

Grant County Public Hospital District #3  
Columbia Basin Hospital

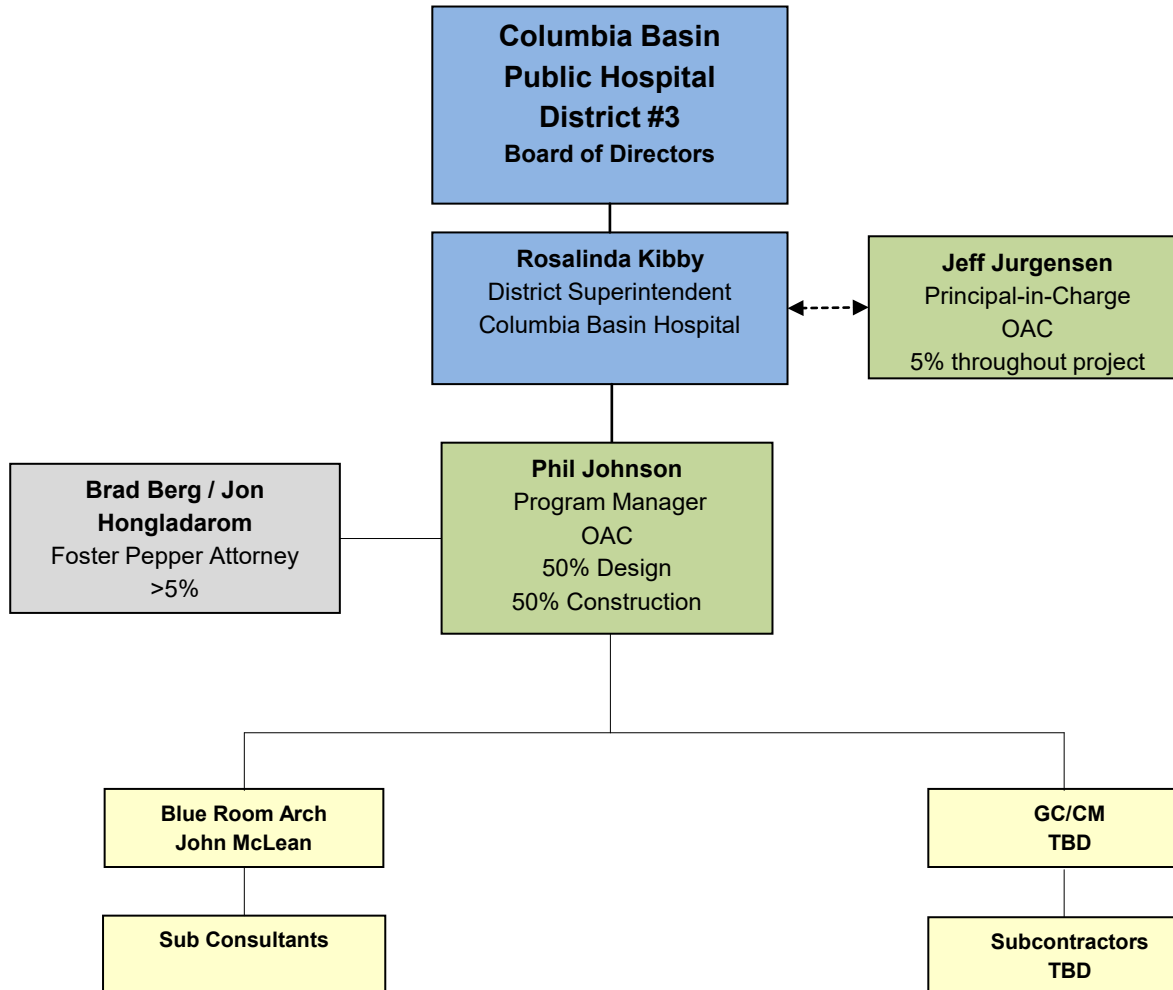
# Application for Project Approval to use GC/CM on ED Modernization

September 22, 2022

# Agenda

1. Project Team
2. Hospital District Information
3. Project Scope
4. Schedule
5. Budget and Funding
6. Meets RCW 39.10
7. Responses to Questions
8. Questions

