

State of Washington Capital Projects Advisory Board Project Review Committee

May 22, 2014



Whidbey General Hospital Renovation & Expansion



Whidbey General Hospital Renovation and Expansion

- 1. Team Introduction**
 - 2. Project Description**
 - 3. Reasons for using the GC/CM Process**
 - 4. How Project meets RCW 39.10.340**
 - 5. Questions**
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Team Introduction

- Whidbey General Hospital
 - Ron Wallin, BOC, Chair Construction Committee
 - Tom Tomasino, CEO
 - Hank Hanigan, COO
 - Project Management
 - Marc Estvold, AIA LEED AP
 - HDR Architecture Inc.
 - Marjorie Brown, AIA LEED AP, PIC
 - Thom Keys, LEED AP PM
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Priorities

1. Med/Surg Unit
2. Peri-Procedural
3. Lab
4. Pharmacy

Current design

Stage

Programing




-  NEW CONSTRUCTION
-  RENOVATION, PERI-PROCEDURAL SERVICES, LAB, PHARMACY



*NEW PARKING LOTS WILL OCCUR TO ACCOMMODATE
DISPLACED PARKING SPACES AND NEW CONSTRUCTION

Our Reasons For Selection of GC/CM Construction Method

- Best value for Hospital District
 - Allows for selection of qualified contractor
 - VE & Constructability reviews early in SD
 - Better budget control
 - Creates team of Owner/Architect/Contractor
 - Likelihood of fewer business interruptions
 - Greater assurance of a successful project
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**How the project and team
meet the GC/CM evaluation
criteria under RCW 39.10.340**

A. Substantial fiscal benefit or traditional delivery not practical

- D/B/B possible, but greater risk with public funds
 - Value engineering and constructability
 - Budget and cost control
 - Assistance with phasing plan
 - Familiarity with systems, operational 24/7
 - Allows team selection with healthcare experience
 - Decreases financial risk
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B. Project Meets RCW 39.10.340 Criteria

- 1. Complex scheduling, phasing, or coordination**
 - a. 3 phases – 2 public bids
 - b. Significant site disruption / coordination

 - 2. Construction at a 24/7 operating facility**
 - a. Tie to existing services
 - b. Renovation or pre & post operatory areas
 - c. Expansion / renovation of Lab. & Pharmacy
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B. Project Meets RCW 39.10.340 Criteria

- 3. GC/CM involvement critical during design**
 - a. Assist in establishing schedule and scope of work
 - b. Value engineering and constructability reviews
 - c. Assistance in as-built and building research
 - 4. Project encompasses complex or technical env.**
 - a. Construction next to operating hospital
 - b. Renovation inside an existing operating hospital
 1. Next to, and in critical areas
 - 5. Specialized work, building of Historical Significance**
 - a. All exterior modifications approved by Historical Society
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C. Public Body has necessary experience and team:

i. GC/CM delivery knowledge & experience

- Project Management – 3 GC/CM Projects
 - Marc L Estvold, AIA LEED AP

 - HDR Architecture Inc. – 3 or more GC/CM Projects
 - Marjorie Brown, AIA, NCARB, LEED AP – PIC
 - Thom Keys, HDR Project Manager
 - Bart Carrothers, AIA Project Architect
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Relevant GC/CM
Experience

Marc Estvold, AIA
LEED AP



\$40 M Island Hospital Renovation and Expansion

31 Bed Medical/Surgical and Critical Care Unit

New Diagnostic Imaging, Lab & Emergency Department

Renovation of Birth Center,

Relevant GC/CM
Experience
Marc Estvold,
AIA LEED AP



Island Hospital Medical Arts Pavilion

- 2012 \$10 Million 26,000 Addition to the Island Hospital Campus

McIntyre Hall Performing Arts and Conference Center

- 2004 \$18 Million 700 seat Performing Arts and Conference Center
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Relevant
GC/CM
Experience
HDR
Architecture

MULTICARE MARY BRIDGE CHILDREN'S – MILGARD PAVILION
63,000 sf – 24-bed Pediatric Med/Surg – 24 bed Pediatric ICU – Same team

Tacoma, Washington



Relevant
GC/CM
Experience
HDR
Architecture

CONFLUENCE HEALTH CENTRAL WASHINGTON HOSPITAL

**\$83 Million - 176 private rooms – 150 K SF Expansion - GC/CM delivery
Sustainability – Gas from \$3.31 to \$1.28 / sf & Elect from \$1.45 to \$0.88 / sf**

