

CHELAN CO PUBLIC HOSPITAL DISTRICT #2

LAKE CHELAN COMMUNITY HOSPITAL REPLACEMENT - GCCM

1. This is a terrific project. The construction cost of \$392/SF (including escalation) seems low for a hospital/clinic. How confident are you in the budget for this size project?
2. Will the USDA provide the additional \$25M in funding? If not, are there other funding sources?
3. The design phase seems short for such a specialized facility. If the design runs longer is there contingency to cover the additional cost? Is there a required completion date?
4. Site mobilization is Sept. 2019. Is February 4, 2019 the anticipated completion date? Or, should it be February 2020? If so, that would be reasonable.
5. It appears that Dick Bratton is the only team member that has direct GC/CM experience or has taken the AGC GCCM training. Do other team members have GCCM RCW 39.10 experience or plan to take the AGC training?
6. Is the project going to have a Project labor Agreement (PLA)? If so, are you planning to have a dual benefit reimbursement program (*for example: Sound Transit and City of Seattle both have these programs with their PLAs*)?

07242017 Responses to above questions:

This is a terrific project. The construction cost of \$392/SF (including escalation) seems low for a hospital/clinic. How confident are you in the budget for this size project? **Response: Healthcare Collaborative Group developed the budget based on other similar Critical Access Hospitals. It is a one story design and will not include some of the more expensive areas found in PPS hospitals like MRI.**

2. Will the USDA provide the additional \$25M in funding? If not, are there other funding sources? **Response: The USDA application is in process and we are confident it will be approved. If it is not funded we have a backup plan to issue revenue bonds. The financial plan for the project is conservative due to the voted component being paid by property tax.**

3. The design phase seems short for such a specialized facility. If the design runs longer is there contingency to cover the additional cost? Is there a required completion date? **Response: The architect agreement has adequate funds for project design completion and has specifically included liberal terms of 29 months for services.**

4. Site mobilization is Sept. 2019. Is February 4, 2019 the anticipated completion date? Or, should it be February 2020? If so, that would be reasonable. **Response: PRC did not receive the updated schedule after application submittal, the updated schedule is within this PPT which shows 1/3/2019 and 6/4/2020 for the two dates in question.**

5. It appears that Dick Bratton is the only team member that has direct GC/CM experience or has taken the AGC GCCM training. Do other team members have GCCM RCW 39.10 experience or plan to take the AGC training? **Response: Barry Leahy and a CW team member plan to take the two day AGC training.**

6. Is the project going to have a Project labor Agreement (PLA)? If so, are you planning to have a dual benefit reimbursement program (*for example: Sound Transit and City of Seattle both have these programs with their PLAs*)? **Response: Prevailing wages are required to be paid to workers, laborers and mechanics on all public works, according to RCW 39.12.020. A PLA is not mandatory or realistic in a remote location such as Chelan, and fair and competitive open bidding can be achieved without labor restrictions and through the prevailing wage requirement.**