



Pullman Regional Hospital Patient Care Expansion Project

Application for Project Approval for GC/CM
Subcontractor Selection

PRC Presentation – November 30, 2023

AGENDA

About Pullman Regional Hospital

Project Team

Project Overview

Project Budget

Project Schedule

Why Project is Suited for GC/CM

Summary

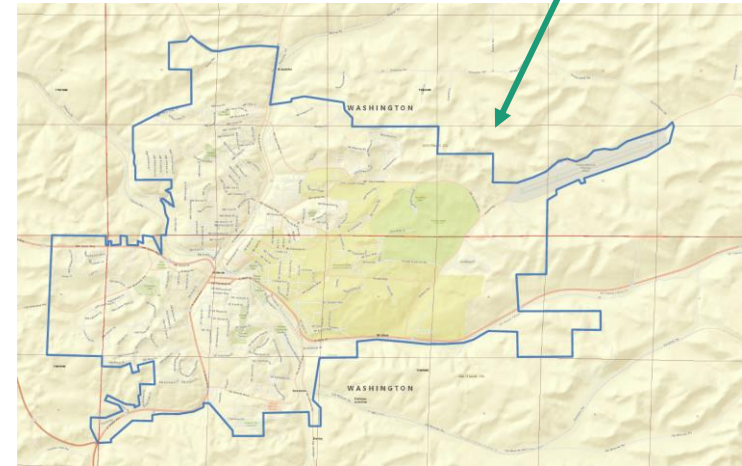
Questions and Answers

ABOUT PULLMAN REGIONAL HOSPITAL

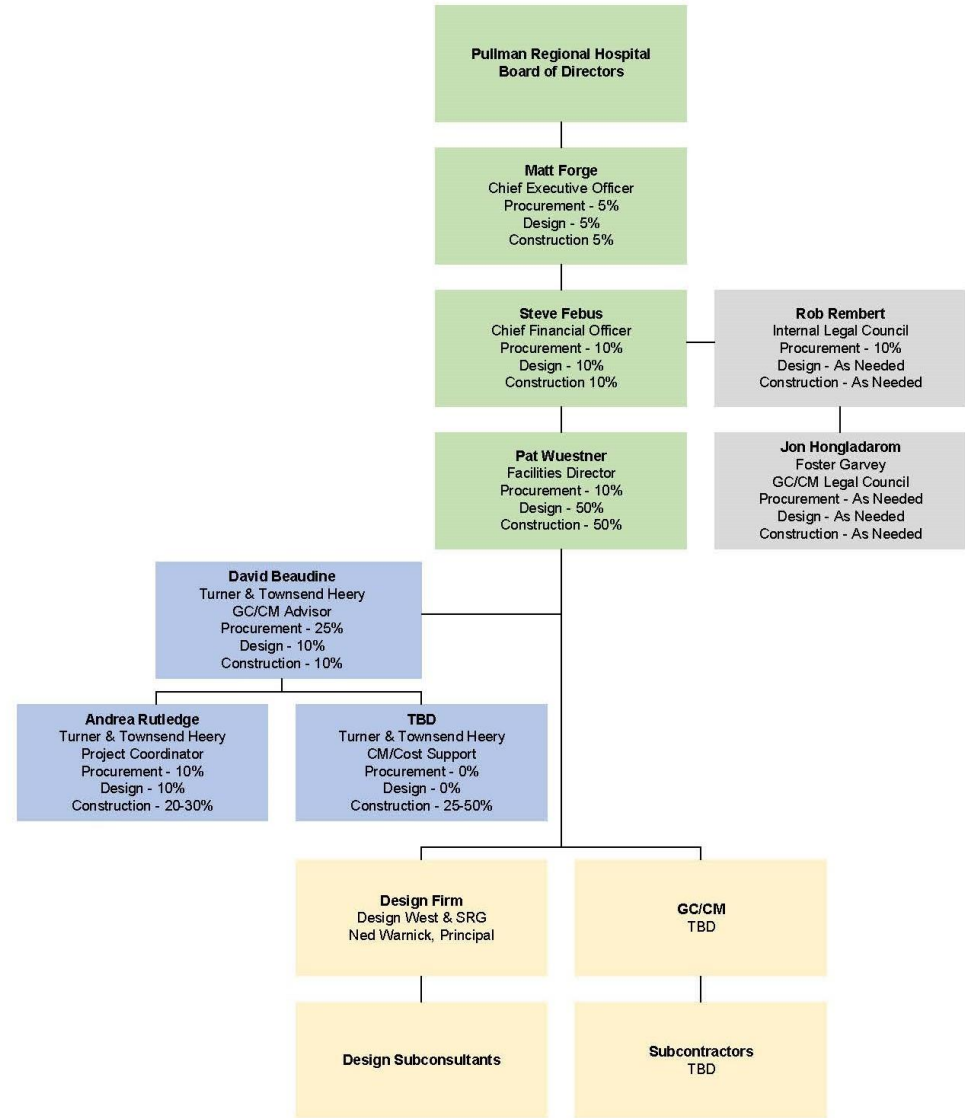
- Located in Pullman and serves southeastern WA & northern Idaho
- Over 600 employees
- 24-hour emergency inpatient care facility
- Serve over 50,000 patients annually, generating over 130,000 annual visits
- Operating budget of over \$120M per year

