



Washington State
Department of Social
& Health Services

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Western State Hospital: New Forensic Hospital

GC/CM Selection:
Project Informational Meeting
July 6, 2022



Agenda

- 1:00 – 1:15 PM – Introductions
- 1:15 – 1:20 PM – Project Highlights
- 1:20 – 1:25 PM – Review GC/CM Selection Schedule
- 1:25 – 1:35 PM – Hospital History
- 1:35 – 2:05 PM – Design Review
- 2:05 – 2:30 PM – Q&A
- 2:30 – 3:00 PM – Site Walk

Introductions



Project Highlights

Demolition:

- Project includes renovating existing facilities to relocate displaced staff and the demolition of 12 buildings
 - Demo MACC: ~~\$6.7 Million~~ **\$10 Million**
 - Relocation MACC: \$3.3 Million
- Earliest Demo start date: May 01, 2023

New Construction:

- MACC: \$408 to \$445 Million
- Approximate gross SF: 560,500 SF
 - Admin Annex: 60,000 SF
 - Central Utility Plant (CUP): 14,000 SF
 - Hospital: 486,500 SF

Anticipated Design and Construction

Feb 2022 to Jul 2022	Schematic Design
Jul 2022 to Jan 2023	Design Development
Jan 2023 to Sep 2023	Construction Documents
Sep 2023 to Jan 2024	Building Permits
Feb 2024	Bid & Award Subcontracts
Mar 2024	Start Construction
Oct 2026	Substantial Completion
Nov 2026	Punch list and final commissioning
Jan 2027	Final Acceptance

GC/CM Selection Schedule

June 15, 2022 – Advertise for RFQ/RFP

July 6, 2022 – Project Informational Meeting

July 14, 2022 – Phase One SOQ submittal deadline

August 3, 2022 – Notification of most qualified Finalist (short-listed) firms selected to move to Phase Two

August 10, 2022 – First round of Proprietary Meetings

August 17, 2022 – Second round of Proprietary Meetings

~~August 24~~ **August 23**, 2022 – Interviews

August 24, 2022 – Phase Two Final Proposal submittal deadline

August 25, 2022 – Final Selection of Firm with the highest score

August 25, 2022 – Notification of successful and unsuccessful firms

September 15, 2022 – Preconstruction Work Plan Due

October 4, 2022 – Contract for Preconstruction Services executed

Western State Hospital: Brief History

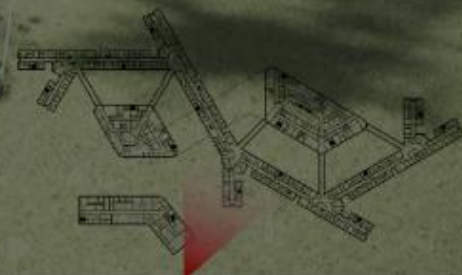
1945



2019



Design Review



SITE PLAN






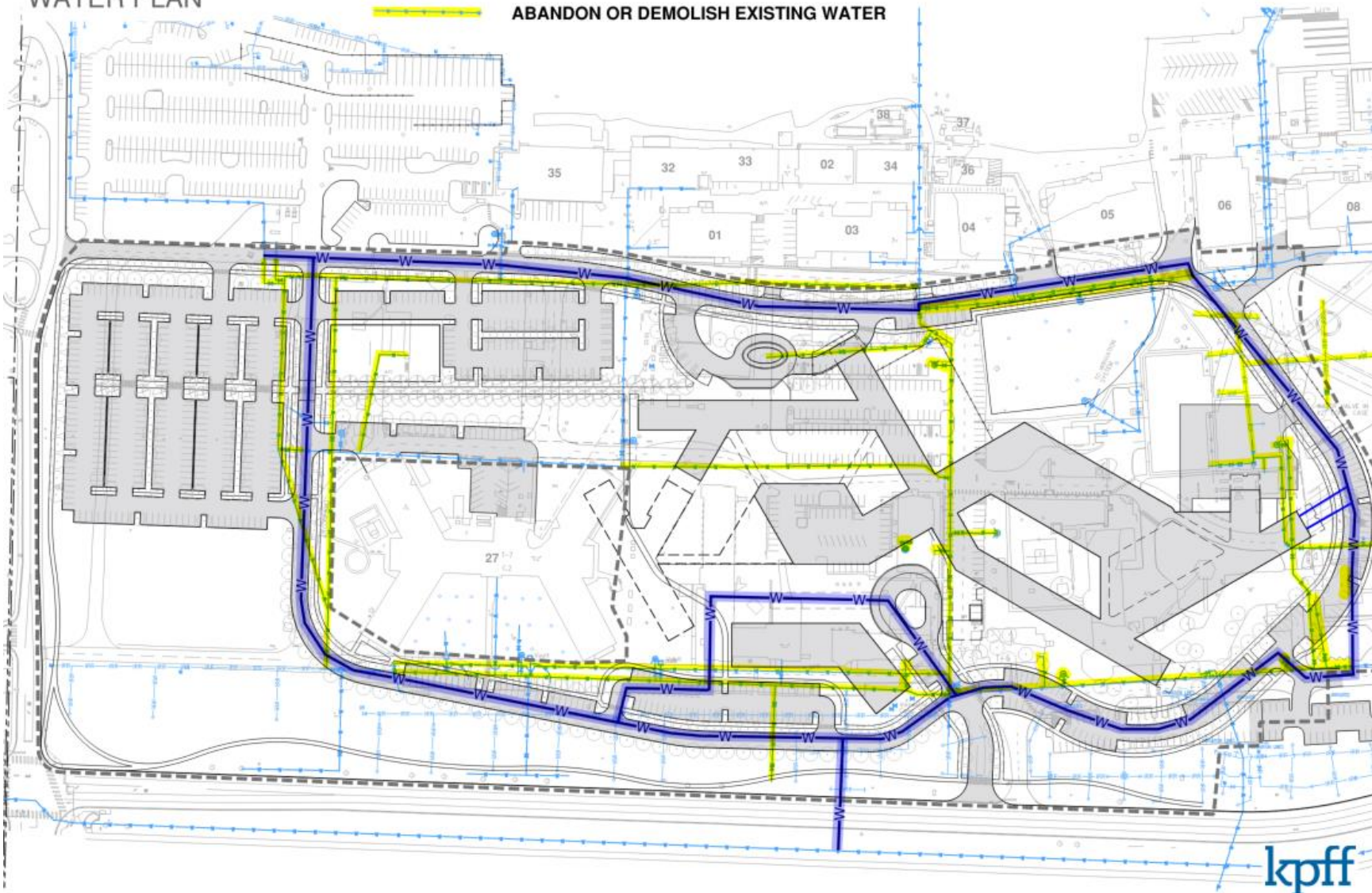
CIVIL -
STORM PLAN

- INFILTRATION BMP
- DRYWELL
- SURFACE WQ TREATMENT (BIORETENTION/BIOSWALE)
- BASIC WATER QUALITY TREATMENT BMP
- PRETREATMENT BMP



