



Construction Management, Inc.

Vanir Central California

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July 22, 2021

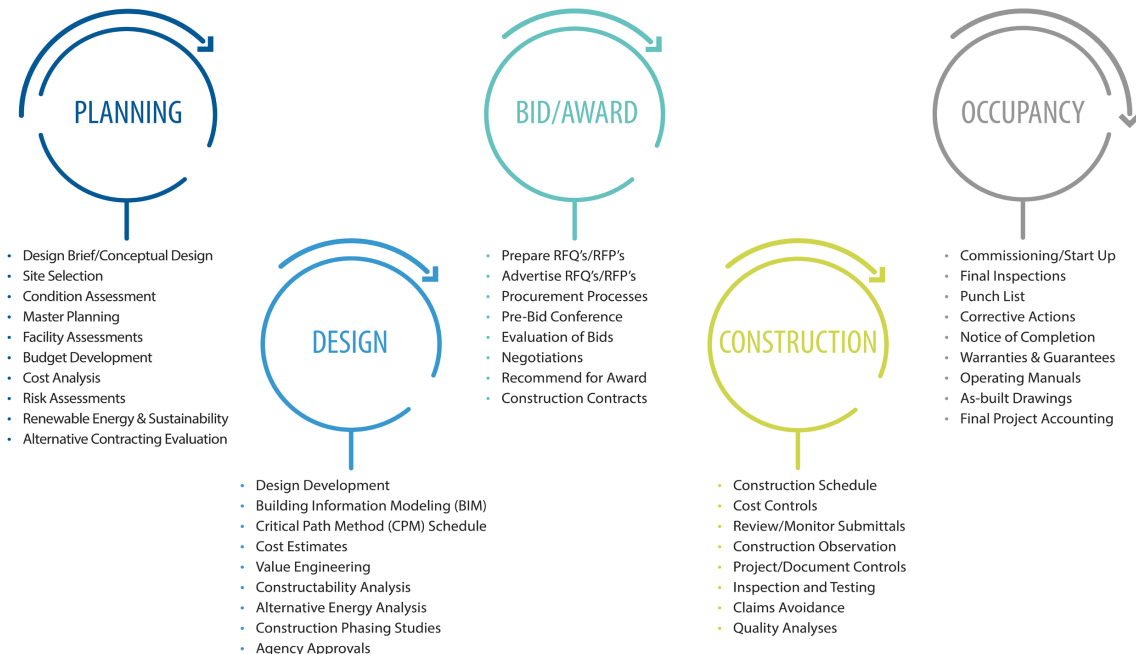
Sandra Ormonde, District CEO
Tulare Local Healthcare District
Tulare Regional Medical Center
869 N. Cherry St.
Tulare, CA 93274

Subject: Proposal for Interim Part-Time Project Management Services

Dear Ms. Ormonde:

Vanir is pleased to submit our fee proposal to provide interim and part-time senior level project management personnel with significant healthcare experience for the Tulare Local Healthcare District Tower 1 project. Based on our 7/20/21 discussion with you, we have allotted a maximum of 10 hours per week, or approximately 40 hours per month, to provide part-time project management services starting September 1, 2021 through December 31, 2021.

Given the need for the personnel to ramp up quickly, perform a wide variety of project management services, and have significant healthcare experience, Vanir proposing Roy Magdaleno, CCM, to serve as the District’s Senior Project Manager for the interim services. On a part-time, limited basis Roy can provide, but not limited to, the following PM/CM services:





Vanir's labor rate for Roy is \$195, but we'll furnish Roy for this interim/part-time opportunity at our senior project manager rate of \$180/hour. At 40 hours per month, for four (4) months, plus reimbursables for travel, meals, printing, and incidentals; Vanir's fee is \$30,000.⁰⁰ on the above-mentioned project. We will bill this project on a Lump Sum not-to-exceed, Time and Material basis.

We have attached Roy's resume and letters of recommendation, plus Vanir's Healthcare Statement of Qualifications (SOQ) for your reference.

We look forward to serving you and the District on this much needed and important project for the community. If you have any questions, please call me on my cell phone @ (559) 805-5393.

Sincerely,
Vanir Construction Management, Inc.

A handwritten signature in blue ink, appearing to read 'Jerry Avalos', enclosed in a thin blue rectangular border.

Jerry Avalos, CCM, EIT, LEED® AP
Vice President / Area Manager

Cc: Steve Whitehead, President, Vanir CM
Michelle Shimizu, BD Manager, Vanir CM

Attachment: Roy Magdaleno Resume, 1 page
Letters of Recommendation – Roy, 2 pages
Vanir's Healthcare SOQ, 34 pages



ROY MAGDALENO, CCM

Senior Project Manager

Summary of Qualifications

Roy Magdaleno has more than 25 years of experience in the construction industry. He is proficient in handling all field documents, developing daily, weekly and monthly reports and negotiating change orders, RFIs, transmittals, submittals and operations and maintenance manuals. As a construction management professional, he is well-versed in overseeing field crews and in acting as a liaison between engineers, architects and city officials/inspectors (OSPHD, AHJ, DSA, SFM, Local, Special Inspectors, SJVAPCD, BSCC, DPH). As a Project Director, Roy manages all office-related needs and coordinates all field-related needs. He conducts meetings as necessary for addressing project issues for immediate resolution. Roy previous experience as an estimator includes assisting in estimates, material take-offs and bid submittals and producing as-built drawings.