# Project Team



# Columbia Basin Hospital

## **Rosalinda Kibby, District Superintendent**

- Serves patients in rural areas of Grant County
- Critical Access Hospital originally built in the 1950's
- 26 Years with the District

## **Brad Berg / Jon Hongladarom, Attorney, Foster PepperLLP**

- 30+ years of focusing on construction law issues
- Contracts are updated to new RCW's
- Drafted multiple RCW 39.10 GC/CM contracts. Some examples include the following:
  - Snohomish County Public Hospital District No. 2
  - Skagit County Public Hospital District No. 1
  - Skagit County Public Hospital District No. 2
  - Grant County Public Hospital District No. 1
  - Kennewick Public Hospital District

# Project Management Expertise

## Jeff Jurgensen

- Program/Project Management
- 28+ years experience with GC/CM procurement on over 18 projects (1 with Blue Room at Columbia County Community Hospital)

## Phil Johnson

- 1.5 years with OAC
- Multiple healthcare projects over 18-year career
- Multiple negotiated private and public projects

## John McLean

- 28 years experience in healthcare design and construction
- Columbia County Community Hospital GC/CM Hospital Modernization with OAC
- 2022 completion of Skyline Hospital ED Modernization (GC/CM)

# Columbia Basin Hospital

## ***Demographics***

Located in Ephrata, WA, CBH is a 25-bed critical access hospital (CAH) that has served our community since 1950 as a Public Hospital District. Now serving a population of nearly 12,000, the District owns and operates the hospital, rural health clinic (7 employed medical providers), a 12-bed nursing home, and 32-bed assisted living.

We see an average of 200 patients/per day across all service lines. Since 2018, the ED sees an average of 12-15 patients a day. The ED routinely services a variety of walk-in and EMS-assisted trauma events.

- ▶ 2021 Operating Revenue \$19,602,747
- ▶ 2020 Operating Revenue \$19,079,414

# Columbia Basin Hospital

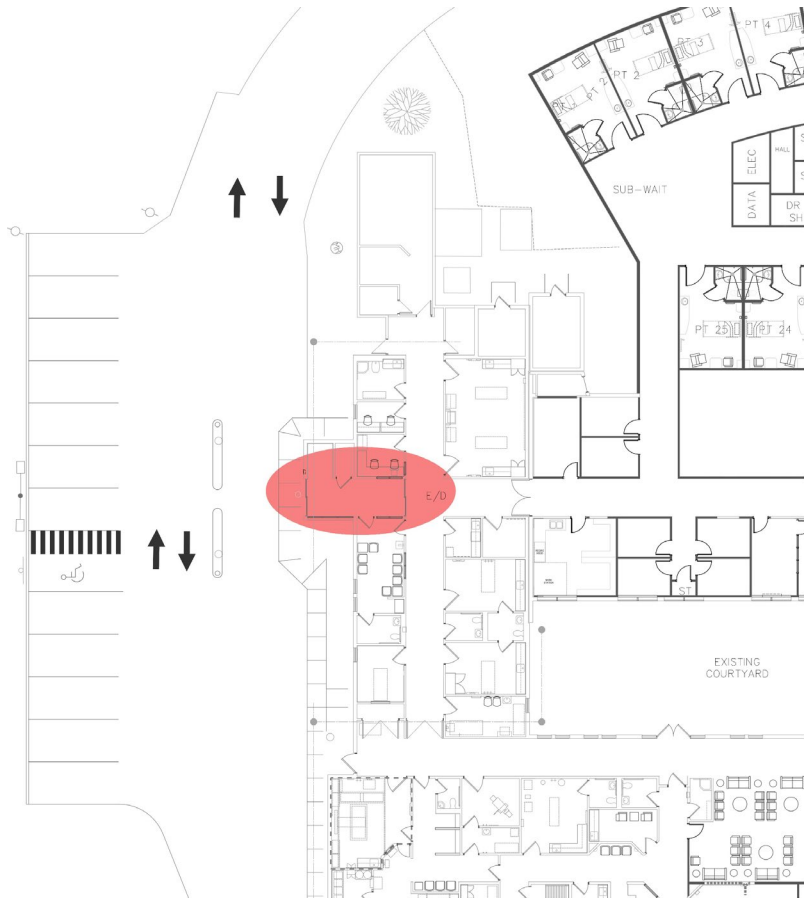
## ***Demographics Continued...***

CBH maintains a staff of 190 and is a ***top 5 employer*** in the community. Other key employers include the Public Utility District, School District and Grant County.

