UNIVERSITY of WASHINGTON

UWMC Outpatient Medical Clinic (OPMC) NW Rheumatology Clinic 207529

Design-Builder Pre-submission Meeting
March 1, 2021
Agenda

I. Project Goals
II. Project Scope, Schedule & Budget
III. Project Governance
IV. Project Delivery Method – Progressive Design Build
V. Design Builder Selection Process
VI. Virtual Site Walk
Project Goals

- Expand and upgrade the Rheumatology Clinic UWMC NW Outpatient Medical Center to add licensed acute care hospital clinic space for exams and procedures.
- Upgrade existing clinical space to meet the physical requirements for a licensed acute care hospital.
- Establish a separate, stand-alone infusion clinic.
- Minimize disruption to clinical operations and patients, staff and visitors in the building.
- Create a welcoming and safe environment for patients, staff and visitors.
- Design and construct the renovation with thought toward future flexibility for UWMC clinical needs.
- Look for opportunities to address deferred maintenance needs when synergy with the project scope align.
Project Scope

- Renovate and expand a current community based ambulatory clinic to meet the physical requirements for a licensed acute care hospital and create a separate stand-alone infusion clinic. Total square footage is approximately 12,000 SF.

- Construction to be scheduled in discrete phases to maintain clinical operations and minimize disruption to patients, visitors and staff in the building. The plan would be to renovate adjacent space to the existing clinic, thereafter renovate existing clinic to meet same standards.

- The scope includes at a minimum 24 exam rooms, 2 procedure rooms, 12-16 infusion chairs, 35 office seats, restrooms, breakroom, and infrastructure upgrades to meet programmatic needs. Conference space is desired. Additional deferred maintenance may be addressed when synergy with the project scope aligns.
## Anticipated Project Schedule

<table>
<thead>
<tr>
<th>Component</th>
<th>Time Period</th>
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<tbody>
<tr>
<td>Progressive Design Build</td>
<td>February 2021– April 2021</td>
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<tr>
<td>Design/Builder Selection</td>
<td>May 2021 – October 2021</td>
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<tr>
<td>Preliminary Agreement</td>
<td>November 2021 – December 2022</td>
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<tr>
<td>Design/Construction</td>
<td>November 2021 – June 2022</td>
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<tr>
<td>Design</td>
<td>March 2022 – June 2022</td>
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<tr>
<td>Construction Phase 1</td>
<td>June 2022 – September 2022</td>
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<td>Construction Phase 2</td>
<td>September 2022 – December 2022</td>
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<td>Construction Phase 3</td>
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Project Budget and Funding

Current Funding: $2,000,000
Anticipated Funding: $5,000,000  Fall 2021
Total Funding: $7,000,000
Project Governance

- Responsible Party
  - Project Executive Committee
    - Senior Project Management Team
    - Project Management Team
      - Project Working Team Clinical
      - Project Working Team Mechanical/Electrical/Plumbing
      - Project Working Team Design Builder Selection
        - Focus Groups to Support PWTs

207529 UWMC OPMC
Rheumatology Clinic
Planning Phase
Progressive Design Build
Part I: Preliminary Agreement

- Project Performance Criteria - Narrative Basis of Design meeting Owner’s Project Requirements

- Schematic Design Documents & Permit intake with SDCI
  - Project Issues Log

- Design to a level to establish guaranteed maximum price (GMP) & Schedule
  - Permit level documents
  - Risks defined and contingency allocated

- Guaranteed Maximum Price Proposal for the completion of the design and construction. Savings = 50% Owner / 50% Design Builder. DB savings may not exceed 2% of the GMP.

- Phased critical path schedule and substantial completion dates for each phase.
Progressive Design Build
Part II: Cost/Plus Fee with a Guaranteed Maximum Price

- Construction design documents
  Submittals & Shop Drawings
  Permits

- Phased abatement, demolition and construction of the expansion and renovation project.

- Management of risks and contingency

- Transition to Occupancy
  Commissioning coordination
  Record Drawings, Electronic Operations and Maintenance Manuals
  Safe Access plan
  Facilities Management data
<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
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<tbody>
<tr>
<td>DJC Announcement</td>
<td>January 27</td>
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<tr>
<td>DJC Advertisement of RFQ</td>
<td>February 22 and 24</td>
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<tr>
<td>Pre-submission Meeting</td>
<td>March 1</td>
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<tr>
<td>Last Addendum</td>
<td>March 5</td>
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<tr>
<td>Statement of Qualifications Due</td>
<td>March 11</td>
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<tr>
<td>Review/Score Qualifications</td>
<td>March 12-March 18</td>
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<td>*Shortlist Finalists</td>
<td>March 19</td>
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<td>Issue Request for Proposals</td>
<td>March 23</td>
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<tr>
<td>Last Addendum</td>
<td>April 2</td>
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<tr>
<td>Proposals Due</td>
<td>April 12</td>
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<td>Finalists Interviews</td>
<td>April 15 &amp; 16</td>
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<td>Committee Score Proposals</td>
<td>April 6-15</td>
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<tr>
<td>DB Selection</td>
<td>April 20</td>
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<tr>
<td>Announcement of Finalists</td>
<td>April 20</td>
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Design Builder RFQ & Addendum

RFQ & Addenda:  
https://facilities.uw.edu/projects/business-opportunities/solicitations

Link to DB Contracts:  
Boilerplate Specifications/Design-Build Projects  
https://facilities.uw.edu/projects/business-opportunities/contracts-forms

Please direct all questions or inquiries to:  
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Virtual Tour Suites 250 & 260

OPMC
2nd Floor
12,000 SF
The Seattle Arthritis Clinic

Suites 250 & 260
Questions