Wenatchee, Washington

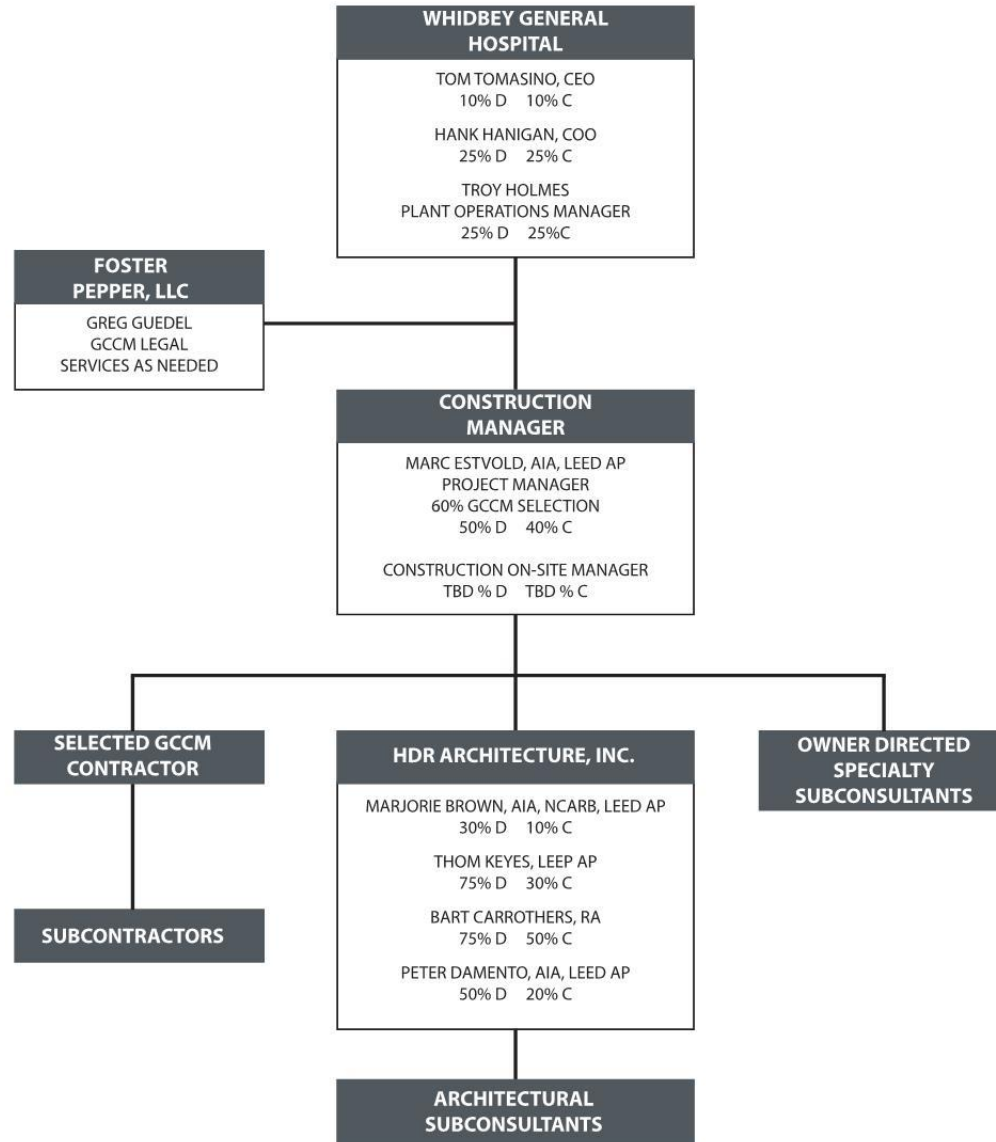
ii. Sufficient Contract Administration Personal W/ Construction Experience

- Construction Contract
 - Mr. Greg Guedel/Jon Hongladarom, Foster Pepper PLLC
 - Whidbey General Hospital Administration
 - PM – Marc Estvold
 - Architect - Marjorie Brown & Thom Keys
 - Construction Contract Administration
 - Marc Estvold, AIA 40% onsite daily \pm , Weekly OAC meetings
 - Additional on-site management TBD
 - Thom Keys, PM, HDR 30% onsite as needed, Weekly OAC
 - Bart Carrothers AIA, PA, HDR, 50% Weekly OAC meetings
 - Consistent Team Start to Finish!
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WHIDBEY GENERAL HOSPITAL ADDITION AND RENOVATION
PROJECT ORGANIZATIONAL CHART

ATTACHMENT B

iii. Written management plan w/ clear lines of authority



GCCM = GENERAL CONTRACTOR/CONSTRUCTION MANAGER
D = DESIGN C = CONSTRUCTION





iv. Necessary and appropriate funding & time to complete project

- Funding through voter approved \$50 M bond
 - Scope of project beyond Patient Wing & Pre/Post Op area defined by budget
 - Project able to be flexible with Completion Date
 - 17 Months for design, permitting & bidding
 - 12 months for new construction
 - 8 months for renovation & commissioning
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v. **Continuity of project management team with project type and scope experience**

- Whidbey General Hospital
 - Multiple additions and renovations
 - Project Management – Marc L Estvold, AIA LEED AP
 - Island Hospital Renovation and addition
 - 3 recent Medical Office Buildings
 - Multiple hospital renovations
 - HDR Architecture Inc.
 - Confluence Health Central Washington Hospital
 - MultiCare Mary Bridge Children's – Milgard Pavilion
 - Studio within HDR Architecture Inc. specializing in Healthcare
 - GC/CM Contractor
 - Selected on team qualifications
 - Continuity of team
 - Consistent team start to finish!
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vi. Adequate Construction Budget

- Not obligated to provide scope beyond available funds
- Funds available, and priorities will determine final scope

D. Design-Build not applicable

E. Resolution of Audit Findings

- Whidbey General Hospital has not had an Audit Finding on any of its construction projects
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PRC Board Member Question:

Construction Manager's signature / approval level?

Questions