CIVIL - WATER PLAN

-  NEW WATER
-  EXISTING WATER TO REMAIN
-  ABANDON OR DEMOLISH EXISTING WATER






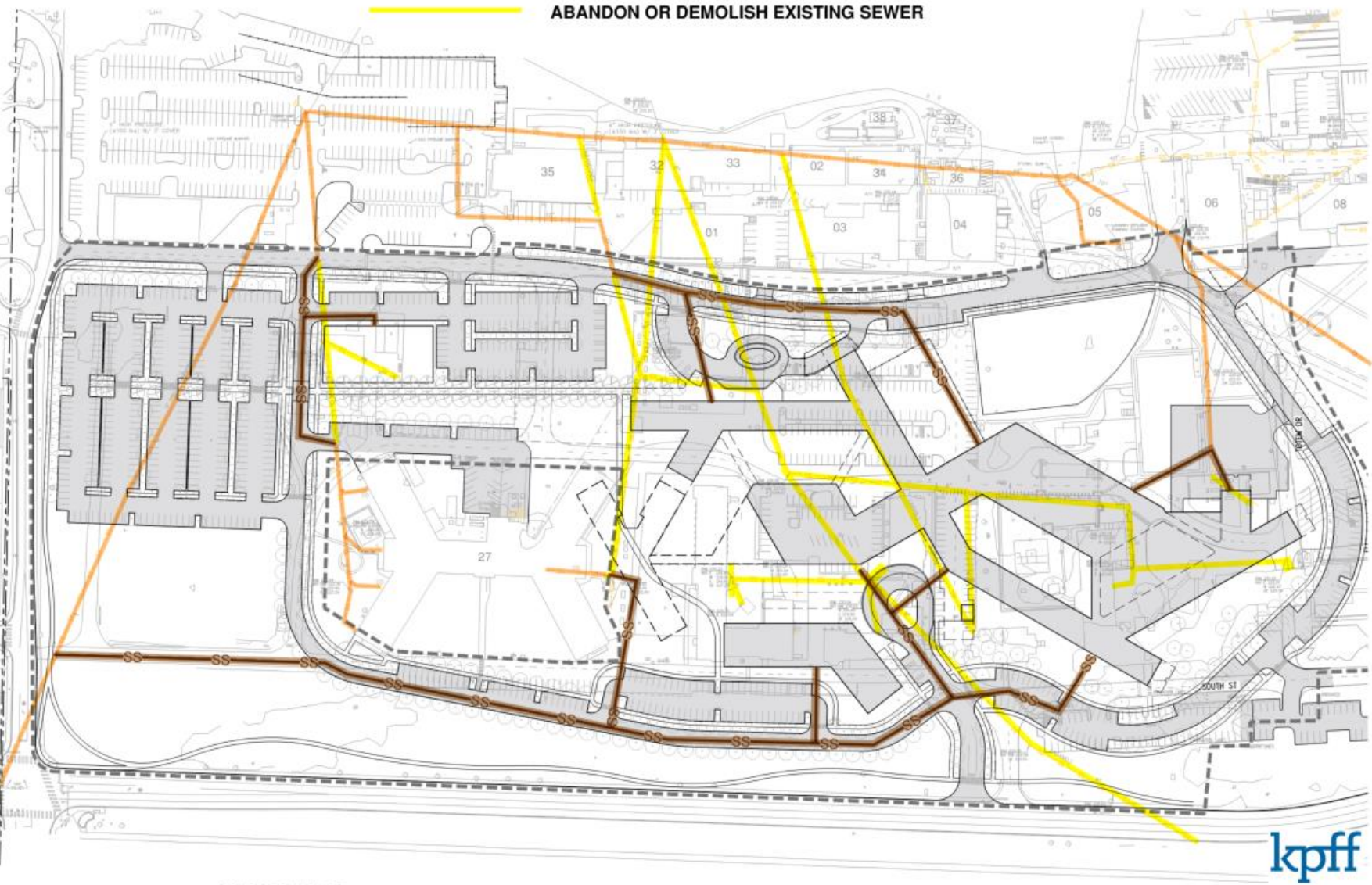
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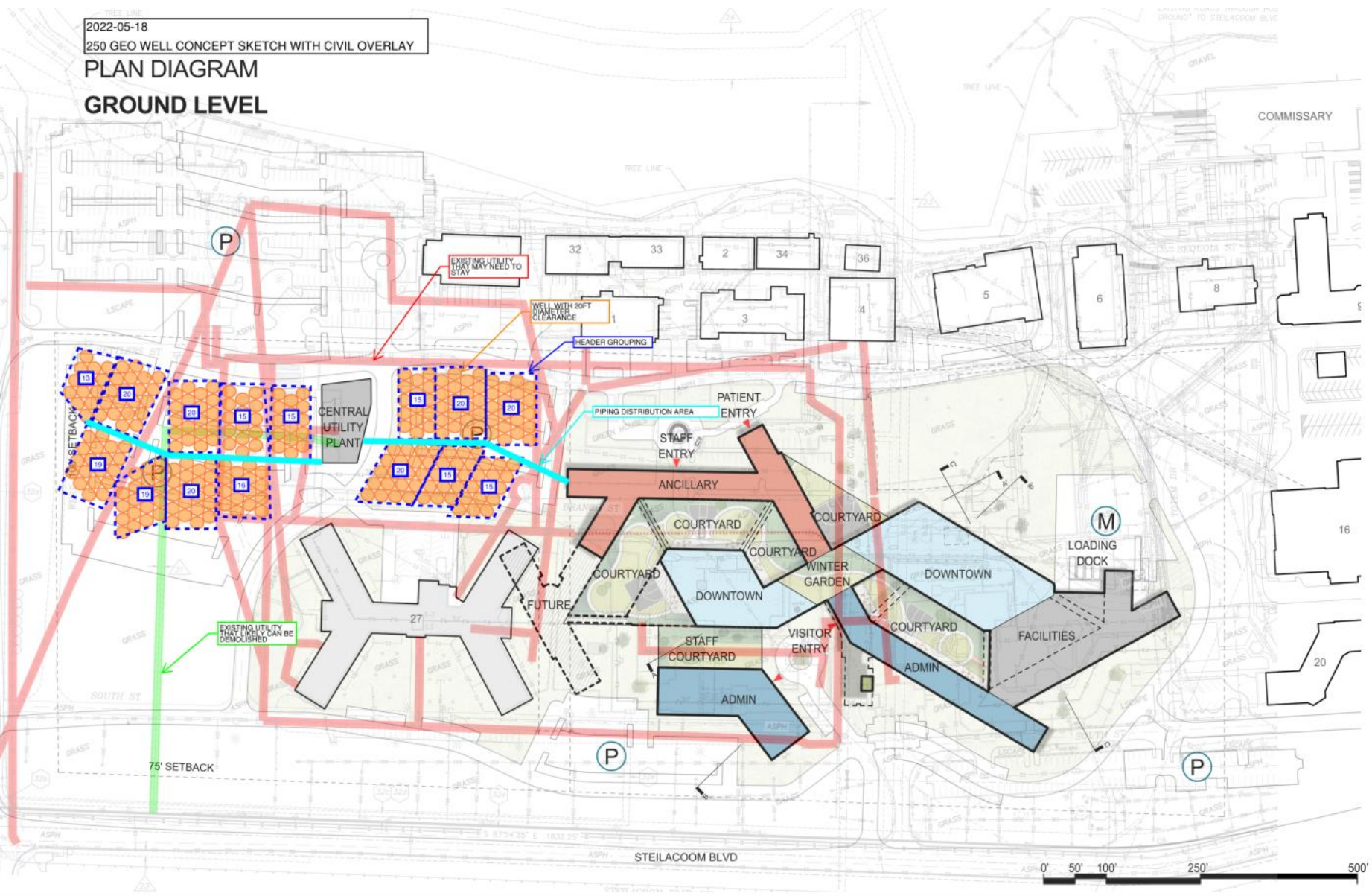
CIVIL - SEWER PLAN