Pullman Regional Overview

- Established in 1976, Public Hospital District No. 1-A, Whitman County (the “District”) is located in the southeastern region of Whitman County, Washington (the “County”)
- The District provides services to residents of the County, (including Washington State University) and Latah County, ID
 - District population is approximately 33,060 as of 2023
- The District owns and operates:
 - **Pullman Regional Hospital**
 - Located in the City of Pullman, a 25-bed critical access hospital and Level IV state designated trauma center.
 - **Pullman Regional Hospital Clinic Network, LLC**
 - **Palouse Specialty Physicians**
 - A 45% owner in a joint venture with Gritman Medical Center and Whitman Hospital & Medical Center



PROJECT TEAM



PROJECT TEAM QUALIFICATIONS

Matt Forge – Chief Executive Officer, PRH

- Manages \$120M Annual Budget
- Oversees all functions of Pullman Regional Hospital
- Executive Oversight and involvement in all phases of the project

Steve Febus – Chief Financial Officer, PRH

- Over 35 years of financial management experience
- Involved in last three major capital hospital improvements at PRH
- Coordinates directly with CEO on all financial matters including Capital

PROJECT TEAM QUALIFICATIONS

Pat Wuestney – Facility Director, PRH

- Director of Facilities since 1999.
- Has managed all projects and expansion efforts at Pullman Regional Hospital
- Day to Day contact through project

David Beaudine – GC/CM Advisor, Turner & Townsend Heery

- 20+ years in Public Work project management
- Managed over \$700M in public works projects
- Directly managed, advised or oversaw over 22 GC/CM projects throughout Washington State

PROJECT TEAM QUALIFICATIONS

Ned Warnick – Principal, Design West Architects

- 35 years experience, 26 with Design West
- Experience with PRH for over two decades and 50 different projects
- Multiple project experience with GC/CM delivery

Rob Rembert – Legal Council, IMSB Law

- General Counsel to Hospital Board of Directors
- Assist team with procurement agreements & construction contracts
- Experience representing public entities in projects utilizing the GC/CM process, including the Pullman-Moscow Regional Airport

PROJECT TEAM QUALIFICATIONS

Jon Hongladarom, Principal, Foster Garvey

- External GC/CM Legal Council
- Assist PRH with alternative public works contracting procedures and preparation of GC/CM contract documents.
- Over 35 years of experience in construction law including multiple alternative delivery projects

PROJECT OVERVIEW





PROJECT BUDGET

Category	Total
Professional Services	\$1,800,000
Construction Costs (including construction contingencies)	\$21,000,000
Equipment & Furnishings	\$3,600,000
Administration Costs	\$500,000
Contingencies	\$1,100,000
Other Project Costs	\$300,000
Sales Tax	\$1,700,000
TOTAL	\$30,000,000

PROJECT SCHEDULE

Project and GC/CM Procurement Schedule - TENTATIVE		
Date		Activity
November 30, 2023		PRC Approval
December 4, 2023		Advertisement for Request for Proposals Published (1st Notice)
December 11, 2023		Advertisement for Request for Proposals Published (2nd Notice)
December 13, 2023		Pre-Proposal Conference
January 8, 2024		Statement of Qualifications Due
January 16, 2024		Notification of Highly Qualified Firms with draft contracts
January 30, 2024		Interviews with Short Listed Firms
February 2, 2024		Notification to most highly qualified firms to submit RFFP
February 13, 2024		RFFP submissions and Public Opening
February 22, 2024		Board Approve GC/CM selection & award Preconstruction Services
October 2023 – March 2024		Planning & Schematic Design
April 2024 – June 2024		Design Development
July 2024 – December 2024		Construction Documents & permitting
January 2025– October 2026		Construction

OUTREACH & DBE DATA

- **PRH does not have DBE data related to previous projects**
- **PRH currently developing an internal plan as it relates to outreach as a public entity in the local area**
- **Ongoing outreach events already occurring in surrounding area including the Spokane market to increase certification and awareness**
- **Evaluation of proposers will include outreach plan and actual results**
- **Desire GC/CM input to increase outreach in local and surrounding areas**

WHY THIS PROJECT IS SUITED FOR GC/CM

Project involves complex scheduling, phasing and coordination

- Working in & around operating hospital
- Complex building systems, equipment & security
- Phasing impacts on staff and patients
- Project phased shutdowns & turnovers

WHY THIS PROJECT IS SUITED FOR GC/CM

**Project involves
construction at an existing
facility that must continue
to operate during
construction:**

- 24-hour emergency care facility
- Flow of patients/staff/operations throughout building throughout duration of project
- Operational excellence

WHY THIS PROJECT IS SUITED FOR GC/CM

Involvement of the GC/CM is critical during the design phase:

- Phasing & coordination of systems and equipment
- Coordination to ensure patient satisfaction
- Real time cost estimating with input into products, installation methods and materials
- On-going value engineering & constructability

WHY THIS PROJECT IS SUITED FOR GC/CM

Project encompasses a complex or technical work environment

- 24/7 operational hospital
- Hospital operations and systems
- Safe, secure and clean facility
- Work not only around but within facility

SUMMARY

- **This project is a good candidate for GC/CM alternative delivery as it meets four (4) of the qualifying criteria.**
- **PRH has assembled a team with necessary experience and expertise to execute & is looking to add the most qualified GC/CM.**
- **Owner, advisor, designer and legal teams have recent and relevant success in similar project types.**
- **Resources & controls in place to be successful**

Questions?

Thank you!