

Construct New Nursing Home and Domiciliary Phase II Procurement Update

CDB Project No. 040-010-115

March 24, 2020

Introductions

Capital Development Board

- **Brent Lance**
Administrator of Capital Planning/QBS
- **Chris MacGibbon**
Project Manager
- **Melissa Porter**
Project Manager

Introductions

Department of Veteran's Affairs

- **Gwen Diehl**
Capital Programs Administrator
- **Troy Culbertson**
Administrator of IVH Quincy
- **Tony Kolbeck**
Chief of Staff

COVID-19 Implications

- Access to the site may be allowed but access to occupied buildings will not be allowed.
- Restrictions on In-Person Meetings until further notice
- Closure of Offices (working remotely)
- Phase II Proposal Deadline
 - May 5, 2020 @ 2:00PM
- Phase II Interviews
 - May 19, 2020

Requests for Information

- Responses to RFI's submitted prior to March 23rd have been posted to the website

Budgeted Costs: A high level overview

- Major groupings with the site and building costs are:
 - Site work and building (including abatement, environmental and demolition).
 - Long Term Care Building (LTC) and connectors.
 - Domiciliary Building (DOM).
 - Neilson and other renovations.

Budgeted Costs: Assumptions

- High-level assumptions and qualifications
 - Assume start of mid-2020 with a 5-YR design + construction period.
 - Costs escalated to mid-points of construction per Bridging Phasing Plan.
 - Offerors have flexibility for efficiencies - for e.g., choose packages, other phasing strategies, early start option etc.
 - Cost assignments are based on Schematic Design Cost Estimates from November 2019, with updates.

Site and Building Costs: ROM Estimates

Rough order of Magnitude (ROM) estimates Site and building costs	
Site work and building abatement and demo	12%
Long Term Care Building	66% (Approx. \$420/SF)
Domiciliary Building	18% (Approx. \$402/SF)
Neilson Building and other renovations	4% (Approx. \$150/SF)

Budgeted costs - a high level overview

Rough assignments of project site and building costs		% of project totals
Estimated project site and building costs		\$176,000,000
Unassigned general items (Use as needed and determined by Offeror for internal Design-Build team needs, contingencies, etc.)		\$9,000,000
Total Base Bid Budget (per CDB RFP dated Nov. 12th, 2019)		\$185,000,000
Total Project Funds revised (per Amendment 6, D-B Pricing Schedule (Rev Mar. 5th, 2020))		\$195,000,000

Amendment No. 6

- Overview of Changes
 - Request for Proposal
 - Attachments to Request for Proposal
 - Design-Build Pricing Schedule (DBPS):
 - Bridging Documents: No Deviations and Betterment

Amendment No. 6

Changes to No Deviations

- Changed Items
 - ND-6 Replace Description, includes Type 1B (IBC)
 - ND-12 Replace Description, includes “in general compliance with site planning principles”
 - ND-15 Replace Description, remove “Therapy and Fifer Building”
 - ND-17 Replace Description, remove “indicated for each facade, and major material designation per each facade
 - ND-20 Replace Description, changed to “Load bearing cold formed metal wall and floor systems not permitted on LTC
 - ND-28 Replace Description, clarification on DBE flexibility to decentralize heating systems across campus
 - ND-31 Replace Description, remove “Domestic water service entrance”

Amendment No. 6

Changes to No Deviations

- Deleted Items
 - ND-2
 - ND-19
 - ND-25
 - ND-30
 - ND-39
 - ND-43
 - ND-44

Cost saving ideas - a high level overview

- Ideas presented are generally high-level in nature. Qualifications:
 - Ideas may be adopted and explored by the Offerors for efficiencies and flexibility.
 - Any and all further design and engineering confirmations required are the Offeror's responsibility.
 - All codes required to be met are published as part of the RFP and its Amendments.
 - Offerors shall clearly identify all ideas adopted into their proposals.
 - Offerors shall follow instructions in the RFP for narratives and drawings required to support the proposals.

Cost Saving Ideas - General LTC

Ideas that the Offerors could pursue	Possible advantages and/or impacts for consideration
Long Term Care (LTC) - Remove connecting corridors between neighborhoods on LVL 2 & 3	Reduces building size, staffing could be managed with sharing staff vertically
LTC - Allow for Type 1B construction	Possible flexibility, concrete savings and schedule impact
LTC - Reduce basement floor height, remove tunnel connection to Fifer	Lower excavation and concrete costs, complexity. Allow for MEP ceiling heights for Kitchen and Laundry. Allow for covered walkways above grade, interrupted by roadways.

Cost Saving Ideas - General DOM and Grounds

Ideas that the Offerors could pursue	Possible advantages and/or impacts for consideration
Domiciliary (DOM) - Allow for a lighter structural skeleton, for e.g., structural steel.	Lower foundation loads, scheduling flexibility, beams in ceiling 'plenums' need MEP coordination. Load bearing interior walls are not recommended due to loss in future flexibility. Ensure floors have sufficient stiffness.
Schapers Hospital - Remove demolition of Schapers Hospital from scope.	Reduces cost, reduces schedule. Does not impact campus circulation or operations. The required demo would be managed by CDB/DVA at a later date.
Ehle Laundry - Remove decommissioning scope at Ehle Laundry Building.	The required decommissioning of equipment would be managed by CDB/DVA at a later date.
Roadways - Reduce scope of resurfacing all campus roadways.	Only resurface roadways that circle the new campus core (LTC, DOM, campus quadrangle, Stone Building).
Landscape - remove amphitheater.	May help reduce overall schedule and landscape, grading scope.

Cost Saving Ideas - MEP

Ideas that the Offerors could pursue	Possible advantages and/or impacts for consideration
Electrical - Simplify the utility electrical loop routing.	Simplify where possible, especially at the SE corner of the new parking lot.
Electrical - Reduce the length of the West Loop.	Reduce or optimize switches designated 'FUTURE', e.g. W3 & W6.
Electrical - Reduce amperage and trim excess redundant capacity in LTC Electrical panels.	At 23 numbers of 225 amp "EQ-RP-XXXX" panels, change to 125 amp. Still maintains required levels of spare capacity. This could save some conductor and conduit costs.
Communication - Ref. the Electrical Duct Bank on Sheet S-E101. Reduce the 'Communication Conduits' from 4 conduits to 2.	Does not affect future flexibility. Trims redundant excess capacity. I.T. does not need to share the electrical duct bank, I.T. would use independent shortest length connections as and where needed.
Reduce or optimize solar PV arrays on building rooftops, move to ground or reduce in extent.	Captured in the Amendment related to simplified No-Deviations.
LTC - Move central mechanical plant spaces or components to a remove location, closer to eastern edge of property, beside Fifer.	Balance efficiencies against longer runs of piping, may pursue if efficiencies are possible.

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Questions?

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Thank you.