New GW Health Hospital at St. Elizabeths East in Ward 8

Development (Construction) Agreement and Request for Qualifications

Frequently Asked Questions

September 2020
New Hospital at St. Elizabeths Amendment Act of 2020

Thank you for your interest in the new GW Health Hospital at St. Elizabeths East in Ward 8!

Background:


• The Agreements associated with the Act became effective on September 10th, 2020. You can find additional information about the size and the type of services that will be available at the new hospital by visiting: https://newhospitals.dc.gov/page/gw-health-hospital
Who is responsible for procuring design and construction services for the new hospital and what process will be followed? Which District requirements still apply?

- Please take the time to read the approved new hospital Development (Construction) Agreement https://newhospitals.dc.gov/sites/default/files/dc/sites/newhospitals/featured_content/St-Es-Hospital-Development-Agreement.pdf

- Pursuant to the approved Development Agreement, Universal Health Services (UHS) is responsible for leading and managing the new hospital's procurement process, design, and construction. The District will oversee and provide input to UHS on several aspects of the procurement, design, and construction.
Who is responsible for procuring design and construction services for the new hospital and what process will be followed? Which District requirements still apply? (cont.)

• The procurement process to be used by UHS is established by the Development Agreement – the District's traditional procurement law, the Procurement Practices Reform Act (PPRA) does NOT apply to the construction of the new hospital. However, other provisions of District law were included in the Development Agreement such as the District's Certified Business Enterprise, First Source, Project Labor, Davis Bacon and Green Building requirements.

Please read the Development Agreement carefully to understand the requirements and processes that apply.

https://newhospitals.dc.gov/sites/default/files/dc/sites/newhospitals/featured_content/St-Es-Hospital-Development-Agreement.pdf
How to Submit My Firm's Qualifications?

- On September 18th, 2020, Universal Health Services took the first steps in the design and construction process by releasing two Request for Qualifications (RFQs). Any interested party may respond to the RFQ. The two RFQs issued are for the following services:
  - Architectural and Engineering
  - Construction Management (General Contracting)

- After receiving RFQ proposals, firms will be short listed and a subsequent Request for Proposal (RFP) will be issued to selected firms.

- The project delivery method for this project will be selection of CM at risk with GMP contract, hired by Universal Health Services. The A&E team will also be a direct hire to Universal Health Services.

- To obtain a copy of these RFQs and submit your response please go to the UHS website: [https://newhospitalsystemstelizabethseast.com/#rfq](https://newhospitalsystemstelizabethseast.com/#rfq)
Yes. There is a requirement for both CBE and First Source on the project.

- The Request for Proposals (RFP) will select the Construction Manager (referred to as Construction Contractor in Development Agreement), who will be engaging subcontractors throughout 2021.

- The Construction Manager will be expected to meet all requirements under the development agreement, including engagement of subcontractors. The bidding procedures and guidelines along with solicitation dates and timelines for subcontractors will be published on the UHS website and/or by the Construction Manager in accordance with the project timeline.
What is the District’s Role in Review and Selection of Contractors?

• How will the district monitor and ensure proper implementation of the work?
  o The District, through the Department of General Services, will monitor the planning, design and construction phases of the work. This includes monitoring the project management, onsite inspections and project invoicing.

• The District is a non-voting member on all contract review panels.
  o UHS will select the prime vendors.
  o The District must give final sign off to UHS on the selected prime vendor contracts and issues all notices to proceed.
  o The District will have access to all trade and bid packages at all times to independently conduct reviews and ensure adherence to requirements stated in the Development Agreement.
What is the District’s Role in Review and Selection of Contractors? (cont.)

• UHS will submit the tabulations of all trades/subcontractor solicited bids to the District for review to ensure UHS’ contracts include the requirements of the Development Agreement including:
  o CBE
  o First Source
  o Project Labor Agreement
  o Davis Bacon Act
  o District will be named as a third-party beneficiary of such Construction Contract(s).
  o District will need to sign off on certain change orders as set forth in the Development Agreement.
What is the **Draft Timeline for the Hospital Construction?**

1. **RFQ for Design and Construction Teams Released**
2. **RFP Release for Design and Construction**
3. **Design Selection Process**
4. **Schematic Design Award (Ambulatory Facility, Hospital Tower, and Garage)**
5. **Design Development - Ambulatory Facility**
6. **Early Start Ambulatory Facility Package (Site, Foundations, Steel, etc)**
7. **Construction Documents - Ambulatory Facility**
8. **Design Development - Hospital Tower and Garage**
9. **Early Start Hospital Tower and Garage Package (Site, Foundations, Steel, etc)**
10. **Construction Documents - Hospital Tower and Garage**
11. **Ambulatory Facility Construction Start**
12. **Hospital Tower and Garage Construction Start**
13. **Ambulatory Facility Opens**
14. **New Hospital and Garage Opening**
What is the **Draft** Timeline for Redevelopment on the St. Elizabeths East Campus?

<table>
<thead>
<tr>
<th>Phase Number</th>
<th>Project Description</th>
<th>Responsible Party</th>
<th>Budget Estimate</th>
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</thead>
<tbody>
<tr>
<td>Phase 1</td>
<td>801 East, New Men’s Shelter</td>
<td>District</td>
<td>$46.4M</td>
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<tr>
<td>Phase 2</td>
<td>Horse Stable and Dry Barn Stabilization</td>
<td>District</td>
<td>$3.6M</td>
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<tr>
<td>Phase 3</td>
<td>Parking Garage at Parcel 6</td>
<td>District</td>
<td>$29.9M</td>
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<td>Phase 4</td>
<td>Pecan Street Roadway and Utilities</td>
<td>District</td>
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<td>Phase 5</td>
<td>13th Street Roadway and Utilities</td>
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<td>Phase 6</td>
<td>Demolition of Existing 801 E Men’s Shelter</td>
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<td>Phase 7A</td>
<td>Ambulatory Pavilion Offices</td>
<td>UHS</td>
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<tr>
<td>Phase 7B</td>
<td>Hospital Tower and Main Building</td>
<td>UHS</td>
<td>$293M</td>
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<td>Phase 7C</td>
<td>Hospital Garage</td>
<td>UHS</td>
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<td>Phase 8</td>
<td>13th Street Roadway Connector</td>
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</table>

To obtain a copy of these RFQs and submit your response please go to the UHS website: [https://newhospitalsystemstelizabethseast.com/#rfq](https://newhospitalsystemstelizabethseast.com/#rfq)

**New Hospital Delivery Expected Late 2024**