-  NEW SEWER
-  EXISTING SEWER TO REMAIN
-  ABANDON OR DEMOLISH EXISTING SEWER

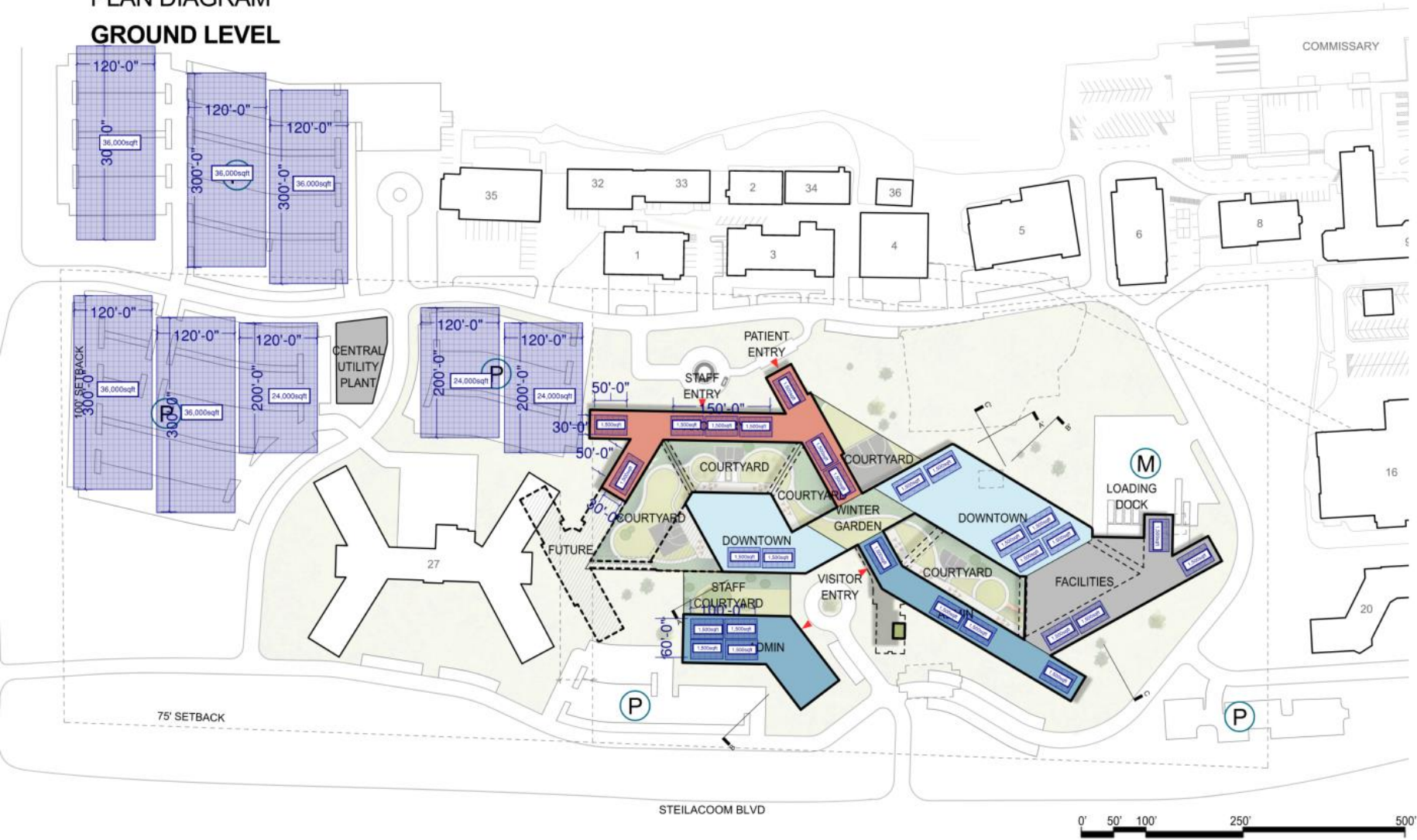


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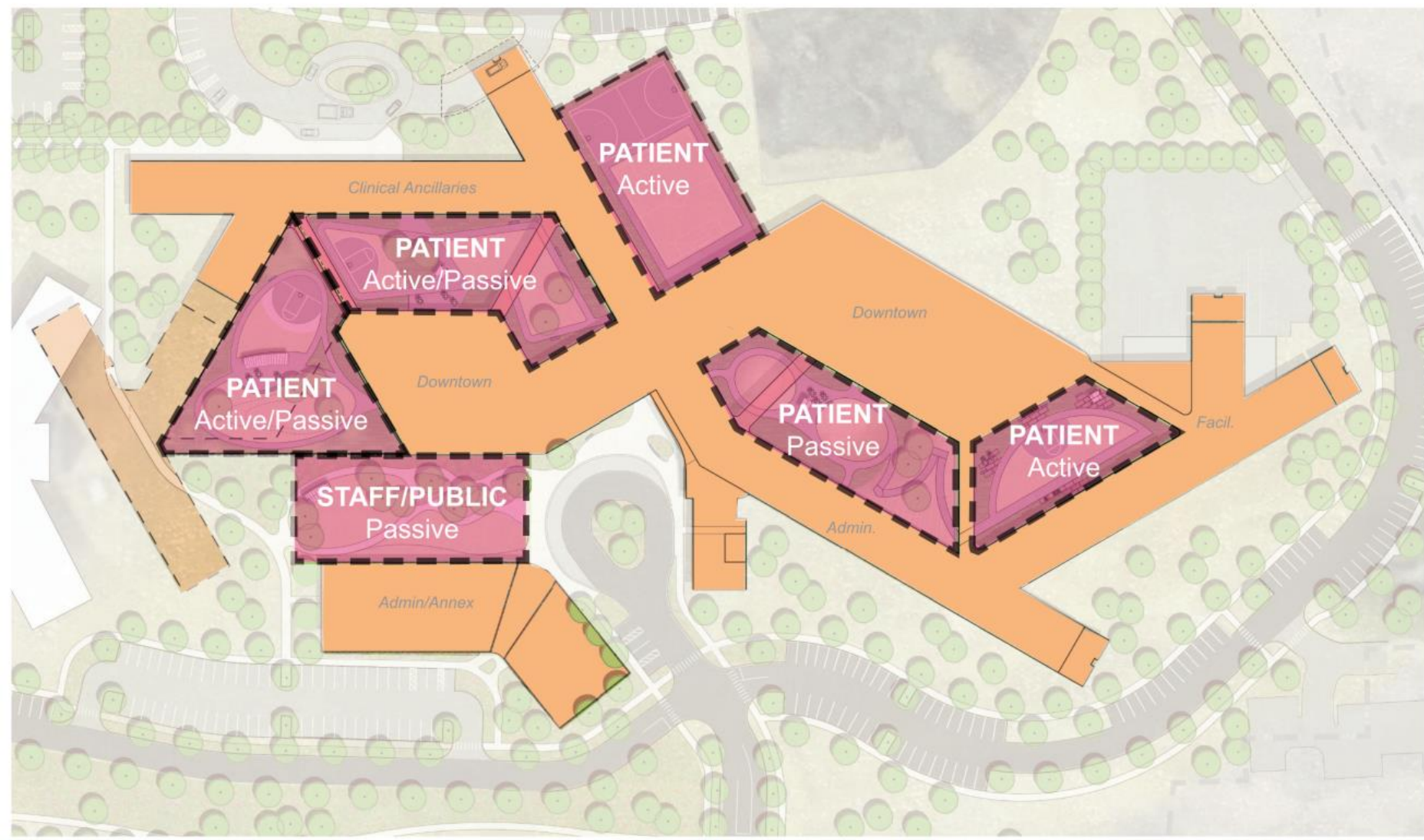
PLAN DIAGRAM GROUND LEVEL



