

Request for Project Approval

GCCM Project Delivery Method



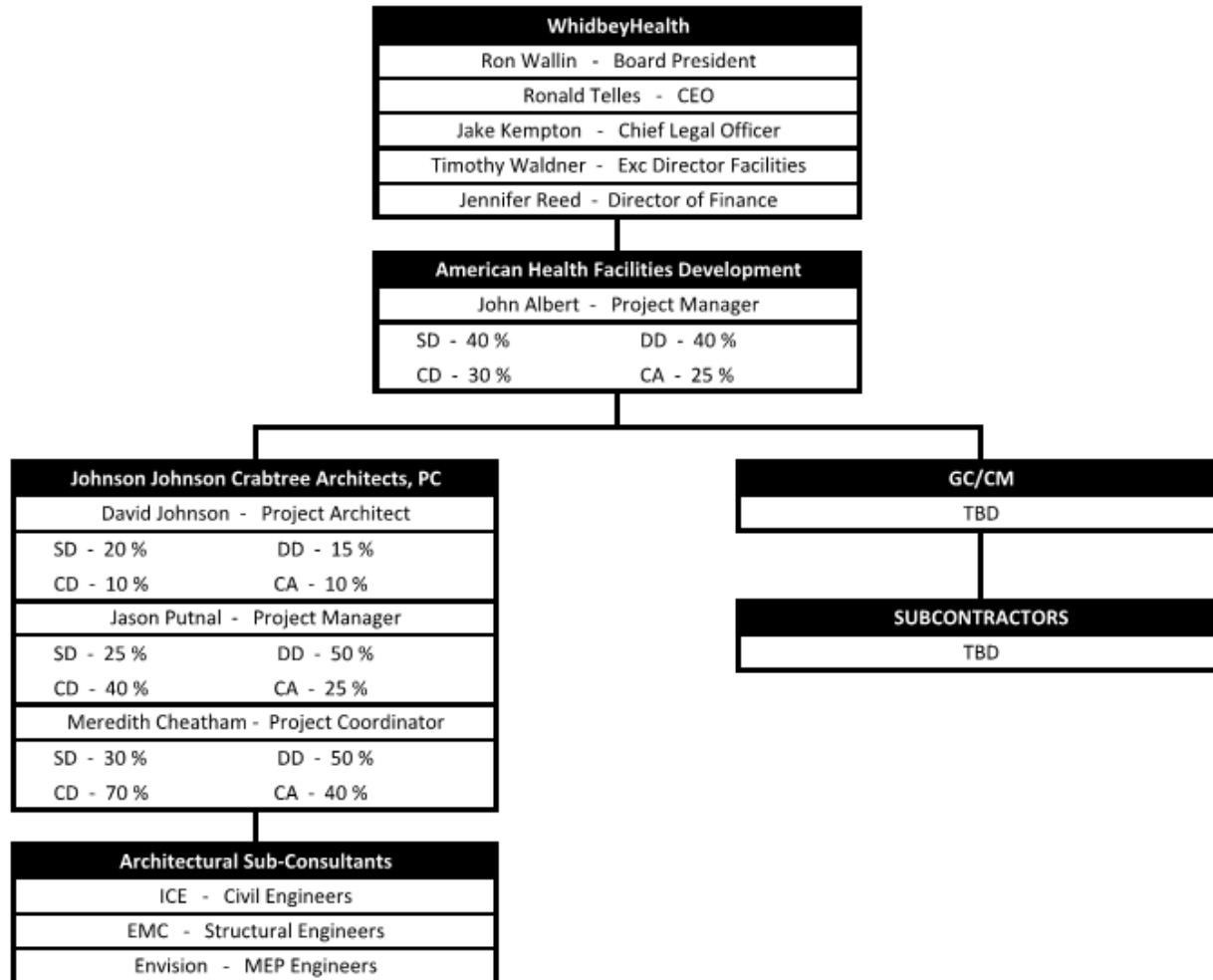
WhidbeyHealth

January 28, 2021

- **Introduction** Project Team
- **Review** Reasons for Support of GCCM Application
- **Present** Project Scope
- **Review** Benefits of GCCM for WhidbeyHealth
- **Review** Project Schedule
- **Response** PRC Questions from January 22, 2021
- **Discuss** Today's Questions

