

# LAKE CHELAN HEALTH

## EMS & Administration Building Project

Project Review Committee Presentation

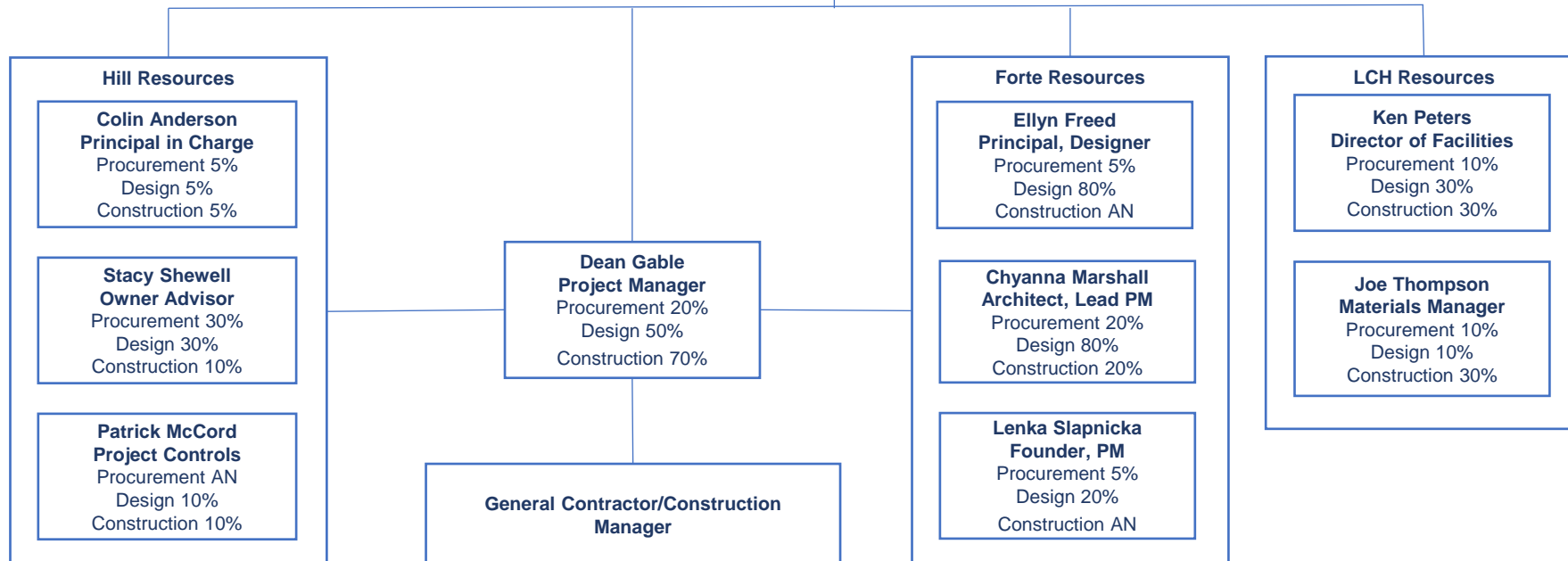
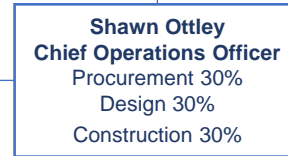
Request for approval to use General Contractor Construction Manager Delivery

