HOSPITAL REPLACEMENT  
Fort Leonard Wood, Missouri  
SAME St. Louis/Scott AFB 2019 Industry Day  

Clifton J. Rope, PE, RG, LEED AP  
Senior Project Manager  
Kansas City District  
U.S. Army Corps of Engineers  

18 April 2019
AGENDA

• Location
• Project Site
• Background Information
• Organization & Stakeholders
• Current Status
• Schedule
• Acquisition Strategy
• Supporting Contracts
• Key Contacts
Fort Leonard Wood is located in Pulaski County, Missouri approximately 130 miles southwest of St. Louis, and 60 miles southwest of the state capital, Jefferson City. The installation occupies about 63,000 acres of land, of which 53,995 acres are used for range and training. The main cantonment area borders the towns of Waynesville and St. Robert.

Interstate 44 is the primary route to and from the installation, connecting it to St. Louis and Springfield. A portion of the historic Route 66 runs near the installation.

The main gate connects the installation to St. Robert. Several secondary gates provide access from the east, northwest, and south. The Waynesville-St. Robert Regional Airport at Forney Field is located on Fort Leonard Wood and is a joint use municipal and Army airfield.

<table>
<thead>
<tr>
<th>City</th>
<th>Distance to Fort Leonard Wood</th>
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<tbody>
<tr>
<td>Jefferson City</td>
<td>59 miles</td>
</tr>
<tr>
<td>Springfield</td>
<td>74 miles</td>
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<tr>
<td>St. Louis</td>
<td>124 miles</td>
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<tr>
<td>Kansas City</td>
<td>162 miles</td>
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Fort Leonard Wood Real Property Vision Plan
Part II: Current Conditions
Project Site – Aerial view looking NNW

- Existing GLWACH Facilities
- Illinois Ave
- First St
- Nebraska Ave
- Warrior in Transition Complex

Project Site
Demolish Existing Hospital & Clinic

Construct Temporary Helipad

To Main Gate

Temporary Parking

Storm Water Detention Area
General Leonard Wood Army Community Hospital (GLWACH)
View from the west.
Looking South along Nebraska Ave, from the First Street Intersection.
Rationale for Replacement

- O&M cost for the GLWACH are highest within the DODM inventory.
- Major deficiencies with key building systems, environmental, code compliance and Federal Accessibility Standards.
- DHA study of options concluded that the best course of action for this facility was replacement. 2015 cost per admission, based on 300,000 patient encounters per year versus purchased care (PC):
  - Local providers (PC): $15,600.
  - All Distant Providers (PC): $10,306
  - GLWACH: $6,651.

- Nearest community-level hospital is in Rolla (approx. 30 min drive). Referrals for tertiary-level care are typically to Columbia or St. Louis.
- U.S. Army MEDCOM and IMCOM MOA identifies the responsibilities for GLWACH to provide Advanced Life Support resources to the installation and immediate area in the event of an emergency.
Organization & Stakeholders

[Diagram showing various organizations and stakeholders related to the USACE, DHA, and others, including sub-projects and timelines for future details.]
PN 91884, Hospital Replacement, Ft. Leonard Wood, MO

PROJECT INFORMATION
Construct 237,475 GSF Hospital, 197,302 GSF Outpatient Clinic, 9,979 Optical Fabrication Lab (Alteration), Ambulance Garage, Central Utility Plant (CUP), Helipad; Generator, & Building Info Systems. Construct Supporting Facilities.

PA($M): 381.3.0M

Acquisition Strategy: 6 separate contracts. #1 Unrestricted Two Phase Design Build for Hospital, Clinic, Ambulance Garage, CUP, Helipad, Generator, Rough Grading, Primary Utilities, & Roads. Five Small Business Contracts: #2 Temporary Helipad, #3 Site Work Prior to Demo; #4 Demolition; #5 Optical Fab Lab, & #6 Site Work Post Demo.