A - Team Organization Chart

Introduction



Reasons for GCCM Application **Review**

- **Per RECW 39.10.340, GCCM is appropriate when:**
 - **Implementation of the Project involves complex scheduling, phasing, or coordination.**
 - **The Project involves construction at an occupied facility which must continue to operate during construction.**
 - **The involvement of the general contractor/construction manager during the design stage is critical to the success of the Project.**
 - **The Project encompasses a complex or technical work environment.**

Project Scope **Presentation**

- **MEP Upgrades – Boilers, Chillers, AHU's, Generators, Electrical Systems**
- **New C-Section Suite**
- **Upgrades to Public Lobby**
- **Relocation of Medical Oncology**
- **Dedicated Infusion Therapy Spaces**
- **New MRI, CT, and Ultrasound Technology**
- **Relocated Sleep Lab Department**
- **Relocated Wound Care Department**

Masterplan Concepts - Create



Existing Conditions
Site Plan



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Architect

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WhidbeyHealth
Coupeville, Washington

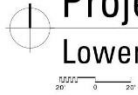
PROJECT NUMBER
20832.01
DATE
August 17, 2020

E1.0

Site Plan
Existing Conditions

Project Scope Presentation

Project Sea Lion Lower Floor Plan



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PROJECT NUMBER
20832.01
DATE
January 25, 2021

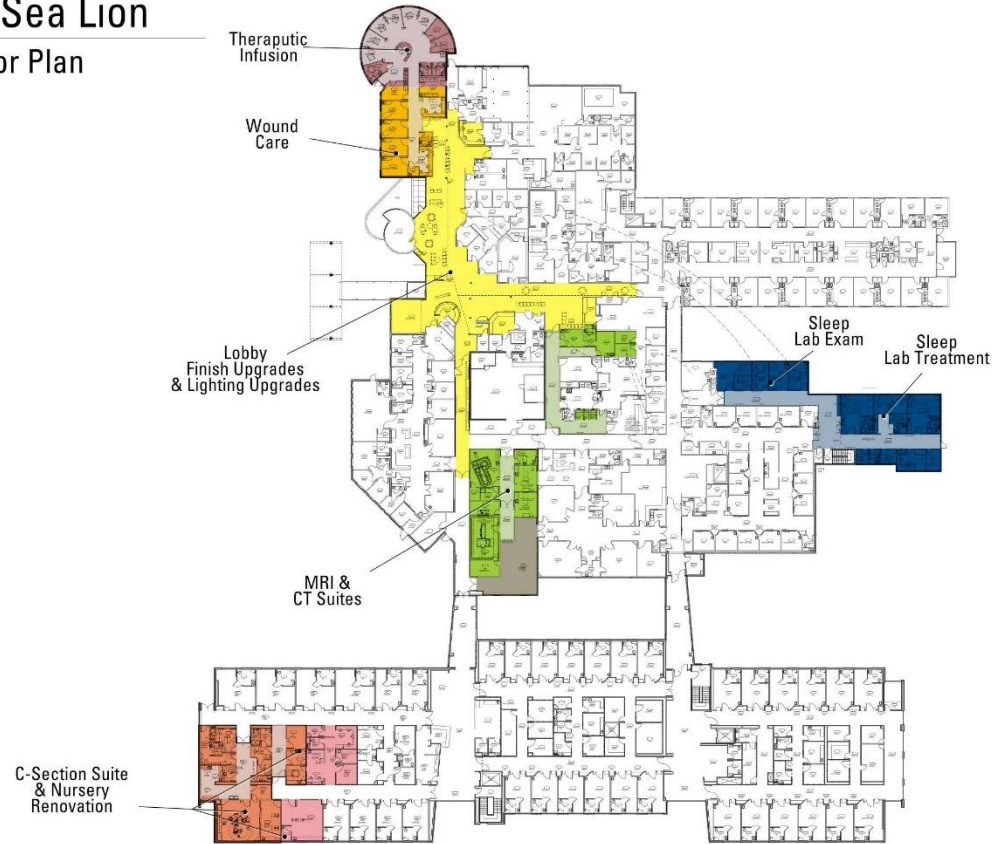
MP-SL1
Lower Floor Plan
Project Sea Lion