### Rural Location and Services

- ▶ Farmlands
- ▶ Minority Populations
- ▶ Community Partnerships

# Columbia Basin Hospital



Primary Concern



Proposed Security Zones



# Columbia Basin Hospital



Functional Concept

# Columbia Basin Hospital Schedule

## ***Project Schedule***

Architect Selection	Completed
PRC Application Submission	August 19, 2022
PRC Presentation	September 22, 2022
Issue GCCM RFQ/Interviews/RFP Fee	September 28, 2022
Select GCCM	December 20, 2022
Begin Design	December 21, 2022
Complete Design and CD's	May 31, 2023
Negotiate GMP	July 2023
Permitting (Local/DOH)	July 2023 - August 2023
Construction	August 2023 - February 2024

# Columbia Basin Hospital Funding

Funding for this project is fully secured.

Using the GC/CM delivery method will give the district the best possible chance for a successful project.

- ▶ Past projects with design bid build had unsatisfactory results
  - ▶ 2012 Hospital Renovation Project vs 2017 ESCO Projects.

# Columbia Basin Hospital Budget

## ***Project Budget***

▶ Costs for Professional Services (A/E, Legal, etc.)	\$400,000
▶ Estimated Project Construction Costs	\$4,000,000
▶ Equipment and furnishing costs	\$300,000
▶ Contract Administration Costs (Owner, CM, etc.)	\$100,000
▶ Contingencies (Design & Owner)	\$600,000
▶ WSST	<u>\$335,000</u>
<i>Total</i>	<i>\$5,735,000</i>

# RCW 39.10.340

The project meets 4 of the 6 criteria of the RCW:

- ▶ Implementation of the project involves complex scheduling, phasing, or coordination.
- ▶ The project involves construction at very busy occupied facility which must continue to operate
  - ▶ Critical access facility for rural county and community
- ▶ The project encompasses a complex or technical work environment.
  - ▶ Active hospital facility with very active emergency center
- ▶ The involvement of the GCCM during design stage is critical to success of the project

# Questions from PRC Panel

1. With inflation soaring, is escalation accounted for in the project budget?  
*A. Yes, cost estimates to date have been in observance of (1) recent similar regional project experience and (2) adjustment for unprecedented market conditions.*
2. Has a Technical Assistance meeting already occurred with DOH? A lot of the justification in the application for GC/CM revolves around code compliance, DOH & FGI.  
*A. We have submitted a DOH/CRS project application which gives us full access for ongoing project review and consult as we enter the design phase.*
3. Provide dates and budget information for CBH's past projects under item #7.  
*A. West Wing Expansion - October 2012 - February 2016  
Budget - \$13,000,000, Actual Cost - \$13,332,882*
4. Has CBH conducted further review of bariatric services as indicated in the architectural report? The concern is project scope creep to provide bariatric services throughout the Emergency Department (and other areas of the hospital).  
*A. The ED project will not necessitate modifications to the hospital's current functional program and/or clinical protocols for bariatric services.*
5. The floor plans in the architectural report appear out of scale and blurry making it difficult to understand the scope of the project. Can the hospital/design team provide clearer floor plans?  
*A. Clearer floor plans were provided in our response as well as in our presentation.*
6. Based on your response to Subcontractor Outreach, please identify your technical expert amongst your team concerning small and disadvantaged businesses outreach and inclusion, including experience.  
*A. We plan to engage one of the numerous experts prior to soliciting the GC/CM in order to maximize our outreach.*

# PRC Application for Project Approval

***Questions?***