PLAN DIAGRAM GROUND LEVEL

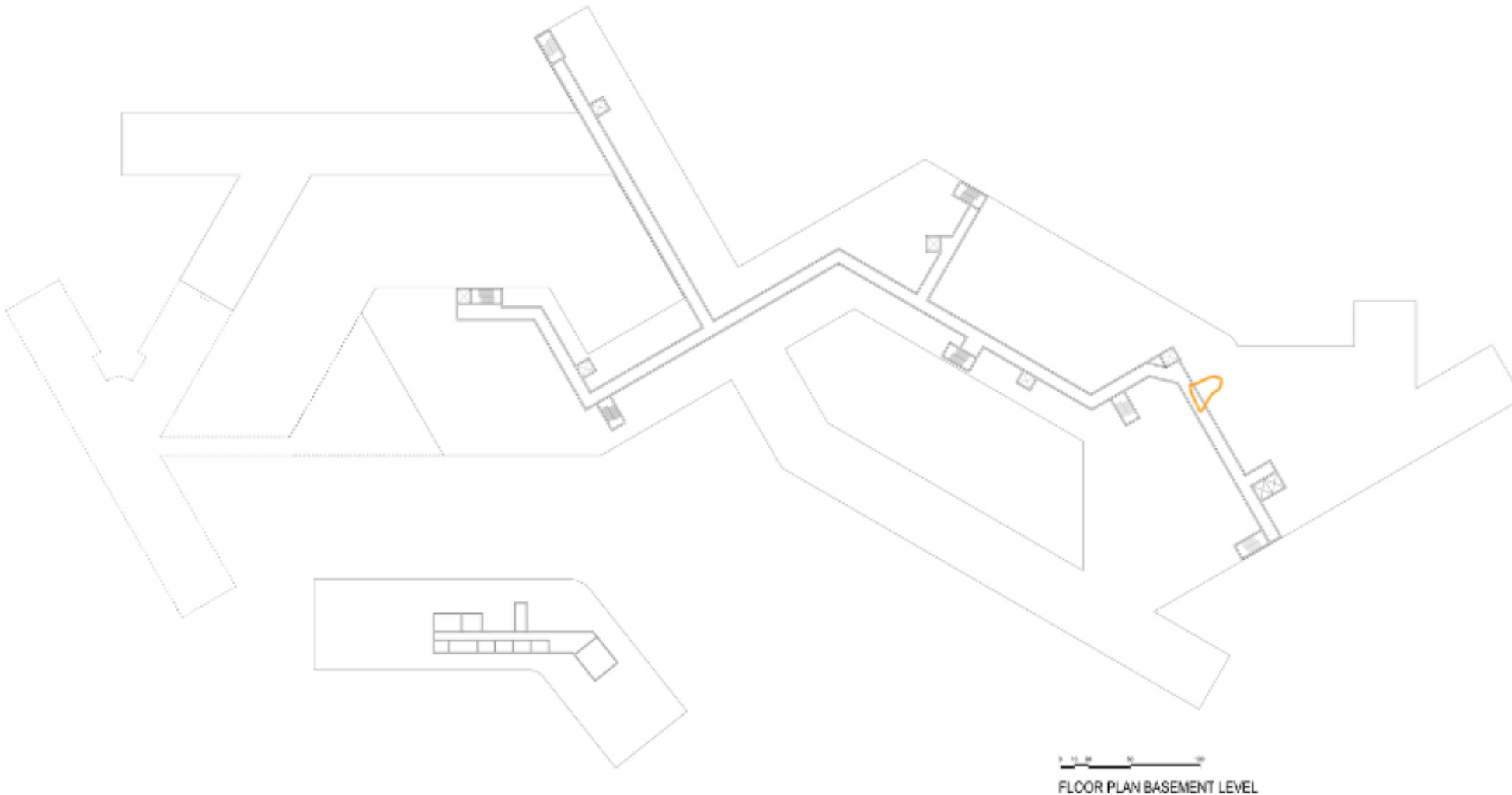


COURTYARD ENLARGEMENT



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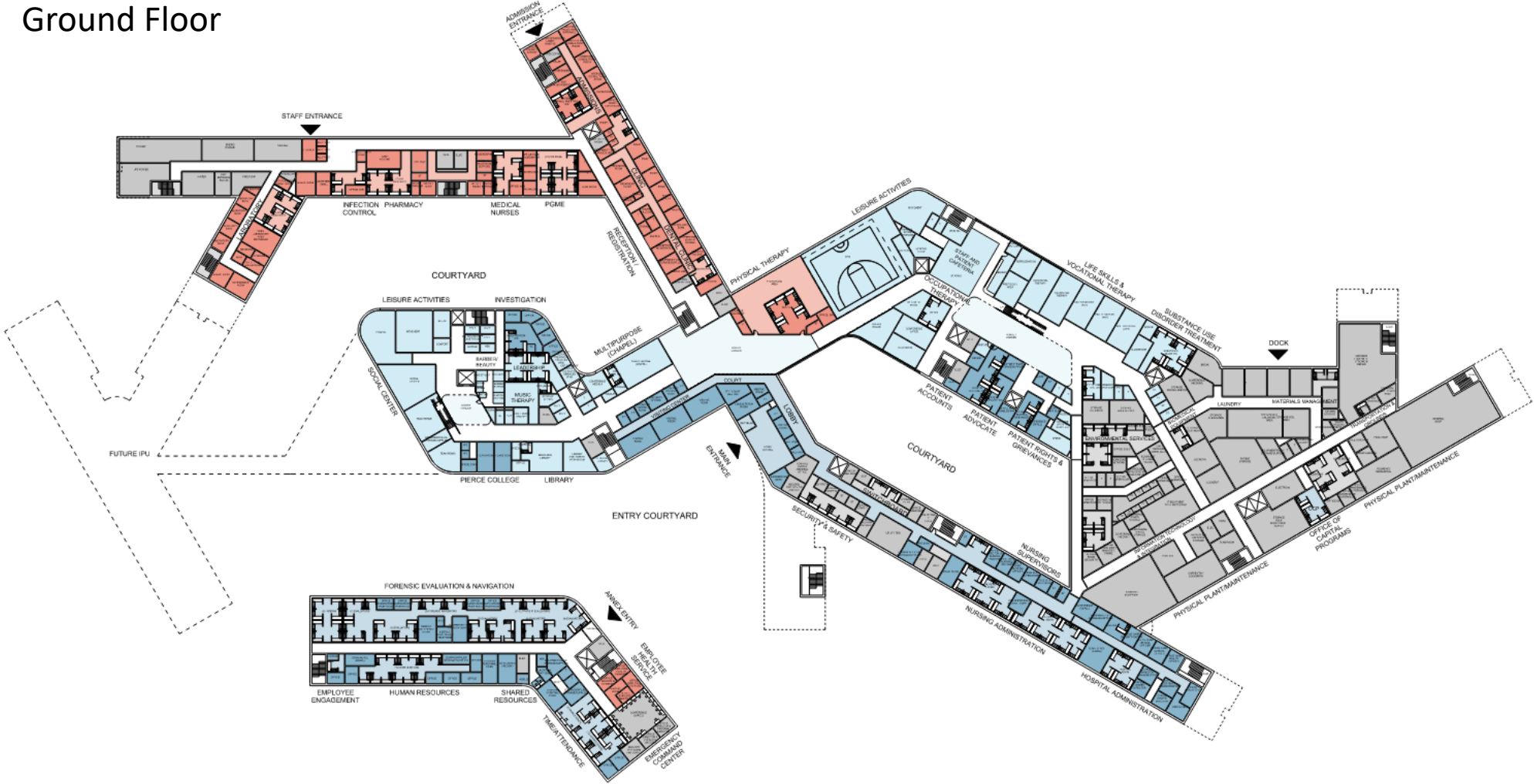




