



UNIVERSITY *of* WASHINGTON

CAPITAL PLANNING & DEVELOPMENT

Critical Patient Care Facilities Roster (CPCFR)

Report to CPARB pursuant to

RCW 28B.20.744

May 10, 2016

Guidelines:

1. Roster(s) are established by the need of the University of Washington (UW) and approved by the Director. Requests for Qualifications (RFQ) are written and approved by our Contracts Manager. RFQs are published yearly.
2. No deadlines are established for submitting SoQs (submittal of qualifications). Contractors can submit at any time. If a contractor is placed on the B roster, they can submit new qualifications only once a year for the opportunity to be placed on the A roster.
3. Scoring of the SoQs will be completed by a committee established from Capital Planning and Development (CPD), University of Washington Medical Center (UWMC) and Harborview Medical Center (HMC).

All business equity outreach items will be scored by the Business Equity Evaluation Panel.

Both areas of safety will be scored by CPD's Safety Director.

4. Rosters will be populated for two years. Every two years, the rosters will be renewed with all new contractors. Contractors may resubmit with their current qualifications for consideration. This is due to the requirement for current acute care facility experience and the changes happening in health care.
5. Criteria are based on the RCW and past bidder responsibility criteria used for the acute care facilities.
6. Projects are placed on the different rosters as a joint decision between CPD's Project Manager, Construction Manager, Associate Director and hospital staff. Safety to patients is typically what drives the placement on the A Roster.
7. Project specific bidder responsibility for sub-trades cannot be used when using the CPCFR.

Overview:

Projects at the University of Washington and Harborview Medical Centers offer unique challenges. Patient safety and infection control are critical. Coordination for successful utility shutdowns is significant to help prevent life threatening situations. Expedited schedules are preferred due to revenues generated by new technology and increased patient flow. Experienced acute care facility contractors can foresee and plan their work with the right attention to unforeseen conditions, infectious situations, and mitigate problems in the field that in a low-bid, public works arena could cause many problems and schedule delays. Having an experienced, effective contractor on these projects is crucial.

Accomplishments:

In the past, bidder responsibility was developed to aid in placing experienced contractors in the medical centers. The bidder responsibility would delay award of the projects anywhere from two weeks to two months in order to receive, review and approve the supplemental information. Having this roster has decreased the bid period. Below is a spreadsheet of the median bid durations on projects both prior to and since receiving the approval to use the roster. You will find that the Median bid period on UWMC projects went from 60 to 39 days, a 35% improvement.

UWMC projects on which contractor qualifications were reviewed after bidding

| Approval to Bid | Bid Date | NTP | Duration | Roster | Project # | Project Name |
|-----------------|----------|----------|----------|--------|-----------|---|
| 05/22/09 | 06/09/09 | 09/08/09 | 91 | -- | 201363 | UWMC EA210 Blood Services Lab |
| 12/20/07 | 01/31/08 | 04/07/08 | 67 | -- | 201841 | UWMC NN 1st Floor Radiation Oncology Renovation |
| 12/01/09 | 12/22/09 | 02/15/10 | 55 | -- | 202783 | UWMC NE240 Satellite Radiology |
| 11/09/09 | 11/24/09 | 01/18/10 | 55 | -- | 202970 | UWMC 2NN Cath Lab Replacement |
| 10/21/09 | 11/12/09 | 01/11/10 | 60 | -- | 202995 | UWMC 3NN and 3NE Otolaryngology Eye Center |

Median 60 days

UWMC Critical Patient Care Roster Projects - 2014 through May 2016

| Approval to Bid | Bid Date | NTP | Duration | Roster | Project Name |
|-----------------|----------|----------|----------|--------|---|
| 12/12/13 | 1/16/14 | 2/23/14 | 73 | A | 203971 HMC OR #8 Stryker Upgrades |
| 4/16/14 | 5/2/14 | 6/19/14 | 64 | B | 204711 UWMC Radiology Outpatient Prep |
| 4/23/14 | 5/15/14 | 6/23/14 | 61 | B | 204206 HMC 2EC Paramedic Training/QI Program |
| 6/20/14 | 7/10/14 | 10/10/14 | 112 | A | 204705 UWMC Nuclear Medicine Camera Upgrades |
| 7/30/14 | 8/20/14 | 11/17/14 | 110 | A | 203979 UWMC OR 8 Upgrades |
| 10/1/14 | 10/22/14 | 11/20/14 | 50 | A | 204719 UWMC 6NN Transfusion Services Lab |
| 12/17/14 | 1/13/15 | 2/18/15 | 63 | A | 204712 HMC 1WH-411 CT Scan Room Renovation |
| 5/6/15 | 5/22/15 | 6/17/15 | 42 | A | 204970 UWMC SA2211 1.5T MRI and Patient Holding Space |
| 9/29/15 | 10/14/15 | 11/6/15 | 38 | A | 205114 HMC Hazardous Drug Storage Room |
| 10/22/15 | 11/6/15 | 1/4/16 | 74 | B | 205094 UWMC Employee Health Clinic |

Average 39 days

In comparing past hospital construction projects with projects completed using the CPCFR, the UW’s contractor evaluation program tells a story of the quality of the contractors and the success of the projects. Our evaluation program grades the contractors on safety, quality, cost control, timeliness of performance, leadership, planning, communications, teamwork and closeout.

