



2-Silver Surgery Expansion Project

Application for Project Approval
GC/CM, EC/CM, MC/CM Contracting

September 25, 2025



AGENDA

1. Project Overview
2. Team
3. Why GC/CM?

1. Project Overview

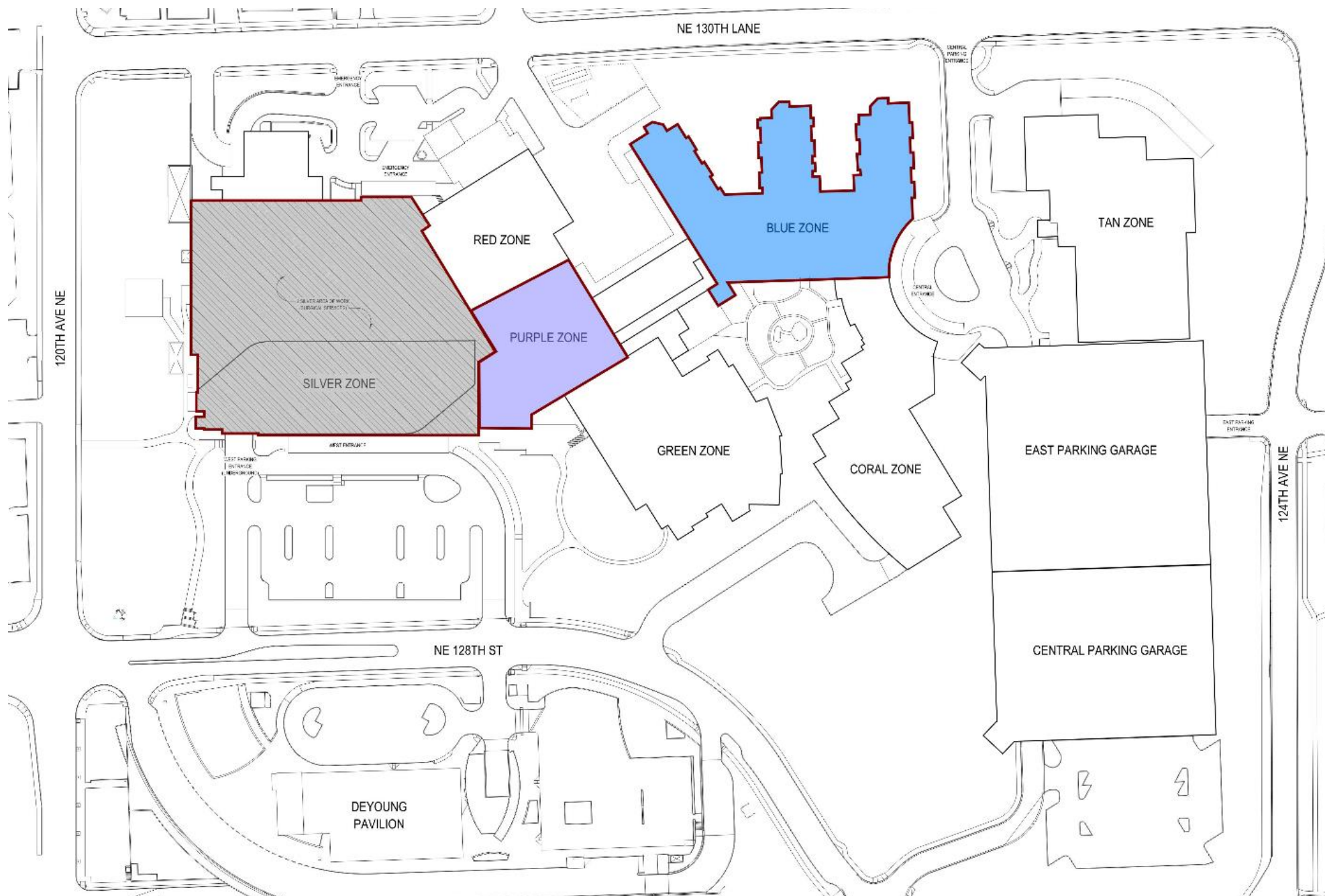
- Description
- Funding
- Outreach
- Schedule