Project Scope Presentation

Project Sea Lion Lower Floor Plan



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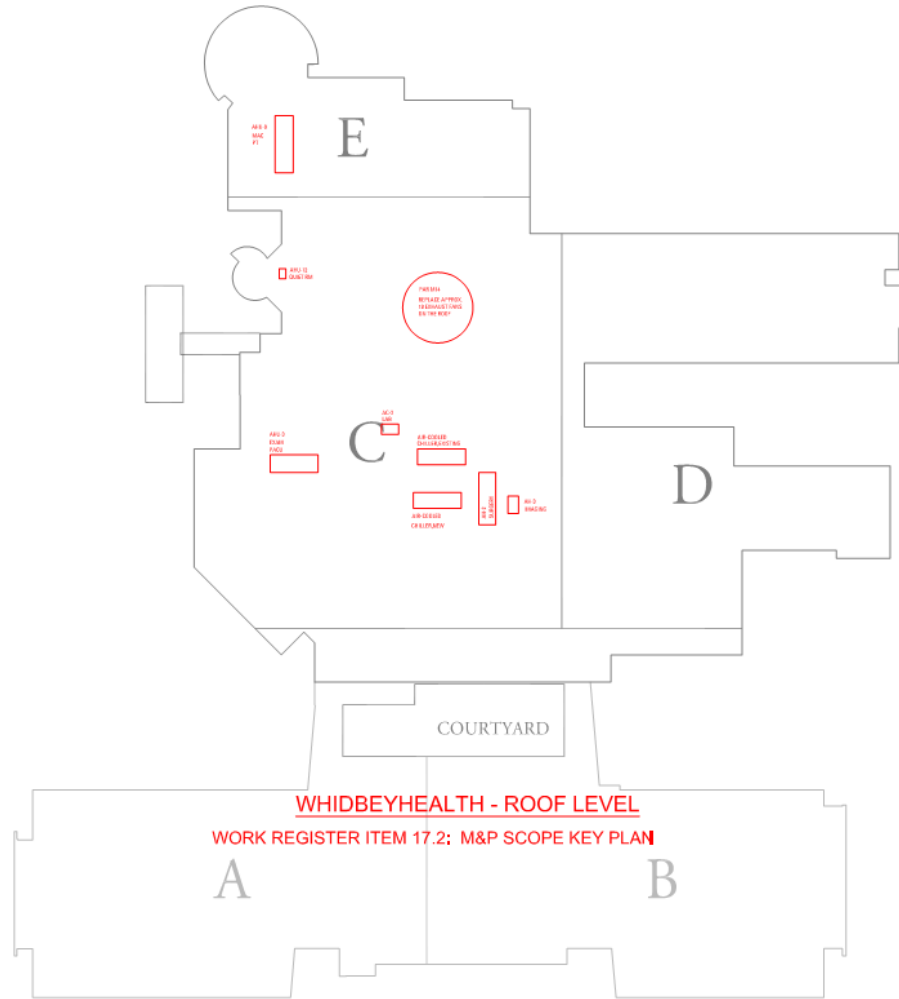