0 10 20 30
FLOOR PLAN BASEMENT LEVEL



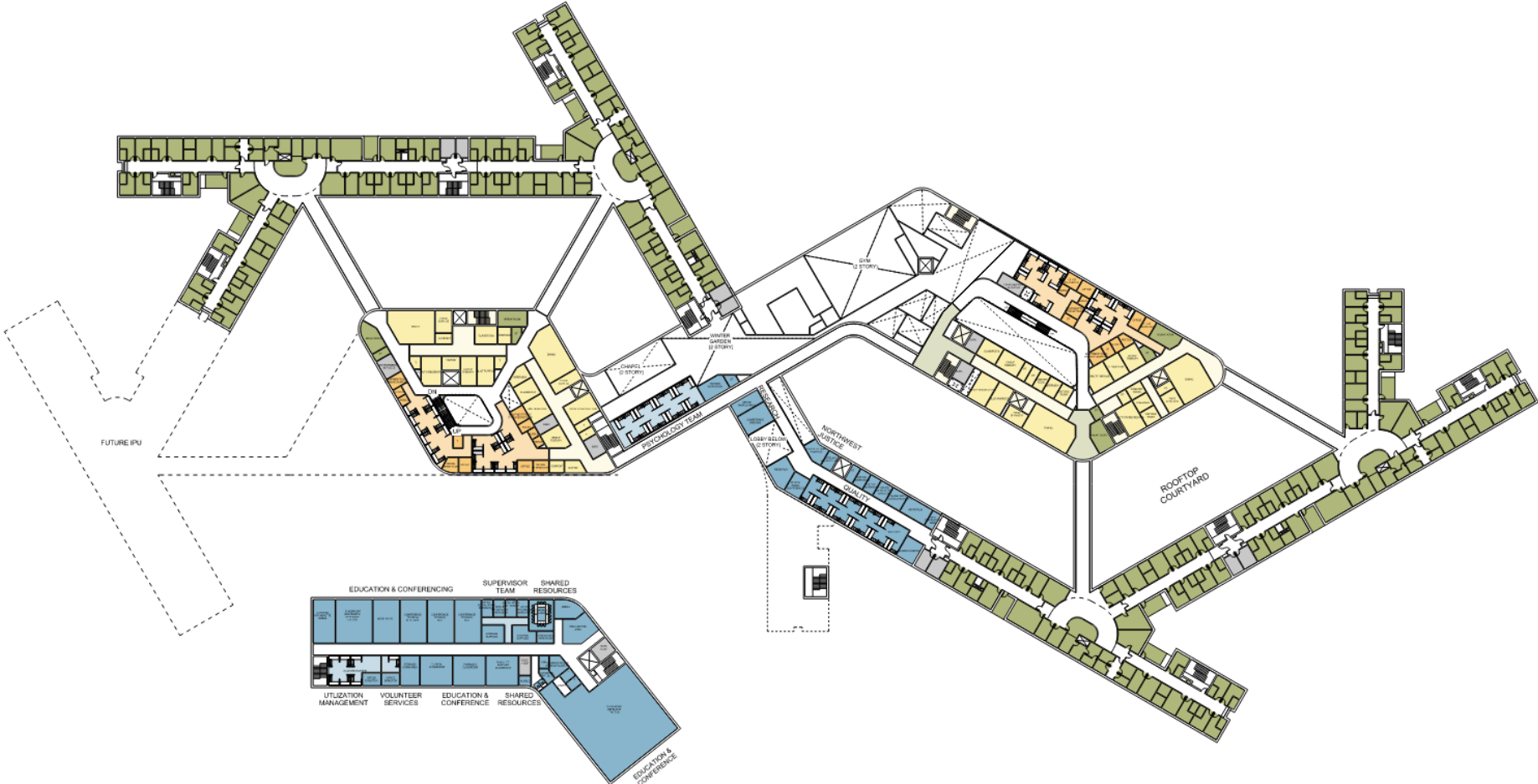
Ground Floor



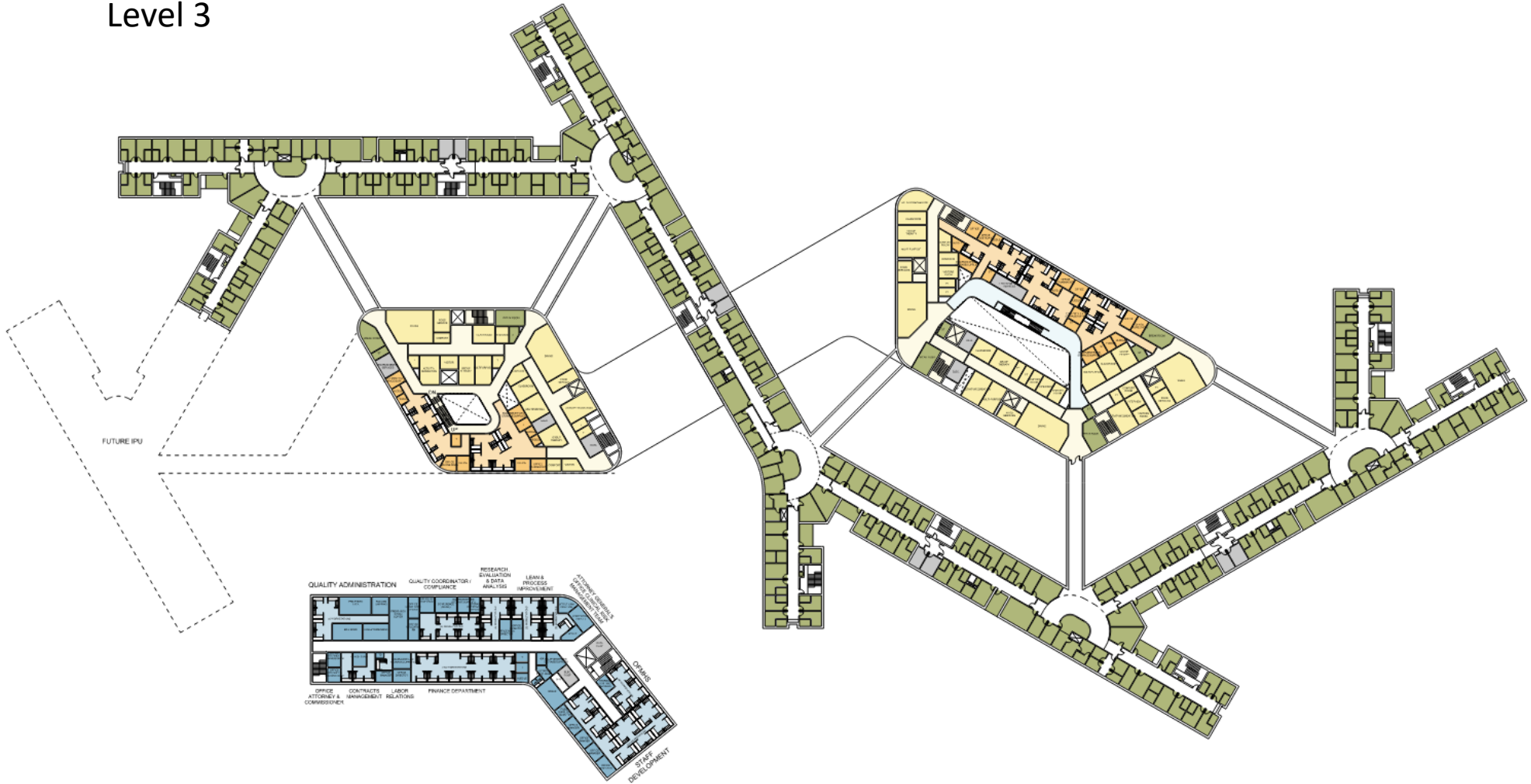