July 25, 2024

# LAKE CHELAN HEALTH



# PROJECT TEAM

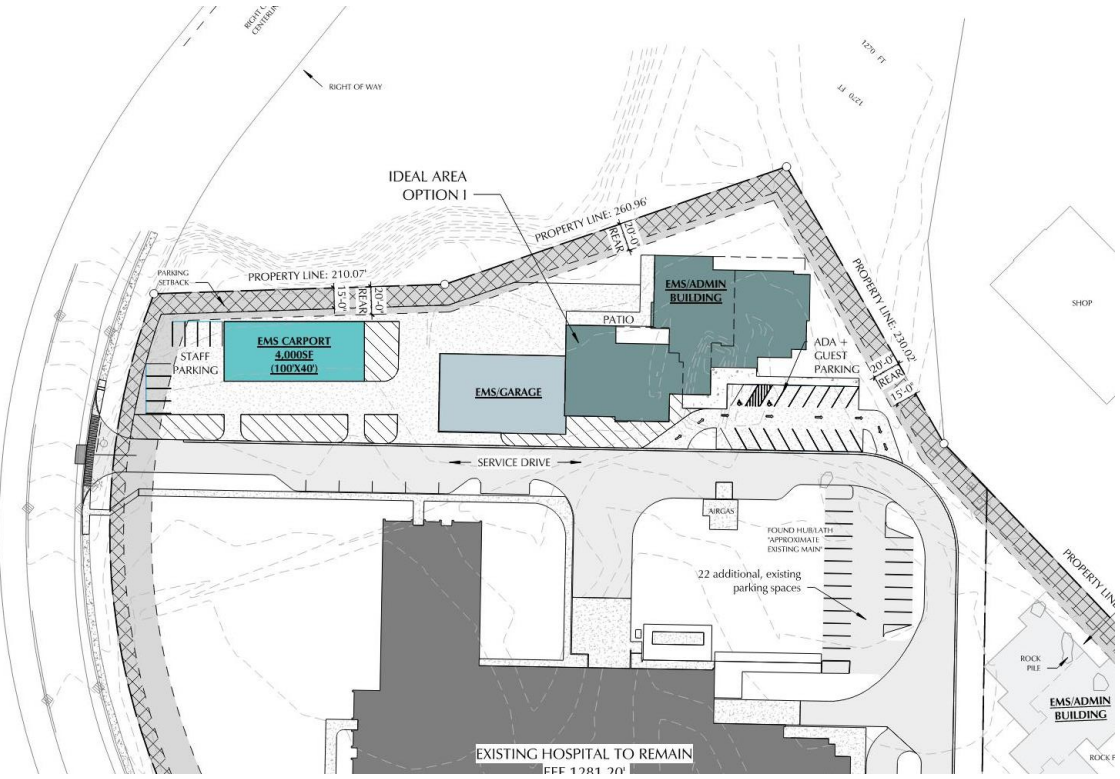




# THE PROJECT



# THE PROJECT



# PROJECT PROGRAM

<b>EMS</b>
Sleep Room
Bath/Shower Room
Kitchen
Staff offices
Laundry
Double Pull-Through Bays
Exterior Vehicle Storage
Fitness Room
Public Entry
Restrooms

<b>Administration</b>
Admin. Offices
HR
Accounting
Quality
Executive
Training Room
Conference Spaces
Storage
Restrooms
Print/Copy



# PROJECT CHALLENGES

- ▶ Soil Conditions
  - ▶ Geotechnical and Contamination
- ▶ Proximity to active hospital campus
- ▶ Availability of water from local utility
- ▶ Market Conditions
- ▶ Fixed Budget



# PROJECT BUDGET

Costs for Professional Services (A/E, Legal etc.)	\$ 1,050,000
Estimated project construction costs (including construction contingencies):	\$ 8,200,000
Equipment and furnishing costs	\$ 450,000
Off-site costs	\$ 180,000
Contract administration costs (owner, cm etc.)	\$ 170,000
Contingencies (design & owner)	\$ 1,200,000
Other related project costs (site investigation, commissioning, etc.)	\$ 170,000
Sales Tax	\$ 830,000
<b>Total</b>	<b>\$ 12,250,000</b>





# PROJECT SCHEDULE

Prime Consultant (AE & CM) & Legal Procurement	Complete
Site Investigations & Schematic Design	Jan. 2024 – Oct 2024
GC/CM Selection	Aug. 2024 – Oct. 2024
GC/CM Preconstruction Services	Oct. 2024 – May 2025
Design Completion and Value Engineering	Oct. 2024 – June 2025
MACC Negotiation and Bidding	April. 2025 – June 2025
Construction	April 2025 – July 2026
Closeout	July 2026 – Sept. 2026



# MBE/DBE INCLUSION

- ▶ Lake Chelan Health is dedicated to achieving a high level of local, small and disadvantaged business on this project. Strategies to achieve this include:
  - ▶ RFQ to be shared on OMWBE Bids and Opportunities page
  - ▶ Past performance and the Proposer's project specific approach to utilization of local, small and disadvantaged businesses will be scored in the SOQ phase.
  - ▶ Utilization goal will be established with input from the selected GC/CM.
  - ▶ GC/CM will be required to develop, update and manage a project procurement plan that specifically identifies how project utilization goals will be met.
    - ▶ The Plan shall identify ample outreach efforts that will be implemented by the GC/CM during project buyout.
  - ▶ GC/CM will be required to track and report on utilization throughout project. If actual utilization values are indicating goals may not be achieved, GC/CM will be required provide a 'course correction' plan to that demonstrates a path to meet pre-established goals.
- ▶ Forte, the architect on this project is a small, local business.



# WHY GC/CM?

## RCW 39.10.340 Compliance

- ▶ Project Complexity
  - ▶ Active hospital campus, site and market conditions
- ▶ Adjacent to 24/7 hospital campus
  - ▶ Shared drive and limited access points will require careful coordination
- ▶ GC/CM Design Support
  - ▶ Support validating that scope fits within fixed project budget
  - ▶ Early planning for complex site logistics
- ▶ Complex Technical Environment
  - ▶ Multiple facility types are combined
  - ▶ Due to the scarcity of subcontractors in the geographic area, the project needs a GC/CM adept at attracting and managing quality subcontractors



# PROCUREMENT APPROACH

- ▶ Step 1: Request for Qualifications
  - ▶ Receive Statement of Qualifications based on published evaluation criteria.
  - ▶ Highest ranked firms will be invited to interview.
- ▶ Step 2: Interviews
  - ▶ Interviews will be evaluated based on the published evaluation criteria.
  - ▶ Highest ranked firms will be invited to submit Fee Proposals.
- ▶ Step 3: Request for Fee Proposals
  - ▶ Proposals will be opened and scored in a public fee opening.
- ▶ Agreement
  - ▶ Cost + fee with a GMP/MACC for preconstruction and construction. Potential for interim GMPs/mini-MACCs.



# PROCUREMENT TIMELINE

PRC Presentation and Request for Approval	July 25, 2024
RFQ Advertisement #1	July 30, 2024
RFQ Advertisement #2	August 6, 2024
Preproposal Meeting and Site Walk	August 7, 2024
Statement of Qualification (SOQ) Due	August 20, 2024
Selection Committee Review and Scoring	August 20-27, 2024
Notification of Short-Listed Firms	August 28, 2024
Interactive Meetings/Interviews	Sept. 11-12, 2024
Selection Committee Scoring	Sept. 12, 2024
Invitation to Respond to Request for Proposal (RFP)	Sept. 16, 2024
RFP Responses Dues	Sept. 24, 2024
Board Approval of GC/CM selection and Precon. Contract	Oct. 22, 2024



THANK YOU