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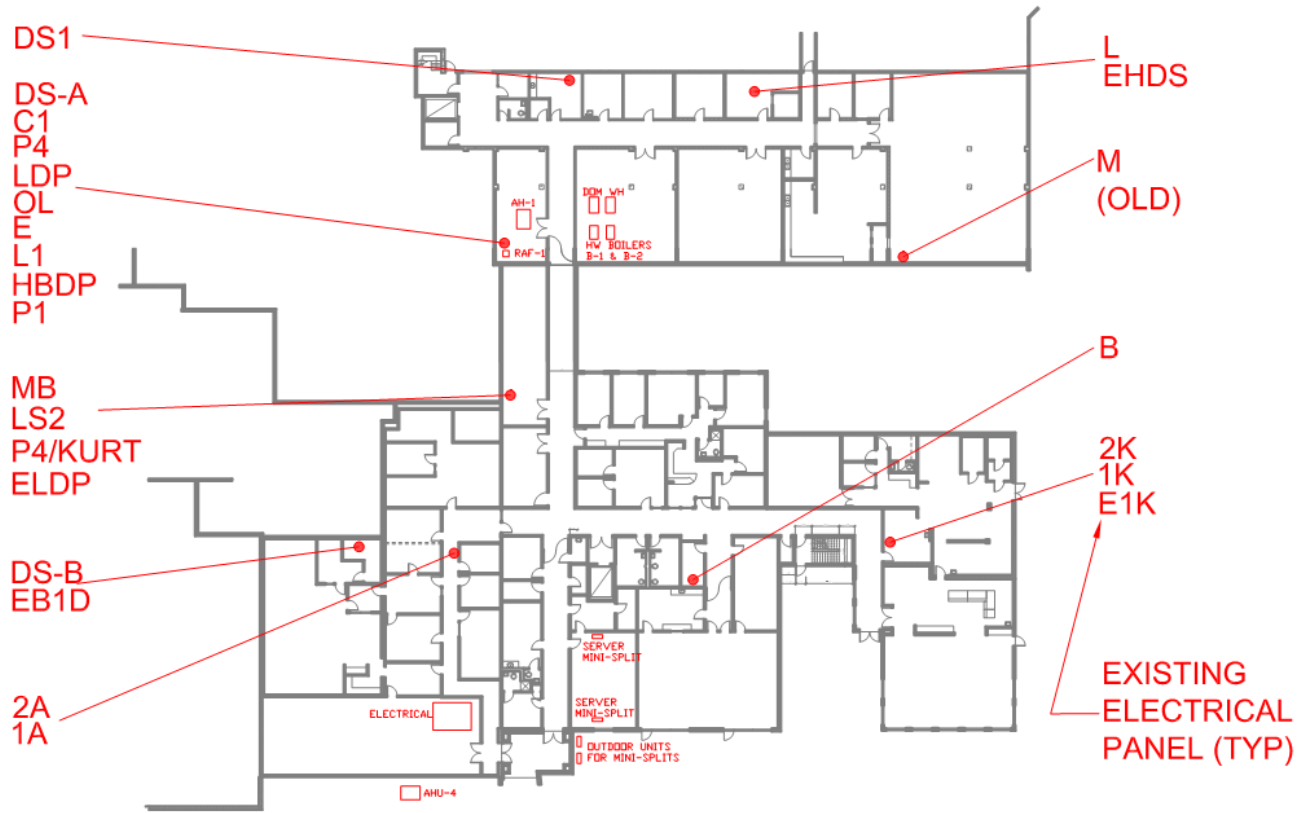
MP-SL2

Upper Floor Plan
Project Sea Lion

Project Scope Presentation



Project Scope Presentation



WHIDBEYHEALTH - LOWER LEVEL

WORK REGISTER ITEM 17.2: M&P SCOPE KEY PLAN

Benefits of GCCM Approach for WhidbeyHealth **Review**

- Complexity of Phasing
- ICRA and Safety
- Budget Monitoring and Maintenance
- Constructability Reviews
- Maintain electrical and mechanical systems with minimal downtime during change over.

