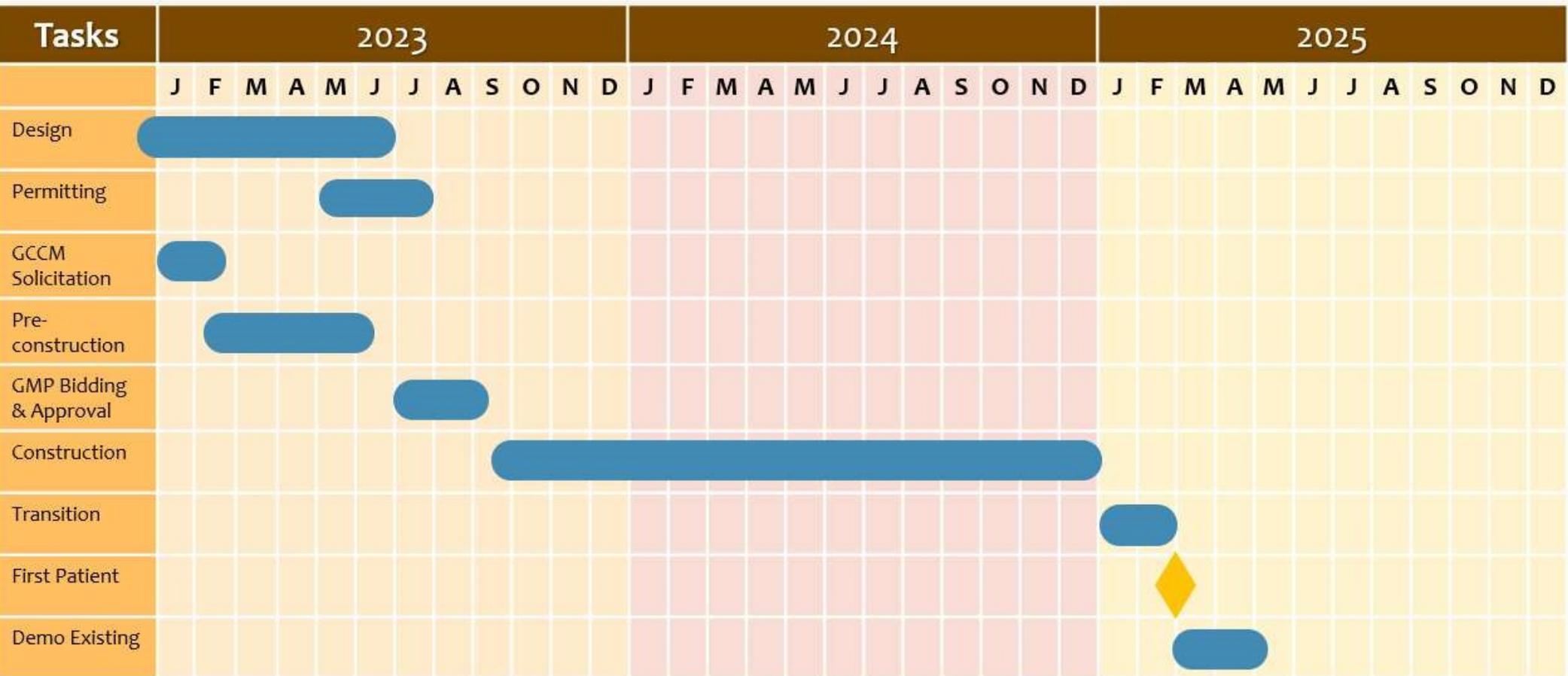
View - Aerial



View - SW Aerial



Overall Schedule



Milestone Schedule

Item	Task	Date
1	GC/CM Selection	2/5/23
2	Schematic Design Complete	2/15/23
3	Baseline Estimate	3/1/23
4	Design Development Complete	May 2023
5	Permitting	May/July 2023
6	Construction Documents Complete	Aug 2023
7	Final MACC	Sept 2023
8	Site Mobilization	Sept 2023
9	Construction Completion	Dec 2024
10	First Patient	Feb 2025

Fiduciary Management -

- **Sources of Project Financing**
 - \$55M Bond passed August 3, 2022
- **Establish Overall Proforma**
 - Engaged with DZA CPAs to address feasibility
 -
- **Budget Control-GC/CM Input**
 - The use of the GC/CM during the design phase will enable estimate updates and a better opportunity for budget advice and control.

Fiduciary Management

Monthly Outlay Reports

- QVMC has formed a Project Steering Committee who will review monthly Outlay Report consistent with the project budget allocations and requests for payments based on monthly invoicing from all parties providing services to the project. The Steering Committee reports to the Quincy Board on a monthly basis

Budget Reconciliation

- End of project budget truing with the GC/CM and a project audit conducted by DZA.

Summary

Response to PRC Written Questions

Applicant Final Comments

- The team – NAC, Engineers, our Senior Leadership team including me and we would like to find the right fit in a GC.
- Board Commitment - to the #Legacy project, to the vision of being a regional healthcare organization and to QVMC providing services so our community can receive care close to home.
- Financing & Feasibility - We are confident in our financing and the overall feasibility of the project
- We believe the GC/CM process to provide the best value for our community and will attract the most qualified contractors for a complex project.

Questions