Our scoring is as follows:

- Superior Overall percentage score of 90% or above
- Good Overall percentage score of 70% to 89%
- Standard Overall percentage score of 50% to 69%
- Deficient Overall percentage score of 30% to 49%
- Inadequate Overall percentage score of 29% or below

| Rating | Percent of Contractors’ Scores Prior to the Roster | Percent of Contractors’ Scores Using the Roster |
|-----------|--|---|
| Superior | 11% | 50% |
| Good | 35% | 50% |
| Standard | 53% | 0% |
| Deficient | 1% | 0% |

Critical Patient Care Roster Usage- 2010 through August 2012

| Award Date | Roster Used | Project Name | Contractor Awarded | Award Amount |
|-------------------|--------------------|--|--|---------------------|
| 02/23/14 | A | HMC OR #8 Stryker Upgrades | Swinerton Builders Northwest, Inc. | \$121,285.00 |
| 6/19/14 | B | UWMC Radiology Outpatient Prep | Swinerton Builders Northwest, Inc. | \$246,770.00 |
| 6/23/14 | B | HMC 2EC Paramedic Training/QI Program | Swinerton Builders Northwest, Inc. | \$552,575.00 |
| 10/10/14 | A | UWMC Nuclear Medicine Camera Upgrades | Skanska USA Building, Inc. | \$974,500.00 |
| 11/17/14 | A | UWMC OR 8 Upgrades | Swinerton Builders Northwest, Inc. | \$390,898.00 |
| 11/20/14 | A | UWMC 6NN Transfusion Services Lab | Bayley Construction | \$1,910,800.00 |
| 2/8/15 | A | HMC 1WH-411 CT Scan Room Renovation | Swinerton Builders Northwest, Inc. | \$463,124.00 |
| 6/17/15 | A | UWMC SA2211 1.5T MRI and Patient Holding Space | Swinerton Builders Northwest, Inc. | \$1,146,792.00 |
| 11/06/15 | A | HMC Hazardous Drug Storage Room | Swinerton Builders Northwest, Inc. | \$574,740.00 |
| 1/4/2016 | B | UWMC Employee Health Clinic | Centennial Contractors Enterprises, Inc. | \$463,607.00 |

Average Contract Award Amount=\$ 684,510

Business Equity Outreach:

Below are the organizations to whom the UW has disseminated its annual solicitation of business equity participation on its Critical patient Care Facilities Roster:

- Tabor 100—RFQ was posted to their website.
- National Association of Minority Construction Contractors
- OMWBE—emails were sent to all certified firms in each area
- Crear Poder—confirmation of receipt was received
- Minority Business Enterprise Center
- Professional & Technical Assistance Center (PTAC)
- Northwest Mountain Minority Supplier Development Council (NMMSDC)

Unfortunately, no business equity contractors have responded to our RFQ solicitation, and currently there are no business equity contractors on the A or B roster. Consequently, the CPD of the UW has invoked a process relative to the 2014 – 2016 CPCF roster by which the A& B roster contractors are directed to solicit subcontractor participation through organized outreach efforts in collaboration with the UW. These annual outreach events were conducted April 30, 2014, 9:30 – 11:30, and December 3, 2015, 6:00 – 8:00 on the Seattle campus. The former yielded 15 attendees while the latter had 38 people in attendance. In addition, CPD has established a Business Equity Evaluation Panel (B.E.E.P.) comprised of UW personnel with substantial background in business equity. Prime contractors applying for inclusion onto the CPCF roster are evaluated by the B.E.E.P based upon their commitment to business equity and the quality of the outreach plan that is a part of their submittal.

CPD will also begin conducting post bid one-on-one meetings with prime contractors on the A&B rosters to review their approach to outreach and suggest modifications to increase the probability of business equity engagement in the future.. These meetings will include the Assistant Director – Business Equity and/or the Business Equity Analyst of CPD and the appropriate representative of the contractor.

While CPD will continue to track and report all OMWBE-certified utilization on CPCF projects, we will also commence tracking and reporting utilization of business equity contractors who are minority and/or women-owned but are not certified with the OMWBE. Such firms comprise 99%+ of the minority and women-owned firms in the state and represent an untapped resource for achieving meaningful inclusion.

JLARC/OMWBE Report:

| PROJECT # | (All) | | |
|---------------------------------------|-----------|----------|---------------------|
| Row Labels | Sum of M | Sum of W | Sum of PTD |
| Jet Painting and Specialty Finishes | 2 | 0 | \$ 2,555.00 |
| NVL Laboratories | 5 | 0 | \$ 1,142.30 |
| NVL Laboratories | 9 | 0 | \$ 1,496.20 |
| Skyline Tile | 0 | 1 | \$ 13,230.00 |
| The Greenbusch Group | 0 | 1 | \$ - |
| Washington Heating & Air Conditioning | 1 | 0 | \$ 49,011.00 |
| Washington Heating and A/C Inc | 2 | 0 | \$ 5,457.00 |
| Grand Total | 19 | 2 | \$ 72,891.50 |