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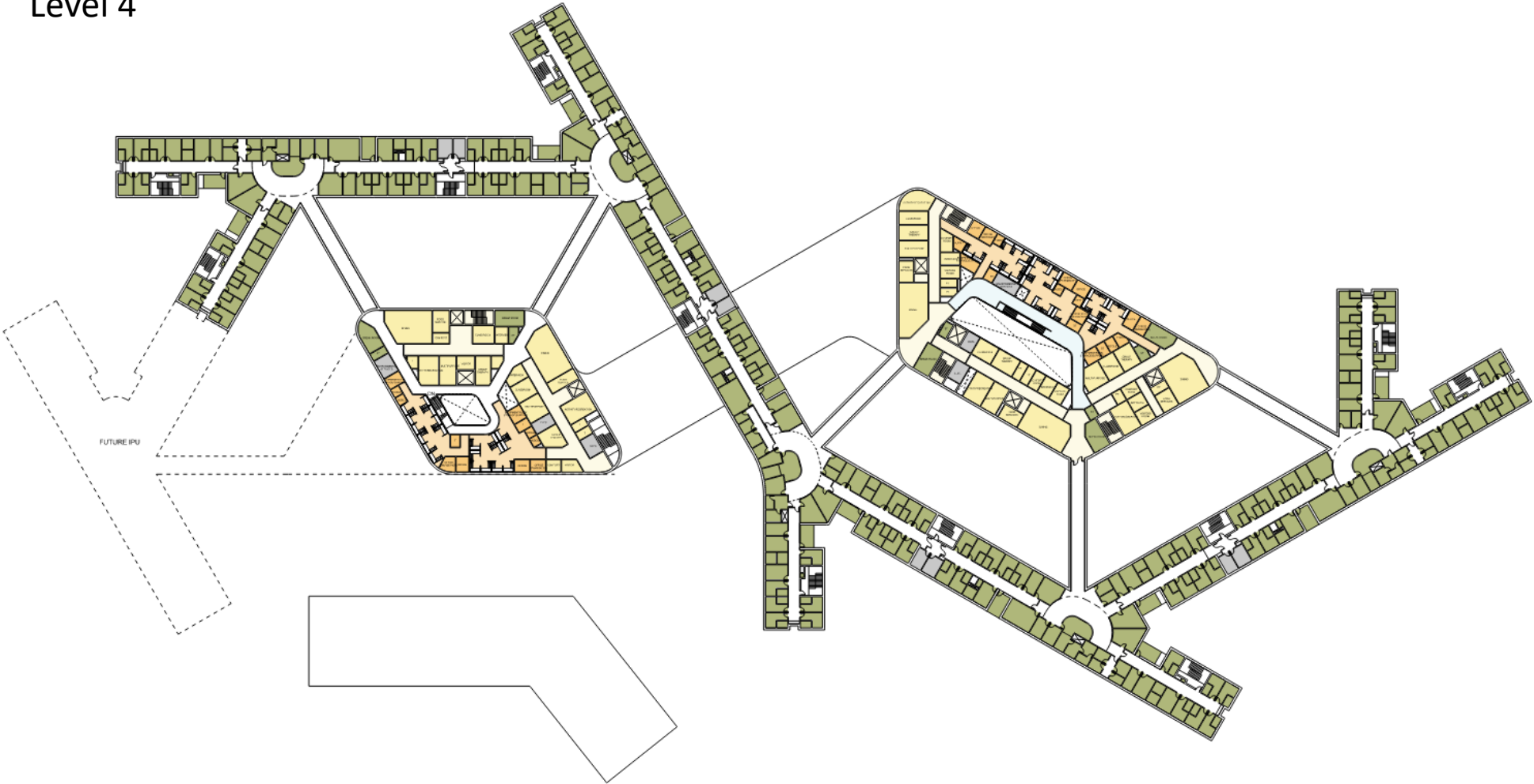
Level 2