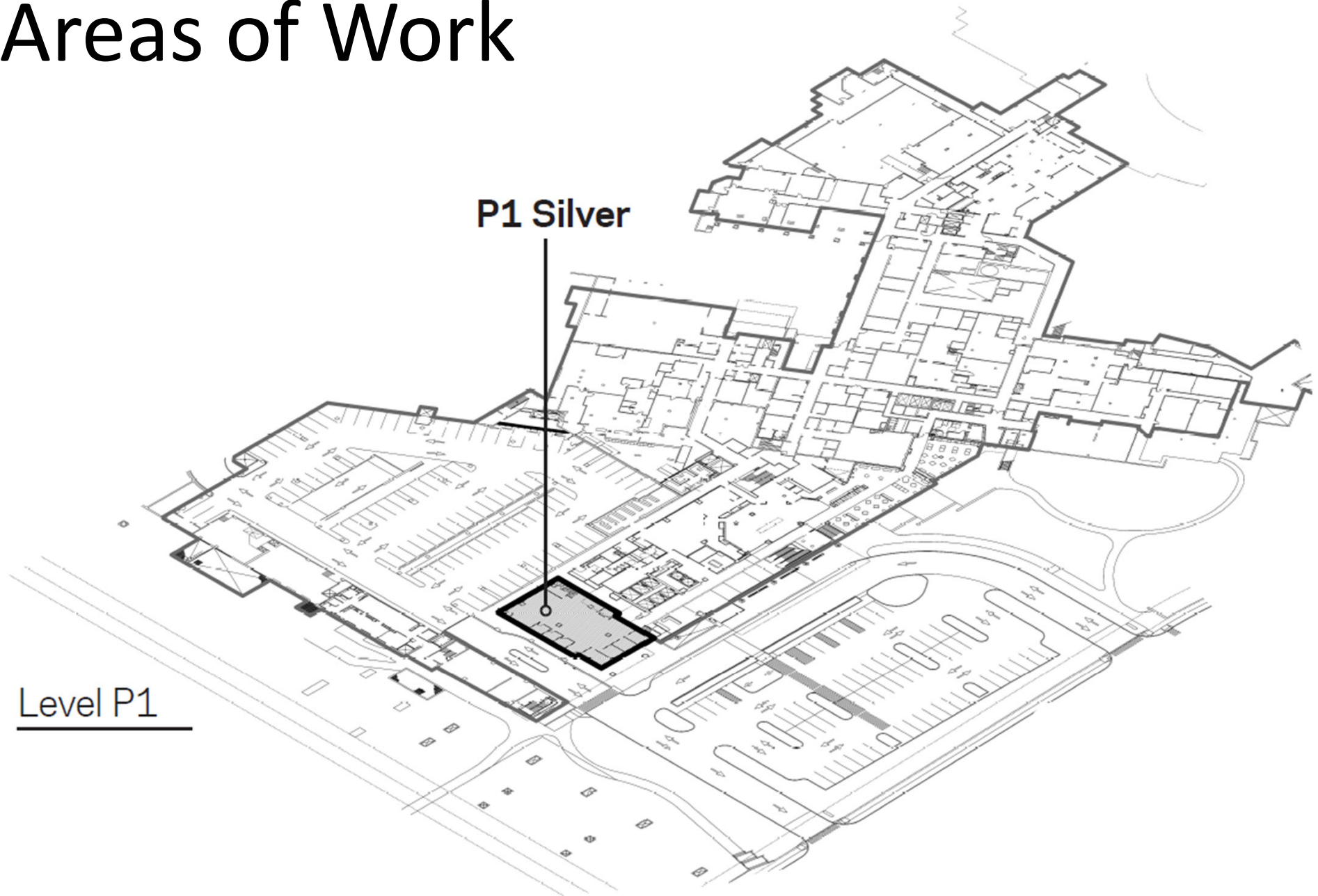
Project Description

- Project will modernize and increase services for cardiac care, general surgery, and endoscopy/GI procedures.
- Includes construction in 3 phased work areas:
 1. Convert 2-Silver (73k sf) of existing shell space to surgical suite, procedure spaces, prep/recovery, support services.
 - Program includes 7 OR's, 6 CATH Labs, 1 Hybrid OR.
 2. Modernize C-Section OR's (5k sf).
 3. Renovate Endoscopy Procedure Rooms, prep/recovery, and support space (15k sf).