Project Experience

Healthcare

California Department of General Services, Porterville Developmental Center Fire Alarm Upgrade Project, Porterville, CA. Project Director, \$4.5m, Multiple residences throughout the entire campus & administration building, Design-Bid-Build on existing occupied facility (tenant improvement). Fire Alarm upgrade in patient residence building and Administration building. Responsible for oversight of construction project, OSPHD inspections, State Fire Marshal, Licensing, Schedule, Cost, contractor oversight, end user coordination.

County of San Benito, Behavioral Health, Hollister, CA. Project Director, \$10 million, 17,212 SF, New Construction, Modular, Design-Build, split package. Currently in Construction Phase (95% complete). Vanir's involvement includes limited pre-construction services and full construction management services during the construction phase.

The project was put out to bid in two packages: Modular Building Bid Package and the Site Bid Package. It includes a parking lot, landscaping and irrigation, and courtyards for patient and staff use.

The department is currently authorized for 52 employees (health clinicians, psychiatrists, case managers, nurses, administrators, and clerical support staff), and will be proposing adding 22 more staff members when the new facility is completed.

Merced County, Mental Health Office Remodel, Merced, CA. Senior Construction Manager, \$31 million 87,000 SF, Remodel, Design-Bid-Build. Project consisted of the demolition of the majority of the existing interior of the building, including removal of all existing plumbing, mechanical and electrical components. The construction of new interior, exterior envelope improvements, and site work improvements.

EDUCATION

Bachelor of Science,
Construction
Management, California
State University, Fresno

PROFESSIONAL LICENSE

General Building
Contractor, CA Class B
(inactive)

CERTIFICATIONS

CMAA, Certified
Construction Manager
(CCM), DBIA Assoc.

INSTRUCTOR EXPERIENCE

CSU Fresno Instructor,
CMPD Program (4yrs)

AFFILIATIONS

Construction
Management Association
of America (CMAA)

AWARDS

2015 CMAA: Project
Achievement Award –
Porterville Developmental
Center

2015 WCCC: Exception
Project Award –
Porterville Developmental
Center

California Department of General Services, Porterville Developmental Center

Expansion & Recreation Complex, Porterville, CA. Assistant Construction Manager, \$64.6 million, 94,129 SF, Design-Bid-Build. Project consists of site improvements, demolition, excavation, construction of six single story residences with 96-beds, single story protective services building, recreation center with swimming pool, security fencing, landscaping, retention pond, 500,000-gallon water reservoir tank, generators and a water well with storage tank.

California Department of General Services, Porterville Developmental Center New Main Kitchen & Administrative Building, Porterville CA.

Construction Manager, \$15 million, 29,100 SF, Design-Bid-Build. Project consisted of construction project management services for the new main kitchen which included the renovation of 24 existing, satellite serving kitchens and dining rooms. Project included the construction of a single story 22,700 SF main kitchen building and a single story 5,350 SF Administration Building along with a remote 1,000 SF storage structure. The Administration Building was comprised of offices, meeting rooms, and support facilities for approximately 26 people as well as a separate 50-seat conference room.

King-Drew Medical Center, Compton CA, Staff Augmentation (OSHPD) Field Engineer, \$10m, Tenant improvement of existing patient care offices. Managed and supervised the relocating of entire medical departments to a temporary location while renovations took place. Move-management coordination required meetings with staff supervisors, hospital head nurse, doctors and support staff for various coordination needs and scheduling deadlines.

California Department of Mental Health, Coalinga State Hospital, New Mental Health Treatment Facility, Coalinga, CA.

Field Engineer, \$314 million, 1.2 million SF, Design-Bid-Build. Project consisted of a new hospital comprised of eight treatment programs with 31 housing/treatment units and 1,500 new beds. Completed in four bid packages: mass excavation and backfilling; facilities and infrastructure; central warehouse; and motor vehicle building. Assisted in daily and monthly reports and assists in estimating and verifying change orders and determining validity of contractors change orders. In charge of all closeout material and involved in contract document control and punch list.



Kern Community College District
Construction & Facilities Planning Dept.

2100 Chester Ave, Bakersfield, CA 93301

Office (661) 336-5174 Fax (661) 336-5185

March 15, 2021

Letter of Recommendation for Vanir Construction Management

Re: Kern Community College District, Bakersfield College (Delano-Timmons Campus) Learning Resource Center

To Whom It May Concern:

I am happy to provide this letter of recommendation for Vanir Construction Management for their assistance in managing the New Learning Resource Center in Delano, CA. This new learning center is funded by Measure J and will house new classrooms, a library, and offices, along with new landscaping.

The scope of this project includes the site development and construction of a new two-story learning resource center multi-use building on the Delano Center campus. With an approximate 39,900 GSF, the 27,960 ASF library, 3,600 ASF AV/TV, and 2,790 ASF other (meeting, data, exhibition) spaces. Included in this project is demolition of 9,463 ASF of portable buildings. The result of this project is an additional 5,958 WSCH.