DESIGN BUILD SCHEDULE

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<tr>
<th>Event</th>
<th>Date</th>
<th>Type</th>
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<tr>
<td>AE Task Order Mod</td>
<td>8-Feb-18</td>
<td>A</td>
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<tr>
<td>Charrette Workshop (2-6 Apr 18)</td>
<td>2-Apr-18</td>
<td>A</td>
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<tr>
<td>Phase 1 Advertisement</td>
<td>24-Apr-18</td>
<td>A</td>
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<tr>
<td>Receipt of Charrette Report Submittal</td>
<td>11-May-18</td>
<td>A</td>
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<tr>
<td>Receipt of Phase 1 Proposals</td>
<td>8-Jun-18</td>
<td>A</td>
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<tr>
<td>Receipt of Draft RFP Submittal</td>
<td>3-Aug-18</td>
<td>A</td>
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<tr>
<td>Announce Down-Select to 3 Firms</td>
<td>10-Sep-18</td>
<td>A</td>
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<tr>
<td>Receipt of Final RFP Submittal</td>
<td>2-Nov-18</td>
<td>A</td>
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<tr>
<td>Receipt of Corrected Final RFP Submittal</td>
<td>4-Jan-19</td>
<td>A</td>
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<tr>
<td>Phase 2 Advertisement</td>
<td>31-Jan-19</td>
<td>A</td>
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<tr>
<td>Interim Interviews (27 Feb-1 Mar)</td>
<td>1-Mar-19</td>
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<tr>
<td>Receipt of Initial Proposals</td>
<td>8-Apr-19</td>
<td>A</td>
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<tr>
<td>Oral Presentations</td>
<td>18-Apr-19</td>
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<tr>
<td>Receipt of Phase 2 Final Proposals</td>
<td>24-May-19</td>
<td>S</td>
</tr>
<tr>
<td>Design Build Construction Award</td>
<td>27-Aug-19</td>
<td>S</td>
</tr>
<tr>
<td>Issue Notice to Proceed</td>
<td>28-Oct-19</td>
<td>S</td>
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<tr>
<td>Beneficial Occupancy Date (BOD)</td>
<td>27-Oct-23</td>
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<tr>
<td>Final Occupancy Date (FOD)</td>
<td>28-Oct-24</td>
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STATUS/CHALLENGES/WAY AHEAD.
- Project on schedule for 27 Aug construction award
- Interim Interviews 27 Feb-1 Mar. Presentations confirmed that RFP is communicating requirements effectively.
- Water/Wastewater utilities privatized as of 1 May 19. MOU signed 10 Apr allowing our DB contractor to relocate water/wastewater utilities on our project site.

Updated 12 Apr 2019
SCHEDULE

Hospital Replacement Program
- Adv Ph 1
- Adv Ph 2
- Award
- NTP
- Design
- Construction
- BOD
- FQD
- Equip Removal/Decontam Cmpl
- IO&T
- Temp Hospital (Contract #2) & Relocate Privatized Utilities (by Others)

Contract #1: Hospital & Outpatient Clinic

Contract #3: Initial Site Improvements

Contract #4: Recycling/Demolition

Contract #5: Optical Fab Lab

Contract #6: Remaining Site Improvements
Acquisition Strategy

- Lessons learned from the Medical MCX and from DODM Hospital projects - Forts Benning, Hood, Riley, Irwin & Bliss.
- Firm Fixed Price, 2 Phase Design Build Delivery Method
- Best Value Selection Process -- Cost-Technical Tradeoff
- Request for Proposal (RFP) contains performance oriented requirements.
  - No design docs - floor plans, elevations, sections, site plans or definitive specifications
  - Emphasis on the intended performance/outcome rather than specifying a design solution
  - Encourages creative problem solving; Harnesses the expertise of subcontractors, suppliers and vendors
  - Government avoids liability for design errors and omissions
- Use of Industry Engagements
- Phase One concluded 10 Sept with the down-selection to three offerors (J.E Dunn, Whiting/Turner, Walsh Federal JV)
- Stipends - $390,000
Acquisition Strategy

- Interim Interviews, Initial Proposal, Oral Presentations, Evaluation Notices & Final Proposals
- Inclusion of medical equipment as options MRI, Radiology.
- IO&T contractor involvement during design after award
- Use of Cost Schedule Risk Analysis & Risk Based Project Management
- Emphasis on cybersecurity requirements for building communications and control systems
- Utilization of specialty service contractors to assess:
  - Traffic Study - Impact of road closures on vehicular traffic
  - Logistics Study - Personnel and unit/bulk item movement in the facilities. Vertical transportation, critical adjacencies
  - Hospital accreditation requirements (Joint Commission Specialist)
  - Behavioral Health care requirements (Behavioral Health Specialist)
- Virtual Reality (VR)
- 4D Building Information Modeling (BIM)
Risk Management PLTs