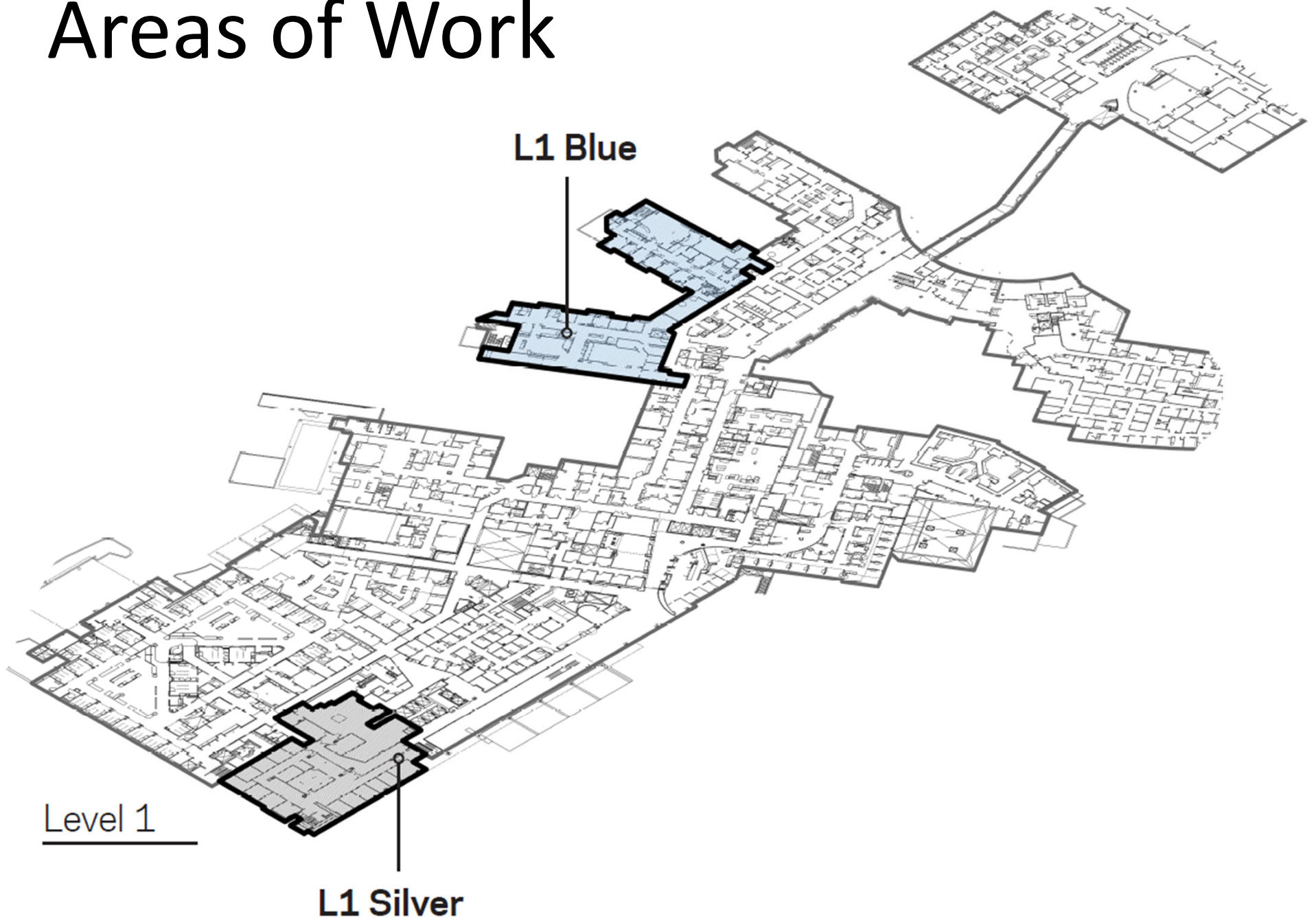
Campus Plan



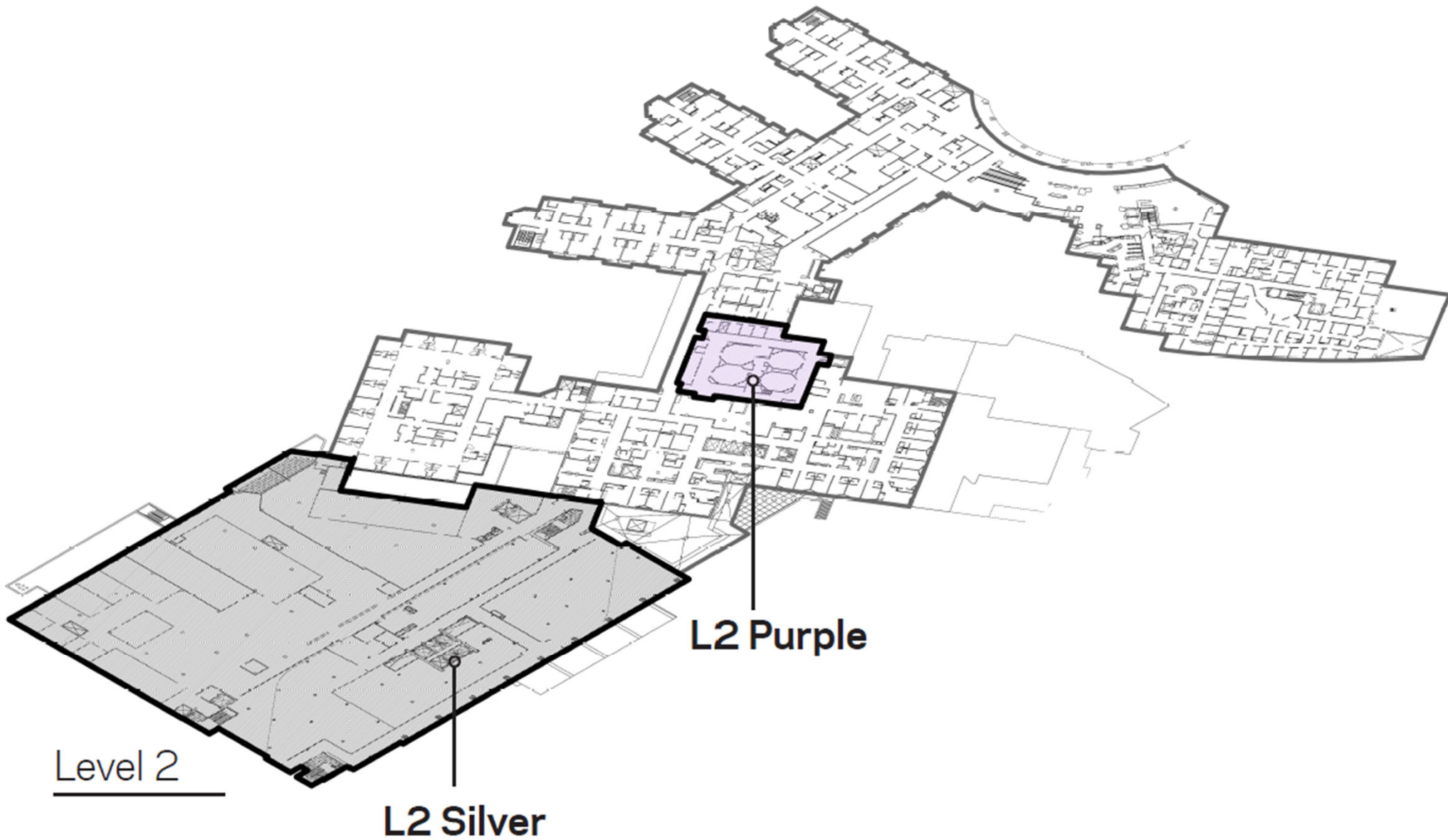
Areas of Work



Areas of Work