The District hired Vanir CM to help manage this \$27.9M facility by performing design review, constructability reviews, value engineering, bidding support services, construction phase services, and post construction phase services. The Vanir team has been excellent to work with.

I would like to personally recognize Vanir's Project Director, Roy Magdaleno for truly looking out for the District's best interests. Roy and his team continue to support the district and have helped navigate this project's ongoing success.

The District will continue to work with Vanir Construction Management and seeks future opportunities for Vanir's involvement. I am confident in recommending Vanir and Roy Magdaleno.

Respectfully,

Nick Hernandez
Construction Project Manager
Facilities & Construction Department
Kern Community College District

**PORTERVILLE DEVELOPMENTAL CENTER**

Plant Operations
26501 Ave. 140
P.O. BOX 2000
PORTERVILLE, CA 93258-2000
(559) 782-2674

PortervilleDEVELOPMENTAL
C E N T E R

Dear Mr. Whitehead;

I am writing this letter in the hope that Roy Magdaleno will be somehow recognized for the valuable work he has done here at Porterville Developmental Center (PDC) while working as the Construction Manager overseeing the \$15 million New Main Kitchen Project.

My team and I have been the point of contact for the Porterville Developmental Center over the course of the project. Roy has been nothing short of professional and extremely helpful in facilitating the timely resolution of any maintenance/programming concerns and/or questions between PDC staff, the contractor, and the design team.

Every single week for nearly 2 years, Roy was the onsite manager taking on work that was above and beyond his level, addressing issues with the contractor, and made a point to keep PDC informed of impending activities that affected PDC's normal operations. Roy's commitment to addressing our needs is a reflection of his conscientious nature and management skills. In short, it is clear that Roy Magdaleno has exceeded our expectations.

I have seen him develop from an Assistant Construction Manager while working on our 96-Bed Project in 2005, transitioning very well into a Construction Manager on this Project. Roy has had a positive impact on this project more than he is aware. He is an exceptional person and manager, and I believe he should be recognized as such by your company.

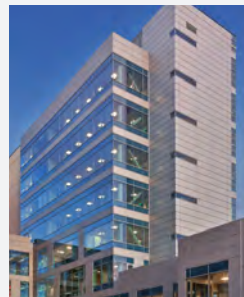
Sincerely,

A handwritten signature in cursive script, appearing to read "John Lane".

John Lane
Chief of Plant Operations III
Porterville Developmental Center

HEALTHCARE

STATEMENT OF QUALIFICATIONS





Vanir is a national leader in program, project, and construction management (PMCM), having delivered more than \$24 billion in value to clients since its inception in 1980. Ranked as a top CM firm by Engineering News-Record for over three decades, our award-winning team is comprised of certified project, construction, design, and sustainability professionals; licensed engineers; experienced executives; and skilled support staff. We provide a full range of services to public and private sector clients in the Healthcare, Technology, Education (K-12 and Higher), Justice, Hospitality, Water/Wastewater, Aviation, and Transportation markets.

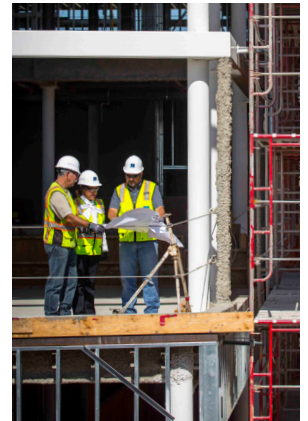
As part of a family-owned group of companies founded in 1964, Vanir has earned a reputation for providing excellence in quality and client satisfaction. This reputation, together with our unwavering commitment to delivering projects on time and within budget, has established Vanir as one of the largest and most successful minority- and woman-owned PMCM firms in the United States. We currently have offices in California, Arizona, Colorado, Texas, Louisiana, and Washington.

Vanir has been a fixture in the Pacific Northwest for more than 25 years. Located in Renton, Port Angeles, and Moses Lake, our Washington offices employ talented teams of professionals who provide a full range of services to our local clients. These teams consist of registered architects and engineers, designated design-build professionals, certified project management professionals, and licensed general contractors – many of whom are recognized as industry leaders throughout the Pacific Northwest.

Our Experience

It has become increasingly challenging to provide critical healthcare services during the current pandemic, while also navigating through new and changing guidelines set forth by the Centers for Disease Control and Prevention (CDC) and other governing authorities. Because of this, it is paramount that teams take an “all hands-on deck” approach, acting swiftly to identify and implement effective solutions in partnership with essential healthcare professionals and first responders. Vanir’s healthcare team understands the importance of this partnership and has proudly exceeded expectations and added value for our healthcare clients throughout the United States.

Vanir brings experience, best practices, and lessons learned from managing more than 250 healthcare projects since 1980. Our experience, combined with our professional commitment to client satisfaction and high quality, drive our project approach. Our highly skilled staff is experienced in the most advanced project control systems for estimating, scheduling, and reporting, which are all geared for long-term cost savings.