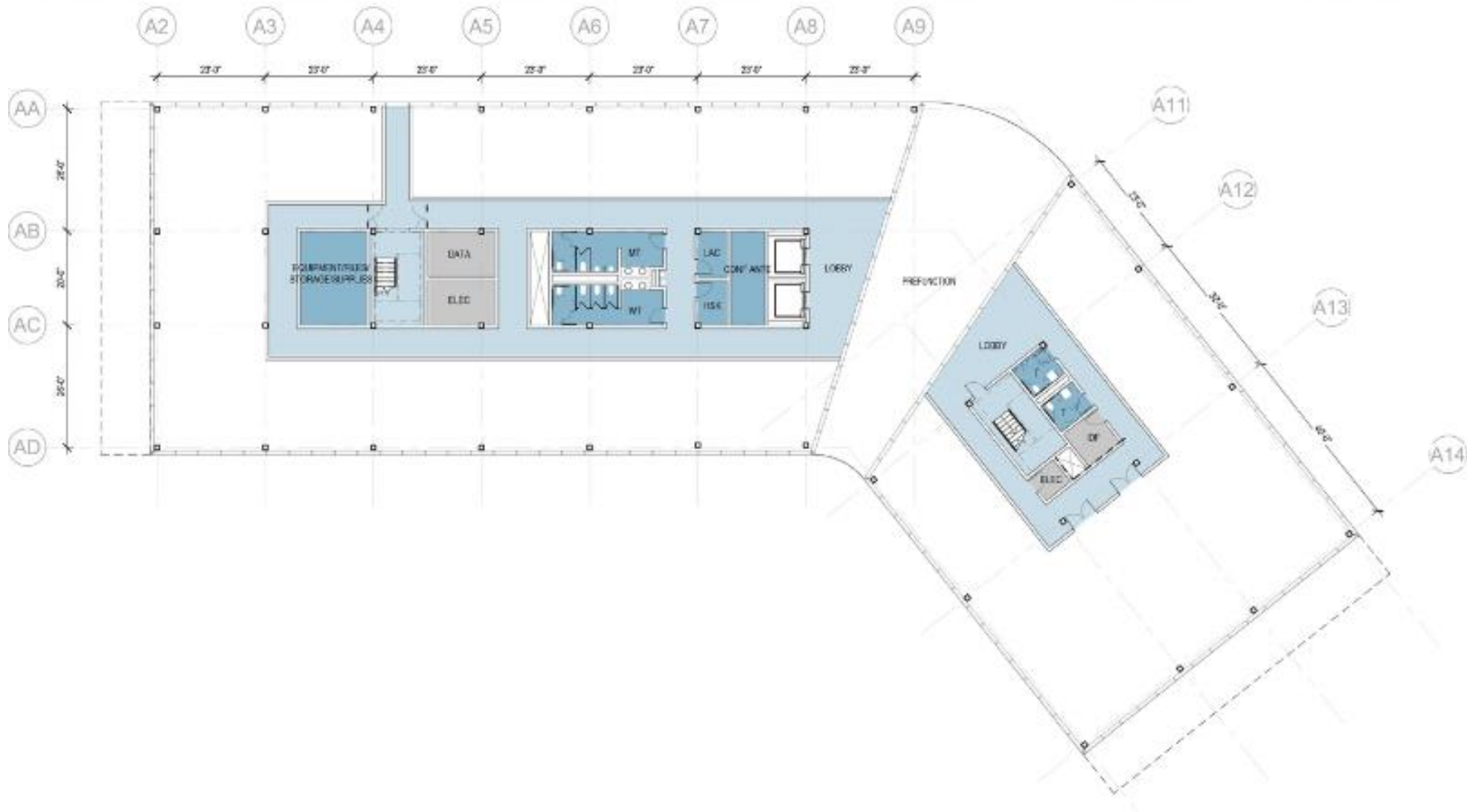


Level 3



Level 4







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LEED v4 for BD+C: Healthcare
Project Checklist

Y HM LM N

Y		Prereq	Integrative Project Planning and Design	Required		
1	0	0	0	Credit	Integrative Process	1

3 0 6 0 Location and Transportation 9

		Credit	LEED for Neighborhood Development Location	9		
1	0	0	0	Credit	Sensitive Land Protection	1
1	0	1	0	Credit	High Priority Site	2
0	0	1	0	Credit	Surrounding Density and Diverse Uses	1
0	0	2	0	Credit	Access to Quality Transit	2
0	0	1	0	Credit	Bicycle Facilities	1
0	0	1	0	Credit	Reduced Parking Footprint	1
1	0	0	0	Credit	Green Vehicles	1

8 1 0 0 Sustainable Sites 9

Y		Prereq	Construction Activity Pollution Prevention	Required		
Y		Prereq	Environmental Site Assessment	Required		
1	0	0	0	Credit	Site Assessment	1
0	1	0	0	Credit	Site Development - Protect or Restore Habitat	1
1	0	0	0	Credit	Open Space	1
2	0	0	0	Credit	Rainwater Management	2
1	0	0	0	Credit	Heat Island Reduction	1
1	0	0	0	Credit	Light Pollution Reduction	1
1	0	0	0	Credit	Places of Respite	1
1	0	0	0	Credit	Direct Exterior Access	1

4 3 4 0 Water Efficiency 11

Y		Prereq	Outdoor Water Use Reduction	Required		
Y		Prereq	Indoor Water Use Reduction	Required		
Y		Prereq	Building-Level Water Metering	Required		
1	0	0	0	Credit	Outdoor Water Use Reduction	1
2	3	2	0	Credit	Indoor Water Use Reduction	7
0	0	2	0	Credit	Cooling Tower Water Use	2
1	0	0	0	Credit	Water Metering	1

32 1 2 0 Energy and Atmosphere 35

Y		Prereq	Fundamental Commissioning and Verification	Required		
Y		Prereq	Minimum Energy Performance	Required		
Y		Prereq	Building-Level Energy Metering	Required		
Y		Prereq	Fundamental Refrigerant Management	Required		
4	0	2	0	Credit	Enhanced Commissioning	6
20	0	0	0	Credit	Optimize Energy Performance	20
1	0	0	0	Credit	Advanced Energy Metering	1
2	0	0	0	Credit	Demand Response	2
3	0	0	0	Credit	Renewable Energy Production	3
0	1	0	0	Credit	Enhanced Refrigerant Management	1
2	0	0	0	Credit	Green Power and Carbon Offsets	2

Project Name: WSH New Forensic Hospital
Date: 22-Jun-22

