Family Maternity Center & Obstetrics Renovation Project

Application for Project Approval
GC/CM Contracting Procedure

July 26, 2018
EvergreenHealth

King County Public Hospital District No. 2
Family Maternity Center & Obstetrics Renovation Project
AGENDA

- Project Overview
- Team
- Why GC/CM?
❖ Project Overview

❖ Description
❖ Funding
❖ Schedule
Project Description
Project Description

LEVEL 5
- ANTE/POST PARTUM

LEVEL 4
- TRANSITIONAL MEDICAL CARE UNIT
- NEONATAL INTENSIVE CARE UNIT
- PEDIATRIC ROOMS
- SLEEP SUITE & STORAGE
- POST ANESTHESIA CARE UNIT
- MAIN OPERATING ROOMS
- SLEEP SUITE & LOCKERS
- LABOR DELIVERY RECOVERY POST PARTUM ROOMS
- ADMITTING
- OBSTETRICS TRIAGE
- CAESAREAN SECTION OPERATING ROOM

LEVEL 2
- MRI
- PATIENT REGISTRATION
- CARDIAC CATHETERIZATION & NEUROLOGY LAB
- ULTRASOUND

LEVEL 1

(Images of architectural plans for each level)

(Evergreen Health logo)

(OAC logo)

(Ankrom Moisan logo)
Project Funding

- Initially fund Pre-Construction & Design through Cash Reserves (+/- $2m)
- Bond Referendum April 2019 ($275m)
  GC/CM Needed
Project Schedule

- Complex, Multi-Phase Project
- Acute Care Environment
  - Fully Operational
  - Interfacing with concurrent projects
- Need GC/CM: Key Player to Assist Team in Figuring this out!
## GC/CM Procurement Schedule

<table>
<thead>
<tr>
<th>GC/CM Procurement Schedule</th>
<th>Start</th>
<th>Finish</th>
</tr>
</thead>
<tbody>
<tr>
<td>PRC Application (Due June 20, 2018 by 4 PM)</td>
<td>30-May-18</td>
<td>19-Jun-18</td>
</tr>
<tr>
<td>PRC Presentation; Assumes Application Accepted</td>
<td>26-Jul-18</td>
<td></td>
</tr>
<tr>
<td>1&lt;sup&gt;st&lt;/sup&gt; Advertisement for GC/CM Services; if Approved</td>
<td>30-Jul-18</td>
<td></td>
</tr>
<tr>
<td>2&lt;sup&gt;nd&lt;/sup&gt; Advertisement for GC/CM Services</td>
<td>6-Aug-18</td>
<td></td>
</tr>
<tr>
<td>Pre-Proposal Conference</td>
<td>8-Aug-18</td>
<td></td>
</tr>
<tr>
<td>SOQ Submittals Due</td>
<td></td>
<td>24-Aug-18</td>
</tr>
<tr>
<td>Owner &amp; Committee/Consultants Reviews/Scores Submittals</td>
<td>24-Aug-18</td>
<td>31-Aug-18</td>
</tr>
<tr>
<td>Notification to Highly Qualified Firms</td>
<td>31-Aug-18</td>
<td></td>
</tr>
<tr>
<td>Conduct Interviews (tentative)</td>
<td>10-Sep-18</td>
<td>Sept 14 2018</td>
</tr>
<tr>
<td>Notification to Most Highly Qualified Firms + Prep/Submit RFFP</td>
<td>14-Sep-18</td>
<td>28-Sep-18</td>
</tr>
<tr>
<td>RFFP Submittal Date and Opening</td>
<td>28-Sep-18</td>
<td></td>
</tr>
<tr>
<td>Owner Committee RFFP Review &amp; Scoring</td>
<td>28-Sep-18</td>
<td></td>
</tr>
<tr>
<td>Notify Firms of Scoring and Intent to Award</td>
<td>28-Sep-18</td>
<td></td>
</tr>
<tr>
<td>EH Board Approve GM/CM Contract Precon Svscs</td>
<td>16-Oct-18</td>
<td></td>
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</tbody>
</table>
## Project Design & Construction Schedule

<table>
<thead>
<tr>
<th>Project Design and Construction Schedule</th>
<th>Start</th>
<th>Finish</th>
</tr>
</thead>
<tbody>
<tr>
<td>Programming</td>
<td>Feb 2018</td>
<td>Aug 2018</td>
</tr>
<tr>
<td>Schematic Design</td>
<td>Aug 2018</td>
<td>Oct 2018</td>
</tr>
<tr>
<td>Design Development</td>
<td>Oct 2018</td>
<td>Feb 2019</td>
</tr>
<tr>
<td>Construction Documents + AHJ Review</td>
<td>Feb 2019</td>
<td>Nov 2019</td>
</tr>
<tr>
<td>90% GMP Set Construction Documents</td>
<td>Feb 2019</td>
<td>Jul 2019</td>
</tr>
<tr>
<td>Negotiate MACC</td>
<td>July 2019</td>
<td>Dec 2019</td>
</tr>
<tr>
<td>100% Construction Documents</td>
<td>Aug 2019</td>
<td>Dec 2019</td>
</tr>
<tr>
<td>Construction</td>
<td>Jan 2020</td>
<td>Sep 2022</td>
</tr>
<tr>
<td>Substantial Completion</td>
<td></td>
<td>Oct 2022</td>
</tr>
<tr>
<td>Commissioning / Owner Occupancy</td>
<td>Oct 2022</td>
<td>Jan 2023</td>
</tr>
<tr>
<td>Final Completion</td>
<td></td>
<td>Jan 2023</td>
</tr>
</tbody>
</table>
❖ Project Team