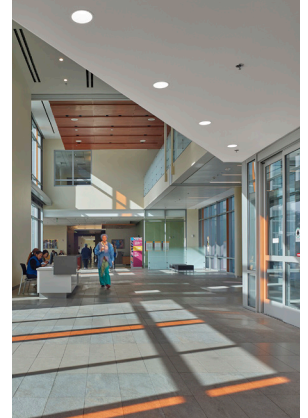


Our high-caliber healthcare specialists deliver expert services throughout the country, bringing the strength of a nationally experienced team and expertise of current trends in healthcare, hospital facilities, planning, design, construction, and operations. Facility types include acute care inpatient hospital settings, diagnostic and treatment, ambulatory settings, cancer treatment, skilled nursing, medical office buildings, behavioral health facilities, and central plants. We focus not only on healthcare design and construction matters, but also on critical operational issues that are impactful to patients, physicians, caregivers, and administrators. Our full-service capabilities mean you interface with a single point of coordination and project responsibility—the entire team functions under one common set of operating procedures.

Vanir's experience in the healthcare field dates back 34 years when the California Department of State Hospitals (formerly the California Department of Mental Health) awarded our team a contract to manage more than \$180 million in fire, life, and safety improvements at five hospitals throughout the state. Since then, that program has grown to over \$500 million.

To date, we have provided services for some of the largest and most prestigious healthcare systems in the country including: **Harborview Medical Center, Swedish Health Services, the University of Washington School of Medicine, Valleywise Health** (formerly known as the Maricopa Integrated Health System), **Harbor-UCLA Medical Center, University of Colorado Health Highlands Ranch Hospital, Coalinga State Hospital, CommonSpirit Health** (formerly Dignity Health), **Catholic Healthcare West** (now Dignity Health), **City of Hope, University of Southern California Keck School of Medicine**, the **San Quentin Central Health Services Building, Highland Hospital**, and more.

At Vanir, we understand the critical need to expand and renovate your healthcare facilities as you provide vital healthcare services to the communities in which you serve. We are eager to tailor our services and teams to meet your unique growth endeavors.





Pre-design

- Space Program
- Project Management Plan
- Project Procedures Manual
- Site Selection
- EIR
- Condition Assessment
- Real Estate/Relocation Services
- Master Plan
- A/E Selection
- A/E & Consultant Contracts
- Master Schedule
- Contract Administration
- Technical Specifications
- Program/Project Budget
- Alternative Funding
- Specifications
- Building Delivery Systems
- Design Recommendations
- RFP for Design
- Short List

Design

- Building Information Modeling (BIM)
- Design Schedule
- Schematic Drawing Review & Estimate
- Design Development Review & Estimate
- CPM Schedule
- Cost Estimates
- Budget Review
- Preliminary Fire Marshal Review
- Preliminary OSHPD/SS Review
- Preliminary OSHPD/HC Review
- Value Engineering
- Constructability Analysis
- Technical Compliance Review
- Construction Documents Review & Estimates
- FF&E Budget and Delivery Schedule
- Contract Administration
- LEED Compliance Analysis
- Alternative Energy Analysis
- Front-end Specifications
- Construction Phasing Studies
- Construction Sequencing Studies
- Analysis of Interim Housing Needs & Costs

Bid/Award

- Fire Marshal Final Approval
- OSHPD/HC Final Approval
- OSHPD/SS Final Approval
- Contractor Marketing & Pre-qualification
- Pre-bid Conference
- Receive & Evaluate Bids
- Recommendation for Award
- Prepare Construction Contracts

Construction

- Notice to Proceed
- Pre-construction Meeting
- Review & Approve Construction Schedule
- Review & Monitor Submittals
- Construction Observation
- On-site Management
- Cost Control
- Communication Plan
- Document Controls
- Coordinate Testing & Inspection
- Process Payment Requests
- Monthly Reports
- Project Accounting
- Process Change Orders
- OSHPD Quarterly Inspection Reports
- Claim Avoidance Program

Occupancy

- Commissioning
- Final Inspections
- Punch List
- Corrective Actions
- Notice of Completion
- Warranties & Guarantees
- Operating Manuals
- As-built Drawings
- Final Project Accounting
- Move-in Assistance

Healthcare Specific

- Online Constructability Review
- Online OSHPD Comment and Correction Tracking
- Asset Disposition Planning
- Physical Security & Loss Prevention Analysis
- Hazardous Materials Mitigation Management
- Agency Review Tracking
- Medical Equipment Planning
- Information Systems Technology Coordination
- Phasing Plans/Scheduling
- Transition Planning
- Disruption Planning
- Healthcare Criteria Management
- Clinical Association Guidelines
- Functional Use, Policies & Procedure Planning
- Commissioning
- Sustainable Design Commissioning
- Move-in Planning
- Facility and Operational Start-Up
- Pre-occupancy Environment of Care Survey
- De-commissioning
- Asset Disposition Management
- Post Occupancy Evaluation
- Pre-Warranty Expiration Evaluation

At Vanir, we understand that many healthcare construction projects require phased construction to accommodate continuous operations in occupied facilities. Whether we serve as your program, project, or construction manager (PMCM), Vanir will act as an extension of your staff. We plan and make decisions and recommendations based on the answer to one recurring question: Is this in the best interest of the project? The following principles form the foundation of our approach to providing services:

1. **Collaboration.** We work closely with all levels of management, partners, designers, and contractors to create an atmosphere of teamwork and leadership to successfully meet the goals of your project. We establish a culture of collaboration in bringing all stakeholders together to achieve successful programs and projects.
2. **Anticipation.** Our philosophy is to always look ahead, to identify any potential risk early, and to address any possible issues before they occur. We are solution driven. We use our project management tools to keep every aspect of your project and necessary documentation on track, pinpoint opportunities that will save you time and money, and work aggressively to achieve your vision. We believe in “plan the work, work the plan.”
3. **Communication.** We establish a system of communication and formal reporting that will ensure important facts and realistic choices are conveyed in a clear and timely manner. We always keep you informed with detailed, reliable information so you can make the best decisions possible.
4. **Representation.** We serve as a seamless extension of your staff while managing the project. We build strong partnerships with site representatives, adjacent businesses, architects, the community, and consultants involved in the project. We work to represent, communicate, and promote your best interests at all times.



VANIR HEALTHCARE PROJECTS

Harborview Medical Center Bond Program



Program overview

The Harborview Medical Center Bond Program involved seismically retrofitting the medical center and providing increased capacity for needed services. The extent of the program included the construction of two new buildings, seismic reinforcement to existing buildings, and the demolition of two unsound buildings. The new structures were designed to accommodate services displaced from the demolished buildings, including inpatient and outpatient clinical services, and the medical examiner's office.

Beginning in 2002, Vanir acted as the project oversight consultant, ensuring the scope, schedule, and budget were consistently monitored to protect the owner's interests. We also provided technical assistance (as needed) throughout the projects.

Staying under budget

Vanir was directly involved in assisting the project management team and GC/CM contractor with keeping the project within budget. In one instance, a Vanir Value Engineering suggestion saved the project \$3 million.

Location

Seattle, Washington

Client

University of Washington

Architect

NBBJ

Contractor

Turner Construction

Delivery Method

GC/CM (CMAR)

Square Footage

240,000 SF

Construction Cost

\$250 million

Completion Date

2008

University of Washington School of Medicine



Program overview

As part of our contract with the University of Washington’s Project Delivery Group, Vanir is currently providing project management staff augmentation services for the University of Washington School of Medicine (UW Medicine). To date, Vanir has assisted with the following projects:

Security camera upgrades

Coordinated with multiple teams to install a new remote monitoring system that allows real-time radiation sensing and video monitoring by multiple operators across secure and encrypted data links. The improved monitoring system will have the capacity to report out to University of Washington Security. Upgrades are being made to two locations that house devices containing sources of radioactive material associated with research and patient treatment at the Seattle and Harborview campuses.

Feasibility and pre-design study development

Directed architects and design engineers and coordinated with University of Washington Facilities to develop feasibility reports that offer design options and construction cost estimates for potential renovations to the Departments of Pediatrics, Rehabilitative Medicine, and Genome Sciences, as well as the Flow Cytometry Group.

School of Medicine J-wing security doors installation

Managed the creation of project drawings that will help achieve an added layer of security for occupants of the J-wing’s ground floor by adding two doors off of the elevator lobby. The new doors will include customized locking hardware to deter the casual passersby and allow only J-wing occupants to have access to the administrative offices, labs, and workspaces.

Location

Seattle, Washington

Client

University of Washington
Project Delivery Group

Architects

Various

Contractors

Various

Delivery Method

Job Order Contracting

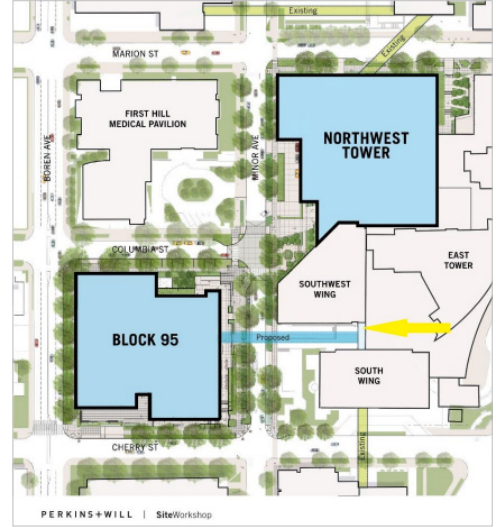
Project Cost

\$100,000-\$600,000 per project

Completion Date

Ongoing

Swedish Health Services, First Hill Transformation



Program overview

Vanir was selected to augment Swedish Health Services' in-house team of architects and project managers for the First Hill Transformation project. Our team is providing program management and construction management services. The project involves the replacement of the existing North West Tower, Block 95, and several systems-intensive services on the campus. The new tower will create a state-of-the-art environment for patients and caregivers, housing a larger, more efficient emergency department, critical care units, surgical suites, private patient rooms, and a dining facility.

Part of the program includes "Enabling and Make Ready Projects." There are over 130 projects that involve moving/vacating approximately 230,000 square feet of clinical, administrative, and support spaces, as well as relocating existing infrastructure away from the areas scheduled for demolition. This activity has required our team to maintain high collaboration with Swedish Health Services' end users, infection control, safety, and security departments—making sure construction activities do not interfere with ongoing patient care and operations.