9 1 7 2 Materials and Resources 19

Y		Prereq	Storage and Collection of Recyclables	Required		
Y		Prereq	Construction and Demolition Waste Management Planning	Required		
Y		Prereq	PBT Source Reduction- Mercury	Required		
1	1	1	2	Credit	Building Life-Cycle Impact Reduction	5
1	0	1	0	Credit	Building Product Disclosure and Optimization - Environmental Products	2
1	0	1	0	Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1	0	1	0	Credit	Building Product Disclosure and Optimization - Material Ingredients	2
1	0	0	0	Credit	PBT Source Reduction- Mercury	1
2	0	0	0	Credit	PBT Source Reduction- Lead, Cadmium, and Copper	2
0	0	2	0	Credit	Furniture and Medical Furnishings	2
0	0	1	0	Credit	Design for Flexibility	1
2	0	0	0	Credit	Construction and Demolition Waste Management	2

11 4 0 1 Indoor Environmental Quality 16

Y		Prereq	Minimum Indoor Air Quality Performance	Required		
Y		Prereq	Environmental Tobacco Smoke Control	Required		
2	0	0	0	Credit	Enhanced Indoor Air Quality Strategies	2
3	0	0	0	Credit	Low-Emitting Materials	3
1	0	0	0	Credit	Construction Indoor Air Quality Management Plan	1
2	0	0	0	Credit	Indoor Air Quality Assessment	2
0	0	0	1	Credit	Thermal Comfort	1
1	0	0	0	Credit	Interior Lighting	1
2	0	0	0	Credit	Daylight	2
0	2	0	0	Credit	Quality Views	2
0	2	0	0	Credit	Acoustic Performance	2

6 0 0 0 Innovation 6

1	0	0	0	Credit	Innovation - O+M Starter Kit	1
1	0	0	0	Credit	Innovation - Education Program	1
1	0	0	0	Credit	Pilot - Daylight in Non-regularly Occupied spaces	1
1	0	0	0	Credit	Pilot - Triple Bottom Line Analysis	1
1	0	0	0	Credit	Exemplary Performance - Optimize Energy Performance	1
1	0	0	0	Credit	LEED Accredited Professional	1

4 0 0 0 Regional Priority 4

1	0	0	0	Credit	Regional Priority: Rainwater Management	1
1	0	0	0	Credit	Regional Priority: BPDO - Environmental Product Declarations	1
1	0	0	0	Credit	Regional Priority: Demand Response	1
1	0	0	0	Credit	Regional Priority: Renewable Energy Production	1
					Regional Priority: BPDO - Sourcing of Raw Materials	
					Regional Priority: Indoor Water Use Reduction	

78 10 19 3 TOTALS Possible Points: 110



Questions?



Site Walk