- Site/Utilities/SB-DB Interfaces
- Initial Outfitting & Transition (IO&T)
- Guiding Principles/Sustainability
- IM/IT & Low Voltage Systems (nearly 50 LV Systems)
- Commissioning
- Construction Duration
- Owner Requested Changes
- Location of Helipad
- Fast Track Construction
- Market Conditions
- Delays/Changes in Government Furnished Equipment
- Contractor Personnel Delays Due to Installation Security
- Material Availability
- Weather
SUPPORTING CONTRACTS

- Relocation of Privatized Utility Services (Contract # NA):
  - PRIMARY ELECTRIC (LaClede Electrical Cooperative):
    - 11 Feb 19 Delivery Order issued by FLW MICC
    - 7 Oct 19 Substantial Completion of natural gas utility relocation
    - Current Status: On schedule.
  - NATURAL GAS (Omega Pipeline LLC):
    - 4 Jan 19 Delivery Order issued by Regional MICC (San Antonio)
    - 14 Nov 19 Substantial Compl of electric utility relocation work
    - Current Status: On schedule.
  - WATER & WASTEWATER (American Water Military Service)
    - Water/Wastewater utilities will be privatized 1 May
    - Memorandum of Understanding (MOU) signed 10 April: allows our DB contractor to relocate water/wastewater infrastructure, per RFP
    - AWMS retains the right to have its personnel participate in design reviews and conduct construction QA. Ownership transferred to AWMS upon completion of utility work.
SUPPORTING CONTRACTS

• Temporary Helipad (Contract # 2):
  ► Award & Completion dates / current status:
    DESIGN BUILD (Ogloonik Diversified Services):
    • 3 Jan 19 (A) Contract Award
    • 22 Jan 19 (A) Notice to Proceed
    • 12 Jun 19 Release for Construction
    • 30 Oct 19 Substantial Completion
    • Current Status: On schedule.

• Site Improvements Prior to Demolition (Contract # 3):
  ► Award & Completion dates / current status:
    DESIGN BID BUILD (Contractor TBD)
    • 1 Dec 20 Advertisement
    • 19 Jan 21 Receipt of Proposals
    • 18 Mar 21 Contract Award
    • 19 Apr 21 Notice to Proceed
    • 18 Apr 22 Substantial Completion
SUPPORTING CONTRACTS

• Demolition of Hospital, Clinic & CUP (Contract # 4): DBB (Contractor TBD):
  ► Award & Completion dates / current status:
    • 12 Nov 24 Advertisement
    • 29 Jan 25 Award Demolition Contract
    • 2 Sep 26 Substantial Completion

• Optical Fabrication Laboratory (Contract # 5): DBB (Contractor TBD)
  ► Award & Completion dates / current status:
    • 12 Nov 24 Advertisement
    • 29 Jan 25 Award Demolition Contract
    • 27 Feb 26 Beneficial Occupancy

• Site Improvements Post Demolition (Contract # 6): DBB (Contractor TBD)
  ► Award & Completion dates / current status:
    • 4 Jun 26 Advertisement
    • 26 Aug 26 Contract Award
    • 26 Sep 27 Substantial Completion
KEY CONTACTS

USACE – KANSAS CITY DISTRICT:

PROGRAM MANAGER:
Kelly Miller, RA, PMP, LEED AP, DBIA
(O) 816-389-3317; (C) 816-830-3048
Kelly.b.miller@usace.army.mil

SENIOR PROJECT MANAGER:
Clifton Rope, PE, RG, LEED AP
(O) 816-389-3446; (C) 816-678-5988
Clifton.j.rope@usace.army.mil

CONTRACTING OFFICER:
Lacy Kay
(O) 816-389-3509
Lacy.kay@usace.army.mil

PHASE TWO OFFERORS:

J.E DUNN CONSTRUCTION CO:
Margaret Bowker - Senior Vice President
(O) 816-474-8600
Margaret.bowker@jedunn.com

WALSH FEDERAL, LLC
Sean Walsh – President
Telephone: 312-563-5422
swalsh@walshgroup.com

WHITING TURNER CONTRACTING CO:
Bruce DeLawder - Vice President
Telephone: 410-337-5758
Bruce.delawder@whiting-turner.com
Questions?