Full compliance with 300 IBC codes, 250 life safety codes, 300 Facility Guidelines (AIA), and 20 constituency groups.

Project Schedule **Review**

Procurement

1/28/21	Presentation PRC
1/29/21	Issue RFQ (pending approval)
2/19/21	RFQ Responses
3/2/21	Shortlist/Issue RFP
3/8/21	Interviews
3/8/21	Sealed Proposals Due
3/9/21	Selection/notification

Project Schedule **Review**

Design and Construction:

Current

Schematic Design

4/5/21

Schematic Complete

7/27/21

Design Development Complete

10/29/21

Construction Documents Complete

2/8/22

Permits issued, Construction Complete

11/22/22

Construction Substantial Completion

Hospital Name Project Name	% Value & Weight	CM #1	CM #2	CM #3	CM #4	CM #5	CM #6	CM #7	Control	% Score
1 Company History	10	8.0	8.0	8.0	8.3	7.7	8.0	8.0	10	
A Age, Ownership Mgmt Structure	90	8	8	8	8	8	8	8	10	0.035
B Regional Experience	80	8	8	8	9	7	8	8	10	0.031
C Financial Strength & Bonding	90	8	8	8	8	8	8	8	10	0.035
D										
E									260	
2 Company Approach to	20	18.4	18.0	17.6	16.4	16.4	16.0	16.0	20	
A Schedule Management	95	10	9	9	8	9	8	8	10	0.040
B Quality Control Process/Results	95	10	9	9	9	8	8	8	10	0.040
C Budget Accuracy & Management	90	8	9	8	8	8	8	8	10	0.038
D Prof Site Mgmt/Housekp/Safety	95	10	10	10	8	8	8	8	10	0.040
E Diversity Outreach	100	8	8	8	8	8	8	8	10	0.042
3 Firm's Experience - Past 5 Yrs	20	18.9	16.8	17.6	17.7	16.0	16.4	16.4	20	
A Total # Hosp Projects	100	10	8	9	10	8	8	8	10	0.044
B Annual % Hosp Const Revenue	90	10	8	8	9	7	7	7	10	0.040
C Total % CM vs. Other	85	9	9	9	9	8	8	9	10	0.036
D Total # USDA RD Program	90	10	9	10	8	9	10	9	10	0.040
E Similar Projects	85	8	8	8	8	8	8	8	10	0.038
4 Personnel's Hosp. Experience	10	9.0	8.5	9.0	9.0	7.5	9.0	8.0	10	
A Hospital Experience past 5 yrs	100	9	9	9	9	8	9	8	10	0.051
B Reserve Capacity	95	9	8	9	9	7	9	8	10	0.049
C										
D										
E									195	
5 Management Process	25	20.0	20.0	20.0	20.0	21.5	20.0	20.0	25	
A Quality Control	95	8	8	8	8	8	8	8	10	0.052
B Schedule Management	95	8	8	8	8	9	8	8	10	0.052
C Sub prequalification process	90	8	8	8	8	8	8	8	10	0.049
D Budget Management	90	8	8	8	8	9	8	8	10	0.049
E References / Surveys	90	8	8	8	8	9	8	8	10	0.049
6 Qualifications	85	74.46	71.42	72.15	70.99	69.73	68.92	68.42	85	0.850
7 Interview Shortlisted Firms	10	7.78	3.89	5.00					10	0.100
8 Cost	5		5.00	0.95					5	0.050
9 TOTAL SCORE	100	82.24	80.31	78.10					100	1.000
10 FINAL RANKING		1	2	3						

