

Client Confidential
State of Washington
PROJECT REVIEW COMMITTEE (PRC)

SUPPLEMENT B
ALTERNATIVE SUBCONTRACTOR SELECTION APPLICATION

To use the General Contractor/Construction Manager (GC/CM) Alternative Subcontractor Selection per RCW 39.10.385 as approved by the Legislature in the spring of 2021.

Please submit one Supplement B form for each desired subcontractor/subcontract package.

These should be submitted together and will be evaluated at the same review date and time.

Identification of Applicant

- a) Legal name of Public Body (your organization): **Pullman Regional Hospital**
- b) Address: **835 SE Bishop Blvd, Pullman, WA 99163**
- c) Contact Person Name: **Steve Febus** Title: **Chief Financial Officer**
- d) Phone Number: **(509) 332-2541** E-mail: **Steven.Febus@pullmanregional.org**
- e) Name of Project: **Patient Care Expansion Project**
- f) Original date PRC approved project for GC/CM: **12/01/2023**
- g) Subcontractor/Subcontract Package desired for Alternative Selection: **Electrical**
- h) Subcontract Value: **\$5,900,000 (ROM)**

1. Public Benefit –

- a. What does your organization see as the benefits to the public of using alternative subcontractor selection and why is it appropriate vs low bid selection?

The benefits for the public and appropriateness of using alternative subcontractor selection for this project – in lieu of proceeding with low bid selection – includes:

1. Reduction of health and safety risks for patients and staff (as outlined in the original and approved GC/CM application this is a fully occupied and operational hospital environment, and must remain as such throughout all phases of construction);
2. Reduction of impacts or interruptions to operations, staff and patient care;
3. Reduction of cost and schedule risk (predictability for both cost and schedule is greater with alternative subcontractor selection; scope is better defined and clear which reduces the occurrence of change orders and schedule delays);
4. Receiving timely input and insights from the electrical subcontractor throughout the remainder of design related to as-built / existing conditions, constructability, complex phasing (five (5) phases at a minimum, with additional sub-phases as well), and site logistics;
5. Close collaboration during design with the Architect, Engineers, General Contractor, and key Owner stakeholders and end-users;
6. Procurement of critical long-lead equipment.

The Electrical subcontractor would have sufficient time to become familiar with the existing systems, equipment, facility requirements and operations which will lend to meaningful and productive collaboration to maintain the highest safety and operational standards required in a hospital environment.

For example, knowledge of existing systems and operations well in advance of construction commencing will be critical for successful replacement of the existing emergency generator, (and installation of two (2) new emergency generators), associated transfer switch infrastructure, electrical gear, medical gas alarm wiring and other required electrical scope of work.

Advance identification of procurement strategies, phasing efficiencies, and thoughtful means and methods will best support the project schedule, budget, patient and staff safety, and hospital

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operations (including complex tie-in planning and coordination for new and existing equipment / systems between occupied and renovation areas). It will also be imperative to conduct detailed and rigorous constructability and cost estimate evaluations during design specific to the electrical scope of work, and without the advance engagement of the electrical subcontractor the level of coordination outlined above is not feasible.

- b. Please explain the process your organization will use to determine if alternative subcontractor selection is in the best interest of the public.

Due to recent updates for the programming requirements associated with this project – and the significant importance of maintaining a safe, occupied and operational hospital during this complex project – Pullman Regional Hospital leadership (including key stakeholders and staff), the General Contractor (Bouten Construction), the Architect (Design West), and Turner & Townsend Heery (TTH) have completed initial detailed discussions and evaluation of the challenges and risks associated with proceeding with the low bid subcontractor procurement versus alternative subcontractor selection. The project team collectively agrees it is in the best interest of the public, community of stakeholders, patients, and staff to proceed with the alternative subcontractor selection process.

The requirements outlined in RCW 39.10.385 will be strictly adhered to.

- c. Please provide an updated schedule to include Alternative Subcontractor Selection Procurement process.

PROJECT DESIGN / CONSTRUCTION SCHEDULE (DRAFT)		
Task	Start	Completion
Schematic Design	January 2024	June 2024
PRC Supplement B Application Process	June 2024	July 2024
Design Development	July 2024	November 2024
Alternative Subcontractor Hearing, Advertisement, Public Meeting, Selection	August 2024	September 2024
Construction Documents	November 2024	February 2025
Permitting	~ March 2025	~ April 2025
Construction	~ April 2025	~ July 2027

2. Public Body Engagement/Knowledge

- a. What role will your organization play in the selection process and the oversight of the GC/CM in the selection process?

Like the GC/CM selection process that was successfully completed in late 2023, PRH will maintain an active and engaged role throughout the alternative subcontractor selection process and ensure the requirements of RCW 39.10.385 are met. Additionally, PRH remains partnered with Turner & Townsend Heery (TTH) for GC/CM Advisory Services. TTH will continue to support the PRH team through the remainder of the project – at the very least to support the GC/CM and alternative subcontractor process from procurement through construction and closeout.