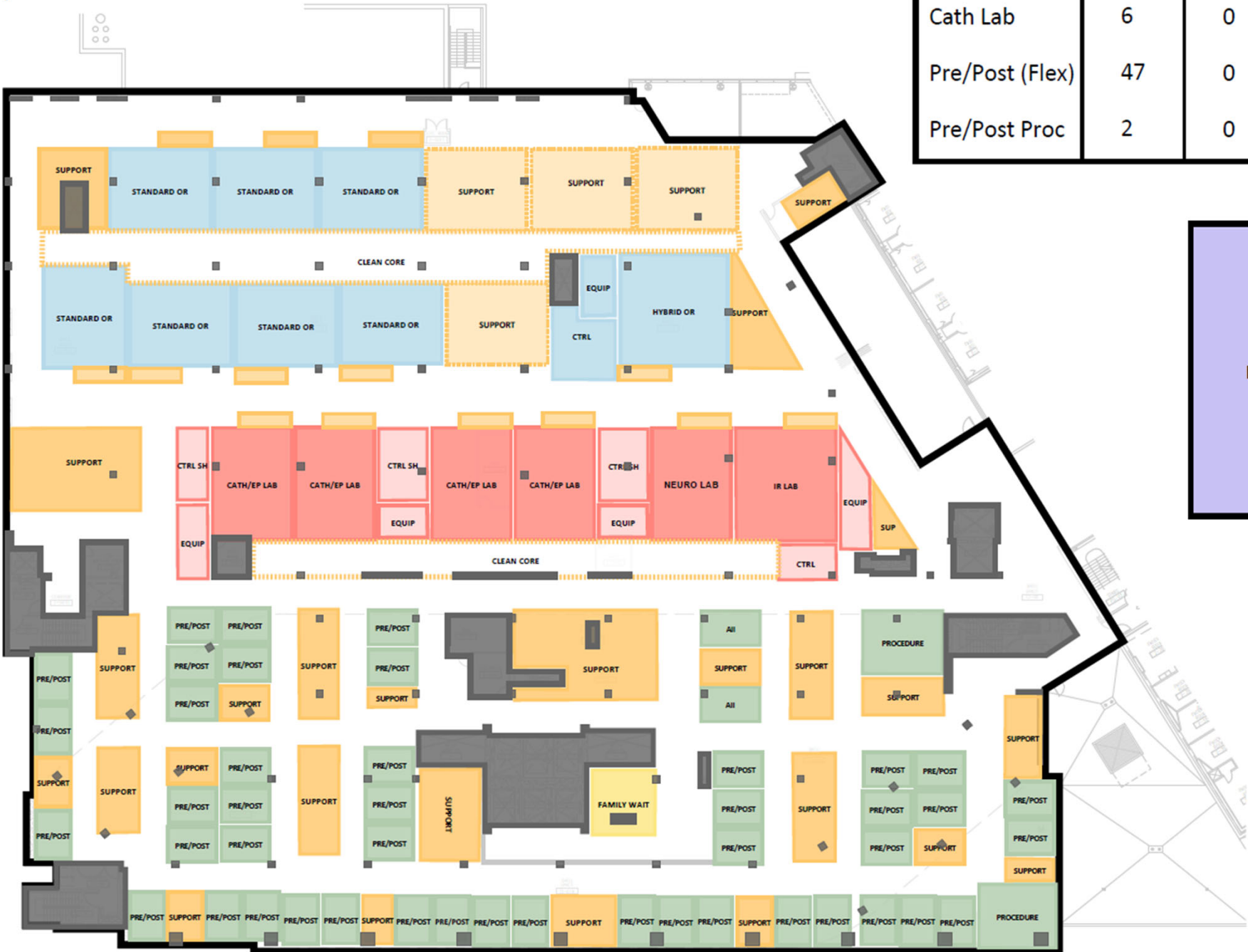


Areas of Work



6 Interventional, 8 ORs

Option A



| KPU | Phase 1 | Shelled | Phase 2 Delta |
|-----------------|---------|---------|---------------|
| ORs | 8 | 4 | - |
| Cath Lab | 6 | 0 | - |
| Pre/Post (Flex) | 47 | 0 | -13 |
| Pre/Post Proc | 2 | 0 | - |