Value
Percentage %

Weight
Essential 100
Critical 95
Very Important 90
Important 85
Consideration 80

Score
Superior 10
Excellent 9
Average 8
Below Average 7
Non-Responsive 6

Interview
1st Choice 1
2nd Choice 2
3rd Choice 3
Ties 1 or 2

1 Ballot #1	1	2	3
2 Ballot #2	1	3	2
3 Ballot #3	2	3	1
4 Ballot #4	1	2	2
5 Ballot #5	1	3	2
6 Ballot #6	1	2	1
7 Ballot #7	3	2	1
8 Ballot #8	1	2	3
9 Ballot #9	2	1	3
10			

Cost Evaluation	Total Cost	14,893,561	14,803,730	14,876,466					14603730	14,803,730	14,893,561
Delta Low		89,851	17,114						####	####	####

Scoring Matrix- Process

Hospital Approved Criteria

- History -10%
- Approach – 20%
- Firm Experience – 20%
- Team Experience – 10%
- Process – 25%
- Interview – 10%
- Fee – 5%

Diverse Business Inclusion Plan

SCOPE:

This Plan applies to all WhidbeyHealth public works contracts.

PURPOSE:

To promote participation of minority-owned and women-owned business enterprises in contracts for WhidbeyHealth public works projects.

DEFINITIONS:

1. **Procurement:** The act of obtaining or buying goods and services. The process includes preparation and processing of a demand as well as the end receipt and approval of payment.
2. **Public Work:** “Public work” is defined in RCW 39.04.010, but generally means all work, construction, alteration, repair, or improvement other than ordinary maintenance, executed at the cost of WhidbeyHealth.
3. **MWBE:** Minority-owner and Women-owner Business Enterprises.

PLAN:

WhidbeyHealth shall encourage participation of minority-owned business enterprises and women-owned business enterprises in all public works contracts.

PROCEDURE:

Procurement of general contractor/construction managers for WhidbeyHealth construction projects (Public Works) shall include, but not be limited to, the following activities:

- Conduct onsite meetings with potential bidders to explain project scope
- Solicit bids from diversified firms based on bidding participation of previous projects
- Consider dividing work scope into smaller, more manageable packages to increase bidding participation
- Evaluate offering enhanced payment terms (30 days net)
- Monitor results and develop a database of MBE/WBE located in the bidding area

In accordance with RCW 39.10.360(3)(b), evaluation factors for selection of general contractor/construction managers shall include, but shall not be limited to, the firm’s outreach

Business Equity Plan Process

plan to include disadvantage business enterprises and the firm’s past performance in the utilization of MWBE.

Participation may include both on a direct basis and a subcontractor basis.

There shall be no minimum level of minority-owned and women-owner business enterprise (MWBE) participation required as a condition for receiving an award of contract; however, the affirmative action requirements set forth in any federal government rules included or referenced in the contract documents shall apply.

RELATED INTERNAL DOCUMENTS:

- Procurement Policy
- Hospital Expansion Project Policy & Procedure (Accounting Department)

EXTERNAL REFERENCES:

- RCW 39.10.360 - General contractor/construction manager procedure - Contract award process.

PRC Questions January 22, 2021 **Response**

1. Your budget contingency seem to be less than what's required, can you describe how you developed those budget numbers and how you might adapt if estimates exceed the budget?

	<u>Est. Cost</u>	<u>Contingency</u>		<u>Total</u>
Professional & Legal	\$ 1,760,000			\$ 1,760,000
Construction & Contingency	\$ 15,025,000	\$ 1,202,000	8 %	\$ 16,227,000
Equipment & Furnishings	\$ 1,555,000	\$ 85,000	5 %	\$ 1,640,000
Off-site Cost				\$ N/A
Contract Administration	\$ 367,000			\$ 367,000
Contingencies (design & owner)		\$ 749,000		\$ 749,000
Other Project Cost	\$ 295,000			\$ 295,000
Sales Tax	\$ 1,29,000			\$ 1,429,000
Total	\$ 20,431,000	<u>\$ 2,036,000</u>	<u>10 %</u>	\$ 22,467,000

Today's Questions and Summary **Discuss**

- **Conclusion**
- **Your Questions**