The design team (Design West – Architectural; MW – Engineering) will also actively participate in the solicitation, evaluation, and selection process.

- b. Discuss your organization’s understanding of the Public Body responsibilities contained in RCW 39.10.385, including the audit requirements.

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Bouten Construction is contracted and engaged as the GC/CM for this project so they will lead the alternative subcontractor selection process per the requirements outlined in RCW 39.10.385.

PRH and Turner & Townsend Heery (TTH) will provide oversight, analysis, support, assistance, and approvals throughout the process.

PRH's responsibilities:

- Provide Bouten Construction with authorization to proceed with the alternative subcontractor selection process;
- Ensure alternative subcontractor selection remains in the best interest of the public and community;
- Actively participate in the process throughout, including but not limited to: the required public advertisements; hearings and any related comments and / or protests (and respond accordingly); selection criteria and weighting; fair and reasonable evaluation of subcontractor qualifications and cost proposals;
- Approval to contract with the successful subcontractor;
- As appropriate review, evaluate, and determination of approval to proceed with the presented MACC;
- Third-party auditing to ensure proper accrual of subcontractor costs.

SIGNATURE OF AUTHORIZED REPRESENTATIVE

In submitting this application, you, as the authorized representative of your organization, understand that: (1) the PRC may request additional information about your organization, its construction history, and the proposed project; and (2) your organization is required to submit the information requested by the PRC. You agree to submit this information in a timely manner and understand that failure to do so may delay action on your application.

I have carefully reviewed the information provided and attest that this is a complete, correct and true application.

Signature: Steven D. Febus, CFO

Name (please print): Steven D. Febus, CFO (public body personnel)

Title: Chief Financial Officer

Date: 06/19/24

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PROJECT REVIEW COMMITTEE (PRC)

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- c) Contact Person Name: **Steve Febus** Title: **Chief Financial Officer**
- d) Phone Number: **(509) 332-2541** E-mail: **Steven.Febus@pullmanregional.org**
- e) Name of Project: **Patient Care Expansion Project**
- f) Original date PRC approved project for GC/CM: **12/01/2023**
- g) Subcontractor/Subcontract Package desired for Alternative Selection: **Mechanical**
- h) Subcontract Value: **\$4,700,000 (ROM)**

1. Public Benefit –

- a. What does your organization see as the benefits to the public of using alternative subcontractor selection and why is it appropriate vs low bid selection?

The benefits for the public and appropriateness of using alternative subcontractor selection for this project – in lieu of proceeding with low bid selection – includes:

1. Reduction of health and safety risks for patients and staff (as outlined in the original and approved GC/CM application this is a fully occupied and operational hospital environment, and must remain as such throughout all phases of construction);
2. Reduction of impacts or interruptions to operations, staff and patient care;
3. Reduction of cost and schedule risk (predictability for both cost and schedule is greater with alternative subcontractor selection; scope is better defined and clear which reduces the occurrence of change orders and schedule delays);
4. Receiving timely input and insights from the mechanical subcontractor throughout the remainder of design related to as-built / existing conditions, constructability, complex phasing (five (5) phases at a minimum, with additional sub-phases as well), and site logistics;
5. Close collaboration during design with the Architect, Engineers, General Contractor, and key Owner stakeholders and end-users;
6. Procurement of critical long-lead equipment.

The Mechanical subcontractor would have sufficient time to become familiar with the existing systems, equipment, facility requirements and operations which will lend to meaningful and productive collaboration to maintain the highest safety and operational standards required in a hospital environment.

For example, knowledge of existing systems and operations well in advance of construction commencing will be critical for successful relocation, replacement and extension of HVAC duct runs, installation of a new air handling unit, and related mechanical scope of work.

Advance identification of procurement strategies, phasing efficiencies, and thoughtful means and methods will best support the project schedule, budget, patient and staff safety, and hospital operations (including complex tie-in planning and coordination for new and existing equipment /

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systems between occupied and renovation areas). It will also be imperative to conduct detailed and rigorous constructability and cost estimate evaluations during design specific to the mechanical scope of work, and without the advance engagement of the mechanical subcontractor the level of coordination outlined above is not feasible.

- b. Please explain the process your organization will use to determine if alternative subcontractor selection is in the best interest of the public.

Due to recent updates for the programming requirements associated with this project – and the significant importance of maintaining a safe, occupied and operational hospital during this complex project – Pullman Regional Hospital leadership (including key stakeholders and staff), the General Contractor (Bouten Construction), the Architect (Design West), and Turner & Townsend Heery (TTH) have completed initial detailed discussions and evaluation of the challenges and risks associated with proceeding with the low bid subcontractor procurement versus alternative subcontractor selection. The project team collectively agrees it is in the best interest of the public, community of stakeholders, patients, and staff to proceed with the alternative subcontractor selection process.