Program Delta



4 C-Section ORs

Infant Stabilization in OR

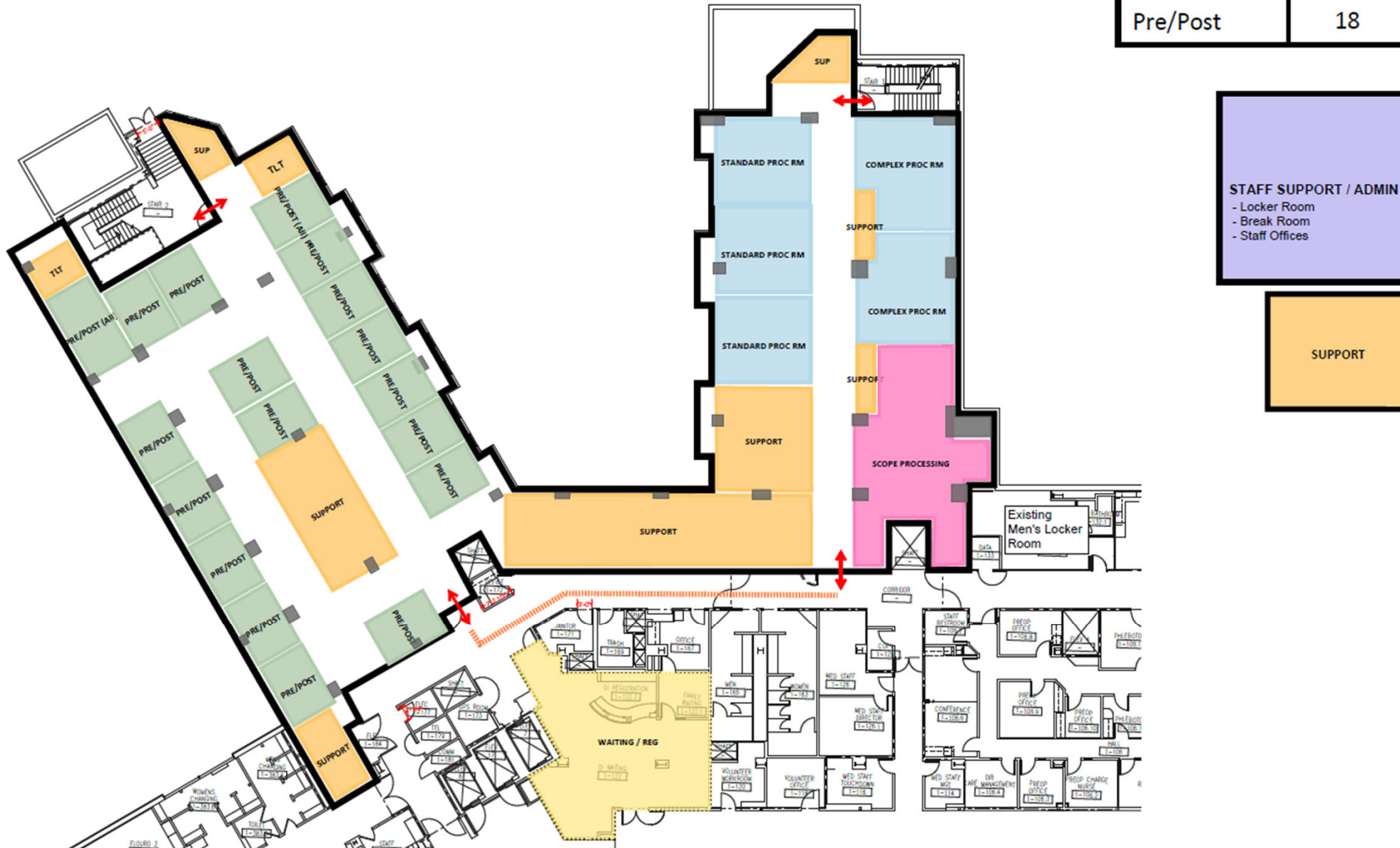
Option A



| KPU | Shown | Delta |
|------|-------|-------|
| ORs | 4 | - |
| ISR | 0 | -1 |
| PACU | 2 | - |

Option A1

| KPU | Shown |
|--------------|-------|
| Std Proc | 3 |
| Complex Proc | 2 |
| Pre/Post | 18 |



Funding

- Project is fully funded.
- Total Project Budget is \$170m.
 - \$7m professional services.
 - \$98m precon and construction.
 - \$34m equipment and furnishings.
 - \$8.5m contingencies.
 - \$12.5m other project costs.
 - \$10m sales tax.
- Recently passed property tax levy.

Outreach

- Commitment to support small, local, and disadvantaged businesses.
- WBE and SCS-certified alternative delivery consultant.
- Maximize interest through GC/CM selection process, open houses, and bid packaging.
- Evergreen Equitable Procurement Policy and tracking.

Schedule

| GC/CM Procurement Schedule | Start | Finish |
|--|------------------|--------------------|
| PRC Presentation | | September 25, 2025 |
| 1 st Advertisement for GC/CM RFQ; if Approved | | September 29, 2025 |
| 2 st Advertisement for GC/CM RFQ | | October 2, 2025 |
| Pre-Proposal Meeting and Site Tour | | October 6, 2025 |
| SOQ Submittals Due | | October 31, 2025 |
| Owner & Committee Reviews/Scores Submittals | November 3, 2025 | November 5, 2025 |
| Notification of Finalists with Draft Contract | | November 6, 2025 |
| Proprietary Meeting with Shortlisted Firms | | November 13, 2025 |
| Conduct Interviews with Shortlisted Firms | | November 20, 2025 |
| Notification to Most Highly Qualified Firms to Submit RFFP* | | November 21, 2025 |
| RFFP Submissions and Public Opening* | | November 25, 2025 |
| Commissioners Approve GM/CM Selection and Award Precon Services* | | December 2, 2025 |