One of the greenest hospitals in the nation

Operating as an owner's representative for capital projects, Vanir provides leadership and development of policies, procedures, and construction standards, as well as management of day-to-day work provided by architects, consultants, general contractors, IT, and furniture and equipment vendors. Our team is helping to meet Swedish Health Services' commitment to sustainability, making it one of the greenest hospitals in the nation.

Location

Seattle, Washington

Client

Swedish Health Services

Architects

Various

Contractors

Various

Delivery Method

Design-Bid-Build

Construction Cost

Confidential

Completion Date

Ongoing

Valleywise Health Facilities



Program overview

Vanir is serving as the Integrated Program Manager for Maricopa County Special Health Care District's seven-year bond program to develop, improve and expand Valleywise Health facilities.

Projects include:

New Acute Care Hospital Tower, Phoenix

A new Hospital Tower is being built on the existing Valleywise Health Medical Center campus. It will provide 233 patient beds, a Level I Trauma Center, surgery, ICU, obstetrics and pediatrics departments, a pharmacy and a laboratory, as well as the world-famous Arizona Burn Center. The Tower is scheduled to be completed in 2023, with site work finished in 2025.

Comprehensive Health Center, Peoria

The Valleywise Comprehensive Health Center, Peoria project included the expansion of an outpatient facility. This three-story facility provides the underserved community with a full spectrum of departments, including: outpatient surgery, imaging, urgent care, dialysis, family medicine, specialty clinics, behavioral health, dental, pharmacy and lab.

Valleywise Behavioral Health Center, Maryvale

The Maryvale project involved converting an existing hospital structure into a Behavioral Health Hospital with an emergency department. There are 192 behavioral health beds located on four upper floors, with 30 Acute Emergency Department beds in the ground floor emergency department. Support departments include laboratory, pharmacy, imaging and a new secure public entrance.

Location

Phoenix, Peoria and Maryvale, Arizona

Client

Maricopa County Special Health Care District, dba Maricopa Integrated Health System (MIHS)

Architects + Contractors

Multiple

Delivery Method

CMAR

Square Footage

673,000 SF (Phoenix)

127,000 SF (Peoria)

250,000 (Maryvale)

Project Value

\$950 million

Completion Date

Acute Care Hospital Tower: 2023

Comprehensive Health Center: 2020

Valleywise Behavioral Health Center: 2019

Highland Hospital Acute Tower Replacement Program



Program overview

Hailed as the largest construction project ever undertaken by Alameda County, the multiphase Highland Hospital Acute Tower Replacement Project was designed to modernize the hospital’s historic campus and bring it into compliance with California’s current seismic safety laws. Vanir was proud to provide program and construction management services for the 10-year project, which consisted of three key phases:

- **New Highland Care Pavilion** – The pavilion features a three-story, 80,000-square-foot outpatient and specialty care center, cafeteria and 172-space parking structure. These elements have contributed to an improved patient, visitor and employee experience and increased accessibility.
- **New Acute Care Tower and Central Utility Plant** – The tower includes facilities for: intensive care; labor and delivery; neonatal intensive care; occupational, physical and respiratory therapy; and miscellaneous diagnostic, treatment and support functions. The nine-story, 169-bed building sits above a below-grade central utility plant. All work was performed while the existing tower and surgery building remained operational.
- **Demolition of Existing Acute Care Tower/Construction of New Link Building and Courtyard** – Demolition of the existing nine-story, 235,000-square-foot inpatient tower and construction of a new Bay Friendly Rated courtyard, dining terrace and main entry building.

Location

Oakland, California

Client

County of Alameda, General Services Agency

Architects

Smith Group JJR, Ratcliff Architects,
Shaw Kawasaki Architects

Contractor

Clark Construction Group, Inc.

Design-Builder

Clark Design/Build of California, Inc.

Delivery Method

Design-Build Bridging (Best-Value Selection)

Square Footage

407,867 SF

Construction Cost

\$682 million

Completion Date

Highland Care Pavilion: 2013
Acute Care Tower/Central Plant: 2016
Demo Existing Tower/New Link Building
and Courtyard: 2019

AWARDS

LEED Gold Certification - Highland Care Pavilion and Acute Care Tower | CMAA Regional Project Achievement Awards - 2014, 2016 | CMAA National Project Achievement Award - 2016 | Additional Awards - DBIA, WCCC, California Counties Architects and Engineers Association

Harbor-UCLA Medical Center



Project overview

The gkkworks/Vanir team provided project and construction management services for the Surgery/Emergency Replacement project at Harbor-UCLA Medical Center. As an essential element in the healthcare delivery system for the greater Los Angeles area, renovations and additions were needed to address the changing demographics of the inpatient population and the expanding needs of the outpatient population.

Major elements included a state-of-the-art, 16-room surgical suite and a new ER department, accommodating 175,000 patient visits and 1.23 million accompanying family members per year.

Vanir played a lead role for the joint venture team

With strong support from the Medical Center, the gkkworks/Vanir team obtained permission from OSHPD to change the project delivery method from design-bid-build to the much faster design-build approach. Incremental building approvals were issued by OSHPD, which significantly enhanced the completion schedule. As one of its project management services, the Vanir team also provided medical and FF&E equipment planning, procurement, and installation coordination services for the \$32.7 million package.