The requirements outlined in RCW 39.10.385 will be strictly adhered to.

- c. Please provide an updated schedule to include Alternative Subcontractor Selection Procurement process.

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2. Public Body Engagement/Knowledge

- a. What role will your organization play in the selection process and the oversight of the GC/CM in the selection process?

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The design team (Design West – Architectural; MW – Engineering) will also actively participate in the solicitation, evaluation, and selection process.

- b. Discuss your organization’s understanding of the Public Body responsibilities contained in RCW 39.10.385, including the audit requirements.

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Bouten Construction is contracted and engaged as the GC/CM for this project so they will lead the alternative subcontractor selection process per the requirements outlined in RCW 39.10.385.

PRH and Turner & Townsend Heery (TTH) will provide oversight, analysis, support, assistance, and approvals throughout the process.

PRH's responsibilities:

- Provide Bouten Construction with authorization to proceed with the alternative subcontractor selection process;
- Ensure alternative subcontractor selection remains in the best interest of the public and community;
- Actively participate in the process throughout, including but not limited to: the required public advertisements; hearings and any related comments and / or protests (and respond accordingly); selection criteria and weighting; fair and reasonable evaluation of subcontractor qualifications and cost proposals;
- Approval to contract with the successful subcontractor;
- When appropriate review, evaluate, and determination of approval to proceed with the presented MACC;
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I have carefully reviewed the information provided and attest that this is a complete, correct and true application.

Signature: Steven D. Febus, CFO

Name (please print): Steven D. Febus, CFO (public body personnel)

Title: Chief Financial Officer

Date: 06/19/24

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- d) Phone Number: **(509) 332-2541** E-mail: **Steven.Febus@pullmanregional.org**
- e) Name of Project: **Patient Care Expansion Project**
- f) Original date PRC approved project for GC/CM: **12/01/2023**
- g) Subcontractor/Subcontract Package desired for Alternative Selection: **Plumbing**
- h) Subcontract Value: **\$3,100,000 (ROM)**

1. Public Benefit –

- a. What does your organization see as the benefits to the public of using alternative subcontractor selection and why is it appropriate vs low bid selection?

The benefits for the public and appropriateness of using alternative subcontractor selection for this project – in lieu of proceeding with low bid selection – includes:

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2. Reduction of impacts or interruptions to operations, staff and patient care;
3. Reduction of cost and schedule risk (predictability for both cost and schedule is greater with alternative subcontractor selection; scope is better defined and clear which reduces the occurrence of change orders and schedule delays);
4. Receiving timely input and insights from the plumbing subcontractor throughout the remainder of design related to as-built / existing conditions, constructability, complex phasing (five (5) phases at a minimum, with additional sub-phases as well), and site logistics;
5. Close collaboration during design with the Architect, Engineers, General Contractor, and key Owner stakeholders and end-users;
6. Procurement of critical long-lead equipment.

The Plumbing subcontractor would have sufficient time to become familiar with the existing systems, equipment, facility requirements and operations which will lend to meaningful and productive collaboration to maintain the highest safety and operational standards required in a hospital environment.

For example, knowledge of existing systems and operations well in advance of construction commencing will be critical for successful relocation, replacement and extension of medical gas and water supply lines, waste lines and other required plumbing scope of work.

Advance identification of procurement strategies, phasing efficiencies, and thoughtful means and methods will best support the project schedule, budget, patient and staff safety, and hospital operations (including complex tie-in planning and coordination for new and existing equipment /

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systems between occupied and renovation areas). It will also be imperative to conduct detailed and rigorous constructability and cost estimate evaluations during design specific to the plumbing scope of work, and without the advance engagement of the plumbing subcontractor the level of coordination outlined above is not feasible.

- b. Please explain the process your organization will use to determine if alternative subcontractor selection is in the best interest of the public.

Due to recent updates for the programming requirements associated with this project – and the significant importance of maintaining a safe, occupied and operational hospital during this complex project – Pullman Regional Hospital leadership (including key stakeholders and staff), the General Contractor (Bouten Construction), the Architect (Design West), and Turner & Townsend Heery (TTH) have completed initial detailed discussions and evaluation of the challenges and risks associated with proceeding with the low bid subcontractor procurement versus alternative subcontractor selection. The project team collectively agrees it is in the best interest of the public, community of stakeholders, patients, and staff to proceed with the alternative subcontractor selection process.

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Signature: Steven D. Febus, CFO

Name (please print): Steven D. Febus, CFO (public body personnel)

Title: Chief Financial Officer

Date: 06/19/24