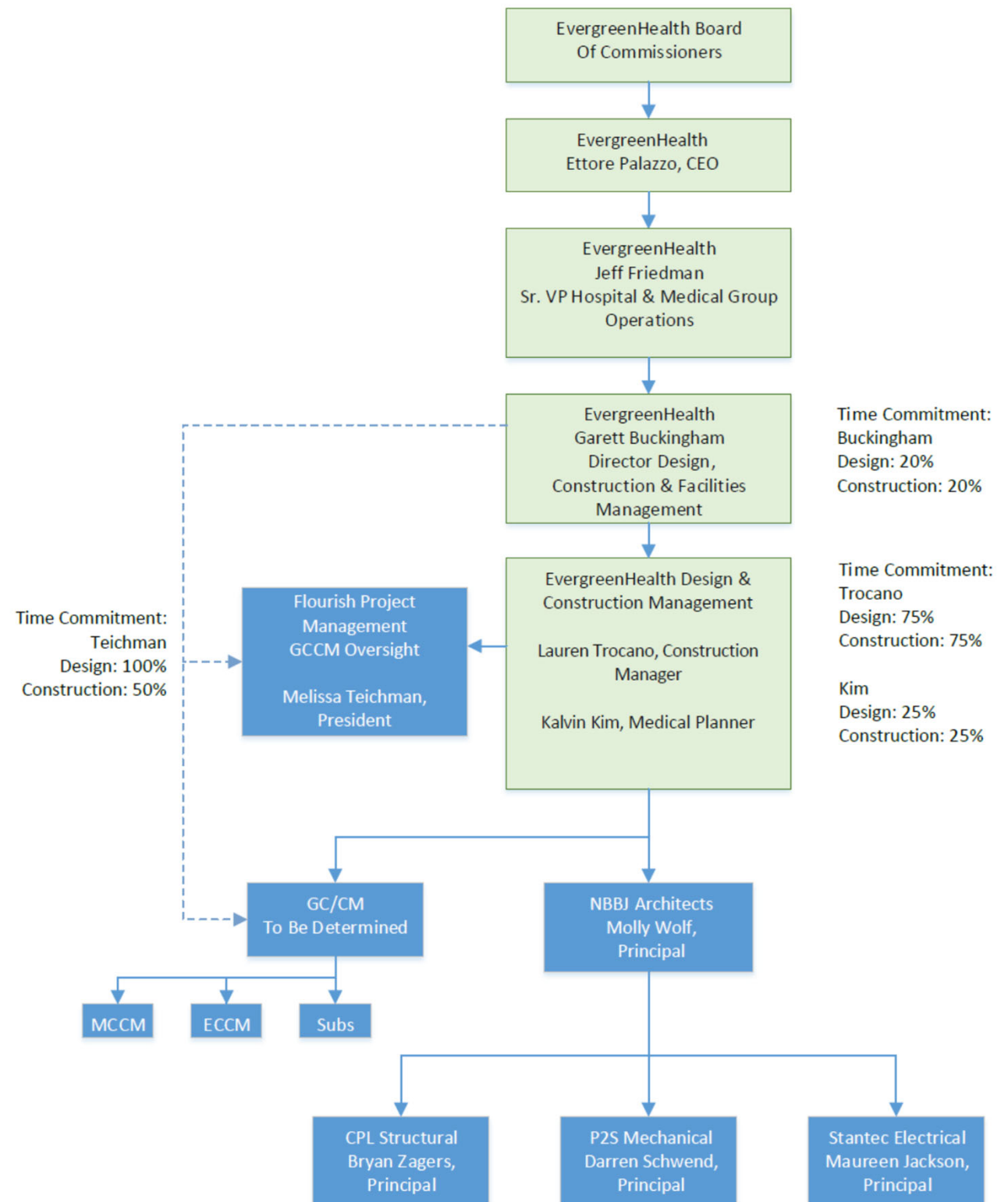
Schedule

| Project Design and Construction Schedule | Start | Finish |
|---|----------------|----------------|
| Programming through 30% Design | May 2025 | September 2025 |
| Schematic Design | September 2025 | January 2026 |
| Design Development | January 2026 | May 2026 |
| EC/CM and MC/CM Procurement | January 2026 | February 2026 |
| Construction Documents + AHJ Review | May 2026 | August 2026 |
| 90% GMP Set Construction Documents | | August 2026 |
| Negotiate MACC | August 2026 | October 2026 |
| Permitting and Department of Health | August 2026 | October 2026 |
| Early Procurement Bid Packages | May 2026 | June 2026 |
| Bid Packages | June 2026 | October 2026 |
| Construction | October 2026 | September 2027 |
| Substantial Completion | | September 2027 |
| Commissioning / Owner Occupancy | September 2027 | November 2027 |
| Final Completion | | October 2027 |
| Closeout | September 2027 | March 2028 |

2. Team

- Org Chart
- Project Team
 - Project Management Team

Org Chart



Project Management Team

- EvergreenHealth CM Department
 - 50+ years D/B/B experience, \$1B+ Campus
 - Alternative delivery experience
 - 2 GC/CM projects completed
- Flourish PM
 - 35+ GC/CM Projects, \$1.5B
 - Healthcare experience, campus experience
- NBBJ and Consultants
 - Healthcare, campus, and alternative delivery experience
- GC/CM, EC/CM, MC/CM – (TBD)

3. Why GC/CM

- **The 2-Silver Surgery Expansion project meets 4 of the 6 statutory criteria (*One is required*).**
- Evergreen feels strongly that GC/CM 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 .



Thank You!