Location

Torrance, California

Client

County of Los Angeles, Department of Public Works

Scoping Architect

Leo A. Daly - Phase 1 and Scoping Documents

Design Builders

Hensel Phelps Construction Company
Kaplan McLaughlin Diaz Architects

Delivery Method

Design-Build

Square Footage

192,000 SF

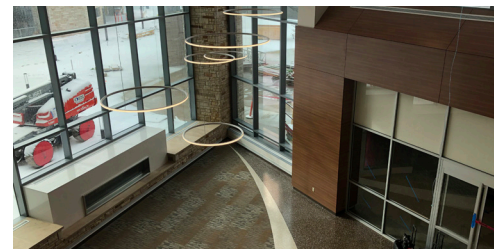
Construction Cost

\$220 million

Completion Date

2013

UCHealth Highlands Ranch Hospital



Project overview

Vanir provided on-site staff augmentation services for UCHealth's new Highlands Ranch Hospital. It consists of a structural steel building, a central utility plant and a cast-in-place concrete parking structure.

The facility includes:

- 87 inpatient beds
- Surgical Care Unit with six operating rooms
- Intensive Care Unit and Level III Trauma Center
- Emergency Department
- Cancer Center
- Women's Health Services, including Level III NICU

The Vanir team was responsible for CMAR contract administration, including budget and cost forecasting, payment application review, change order review and negotiations, quality control observations, punchlist coordination and transition coordination with the owner team lead.

UCHealth's hospitals, clinic locations and healthcare providers are located throughout Colorado, southern Wyoming and western Nebraska, promoting individual and community health. Vanir is proud that our services contributed to this state-of-the-art facility.

Location

Highlands Ranch, Colorado

Client

UCHealth (University of Colorado Health)

Architect

EYP Health

Contractor

Mortenson Company

Delivery Method

CMAR

Square Footage

Hospital: 340,000 SF

Medical Office Building: 85,000 SF

Construction Cost

\$252 million

Completion Date

2019

Merced County Behavioral Health and Recovery Services Center



Project overview

Vanir provided construction management services for the renovation of Merced County Hospital, which had been vacant for several years. The goal of the project was to transform a sterile hospital environment into a bright, warm, and welcoming place to serve those suffering from mental health issues. The new Merced County Behavioral Health and Recovery Services (BHRS) Center is a collaboration among six counties: Calaveras, Madera, Mariposa, Merced, Stanislaus, and Tuolumne.

The project involved interior demolition to a majority of an existing three-story building. New construction was performed for the interior of the facility and envelope improvements were made to the exterior. The project included site work improvements as well.

The BHRS Center provides an array of behavioral health and supportive services to adults suffering from a Serious Mental Illness (SRI). The facility has a 16-bed crisis residential unit that can house adults experiencing a deterioration of mental health who need to be stabilized instead of hospitalized. The building also includes a Wellness Center and Conference Center.

Location

Merced, California

Client

County of Merced

Architect

Williams + Paddon Architects + Planners, Inc.

Contractor

Harris Construction Company, Inc.

Delivery Method

Design-Bid-Build

Square Footage

93,375 SF

Construction Cost

\$24 million

Completion Date

2018

Banner Health | Multiple Projects



Overview of projects

The Vanir team has been overseeing renovation and expansion work for Banner Health since 2006—managing the design and construction of many clinical and nonclinical projects at six Banner Hospitals and numerous outpatient/corporate facilities located throughout the metro Phoenix Valley.

A few project examples include:

- Banner Desert Medical Center:** We provided staff augmentation services for several projects, including a remodel of an outpatient treatment center, construction of a pedestrian bridge, and the renovation of three CT scanner rooms.
- Thunderbird Medical Center:** Vanir led a pharmacy renovation and expansion, including new direct compounding/ante rooms, a pharmaceutical refrigeration unit, an automated tablet counter, a pneumatic tube system, and office space.
- Banner Health Corporate Relocation:** Our team successfully relocated 1,000 Banner Health employees by expediting the planning, design, and interior build-out of 14 floors. We developed the budget and bid documents, negotiated contracts, and managed the procurement for \$2.5 million of FF&E.
- Banner University Medical Center/Phoenix:** Vanir assisted the A/E team in planning and developing the construction phasing and documentation for a new four-story emergency department, a 733-bed tower, and a five-story parking garage. A small sampling of other projects we provided construction management services for include: a new sickle cell anemia infusion clinic, a pharmacy renovation, a sleep center, and lobby renovations.