❖ Management Team

❖ Design Team
Management Team

- EvergreenHealth CM Department
  - 46 years D/B/B experience, $1B+ Campus
- OAC Services
  - 35+ GC/CM Projects, $1.5B
- John Palewicz
  - 24 GC/CM & DB Projects, $1.2B
- David Alskog, Esq.
  - GC/CM, EC/CM, MC/CM – (TBD)
Design Team

- EvergreenHealth Medical Planners – Owner
- Ankrom Moisan Architects – Architect
- Consistent consultants across all projects:
  - CPL – Structural Engineer
  - Notkin – Mechanical Engineer
  - Stantec – Electrical Engineer
- GC/CM, EC/CM, MC/CM (TBD)
EvergreenHealth
Organizational Chart

OB Renovation

Team

- John Palewicz
  - Executive Advisor
  - Principal

- OAC
  - Project Management
  - GCCM Oversight
  - Derek Rae, Principal
  - Melissa Teichman
  - Sr. Project Manager

- EvergreenHealth
  - Board of Commissioners
  - Bob Mate, CEO

- EvergreenHealth
  - Jeff Friedman
  - Senior VP Hospital & Medical Group
  - Operations

- EvergreenHealth
  - Ty Helm
  - Executive Director Design, Construction & Facilities Services

- EvergreenHealth
  - Design & Construction Management
  - Dian Bagley, RN
  - Medical Planner
  - Steve Obrochta
  - Construction Manager
  - (Second CM to be Named)

- Time Commitment
  - T. Helm
  - Design: 20%
  - Construction: 20%

- Time Commitment
  - D. Bagley
  - Design: 33%
  - Construction: 33%

- S. Obrochta
  - Design: 50%
  - Construction: 95%

- TBD CM
  - Design: 50%
  - Construction: 95%

- GC/CM
  - To Be Determined

- AMA
  - Molly Wolf
  - Principal

- MOCM
- ECCM
- Subs

- CPL Structural
  - Bryan Zagers, Principal

- Notkin Mechanical
  - Darren Schwend, Principal

- Stantec Electrical
  - Maureen Jackson, Principal
Why GC/CM?

- The EvergreenHealth Family Maternity Center & OB Renovation project meets 4 of the 6 statutory criteria (*One is required*).

- EvergreenHealth feels strongly that GCCM is the most appropriate contracting procedure for this project when each criteria is viewed through the lens of construction work being done in an active Acute Care Hospital where patient, staff and public safety is paramount.
  - Complex scheduling, phasing, and coordination
  - Facility must continue to operate during construction
  - Involvement of the GC/CM is critical during design
  - Complex and technical work environment

- **Hand-selected team.**
Project Design & Construction Schedule (Page 4). The project timelines show Negotiating the MACC between July of 2019 and December of 2019 with Construction starting January 2020. Often times the industry is seeing the start of the MACC negotiations as the end of Preconstruction and the start of the General Contractors Specified General Conditions Cost.

EvergreenHealth/OAC response: With the use GC/CM, in many projects the Preconstruction phase work overlaps with the work performed as Specified General Conditions. In these cases, there is not one point where the contractual switch is made, rather there is an overlapping of contract work that is paid accordingly. The MACC negotiation phase can be time consuming with the GC/CM bidding 90% documents to verify the market and negotiating with the MC/CM and EC/CM (if used on the project). Another advantage of this extended time would be to finalize any subcontract cost increases between 90% and 100% documents.
Project Design & Construction Schedule (Page 4). The project timelines show Negotiating the MACC between July of 2019 and December of 2019 with Construction starting January 2020. Often times the industry is seeing the start of the MACC negotiations as the end of Preconstruction and the start of the General Contractors Specified General Conditions Cost. With Construction starting in January of 2020 what are the expectations of the Owner/OAC as to those costs during those 6 months of “Negotiate MACC”? 

**EvergreenHealth/OAC response:** We believe our conservative approach to defining this schedule is appropriate as there are many unknowns at this time respective of:

- **Scope** - we intend to research and budget various options.
- **Phasing** - this project will be heavily phased as we must maintain operational labor and delivery units.
- **Permitting** - we have not opened discussions with the City of Kirkland yet surrounding this project, however, we are conservatively estimating permitting will extend into November 2019.
- We have allowed adequate time for MACC negotiation as we want to maintain comprehensive bid packages which may attract more subcontractors in a very heated market. We have concerns competition may be hard to come by with the ongoing work in downtown Bellevue and tech company campuses in Redmond.
Will that be considered a preconstruction effort if the 100% construction documents are being completed, or will the General Contractors Specified GC’s start in July of 2019 and finish in January of 2023?

EvergreenHealth/OAC response:

The GC/CM Preconstruction effort will begin in August of 2018 and extend through the entirety of 2019. The GC/CM will be engaged in site investigations, document coordination, design coordination related to the Aging Infrastructure and Seismic Improvements GC/CM project, cost/scope/schedule analysis of various options, prefabrication analysis, and equipment/technology infrastructure analysis. We cannot create appropriate documents and bid packages (complete, concise, attractive bid packages) without the aid of a GC/CM partner for these on-site, invasive investigations, planning, and comparison budget analysis.