Location

Phoenix, Glendale, Mesa, and Sun City West, Arizona

Client

Banner Health

Architects + Contractors

Various

Delivery Method

Design-Bid-Build, Design-Build, Integrated Project Delivery

Square Footage

Desert Med Ctr: 9,728 SF
 Thunderbird Med Ctr: 4,000 SF
 Corporate Relocation: 200,000 SF
 University Med Ctr: 106,400 SF

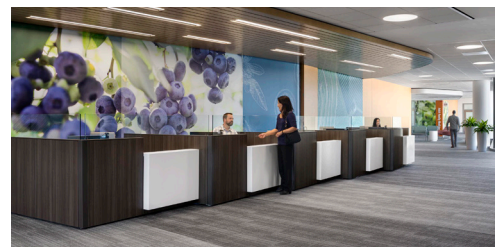
Construction Cost

Desert Med Ctr: \$3.4 million
 Thunderbird Med Ctr: \$3.4 million
 Corporate Relocation: \$22 million
 University Med Ctr: \$488 million

Completion Date

Vanir's Services: 2016

Kaiser Medical Office Building Replacement



Project overview

Vanir provided project management staff augmentation services for the Kaiser Riverside Cirby Medical Office Building Replacement project, which was substantially completed in September 2019 and delivered using the Integrated Project Delivery method. The project team successfully coordinated work hours and the construction schedule with the local community and building officials, in order to minimize impacts to the existing campus operations and the public.

Designed to achieve LEED Gold, the project included:

- Medical Office Building:** Five stories, 210,000 square feet. Consists of 142 provider offices, 253 exam rooms and a parking deck. Offers primary medicine, obstetrician/gynecology, allergy, dermatology, ophthalmology, radiology and optometry services.
- Pavilion:** Single-story, 16,000 square feet. Houses a pharmacy, laboratory and conference space.

Delivered ahead of schedule

Vanir worked collaboratively with the owner, contractor, inspection team, and design team to deliver the two buildings five weeks earlier than originally scheduled at no additional cost to the client.

Vanir will continue to provide oversight for demolition and site work through 2020.

Location

Roseville, California

Client

Kaiser Foundation Health Plan, Inc.

Architect

HOK

Contractor

Rudolph and Sletten, Inc.

Delivery Method

Integrated Project Delivery

Square Footage

210,000 SF (MOB)
16,000 SF (Pavilion)

Construction Cost

\$127 million

Completion Date

2019

AWARDS

2020 CMAA Northern California Project of the Year Award | 2020 CMAA Northern California Project Achievement Award, New Buildings, \$100M-\$200M

King Khalid Medical City



Project overview

Vanir is providing program management services for the Ministry of Health's King Khalid Medical City (KKMC) project, a cornerstone of the Kingdom of Saudi Arabia's 21st century healthcare delivery system. KKMC is being constructed on an area consisting of 7.5 million square feet, with a capability to house 1,500 beds. It will provide first class, specialized healthcare to the Eastern Province in the fields of oncology, neurology, cardiology, radiotherapy, and organ transplants.

An iconic medical city

KKMC was designed to allow for the ever-changing environments of healthcare for many future generations, and to be consistent with the other medical cities in the Kingdom. The facilities are integrated into the landscape via plantings and hardscape features, in harmony with their surroundings and regional culture. The medical city will offer its patients modern, state-of-the-art services, as well as holistic care, for the mind, body, and spirit.

Location

Dammam, Saudi Arabia

Client

Ministry of Health

Architect

AECOM

Contractor

TBD

Delivery Method

Design-Bid-Build

Square Footage

7.5 million SF

Construction Cost

\$1.2 billion

Completion Date

2017

University of California, Davis Betty Irene Moore Hall & Eye Medical Center



Overview of projects

Betty Irene Moore Hall

Vanir provided program and construction management services for the Betty Irene Moore Hall, School of Nursing project for UC Davis Health. The three-story building provides state-of-the-art facilities, with the latest in technology for collaborative learning, including simulation spaces to allow students to imitate clinical care experiences.

Certified LEED Gold, this is the first building on campus to be 20% more efficient than new Title 24 Code energy requirements and utilize whole building energy modeling. It will house instructional, administration, and support services for students, faculty, and staff for the Betty Irene Moore School of Nursing.

ACC Expansion/Eye Center

Vanir is currently providing project and construction management services for a world-class Eye Center at the UC Davis Medical Center. The project includes a new four-story, 56,915-square-foot structure for outpatient services, and renovation of 16,760 square feet of existing clinical space. Our range of services includes planning, criteria development, and bidding, through design, construction, and warranty phases.

Vanir is providing sustainable design criteria services for the project, which is targeting LEED Gold for the new construction and LEED Silver for the renovation component.

AWARDS

Betty Irene Moore Hall: Certified LEED Gold

Location

Sacramento, California

Client

UC Davis Health

Architects

Betty Irene Moore Hall: WRNS Studio
ACC Expansion/Eye Center:
Architectural Nexus (Criteria Architect)
Vanir (Sustainable Design Criteria)

Contractors

Betty Irene Moore Hall:
McCarthy Building Companies
ACC Expansion/Eye Center: TBD

Delivery Method

Design-Build

Square Footage

Betty Irene Moore Hall: 71,500 SF
ACC Expansion/Eye Center: 73,675 SF

Project Cost

Betty Irene Moore Hall: \$54 million
ACC Expansion/Eye Center: \$87.5 million

Completion Date

Betty Irene Moore Hall: 2017
ACC Expansion/Eye Center: 2021

Dignity Health | Built Environment Improvement Program



Program overview

With a campaign to empower and inspire the healing process, Dignity Health began a system-wide initiative to elevate the healthcare experience by providing a clean, welcoming, and safe environment for patients, families, staff, physicians, and volunteers. The program is comprised of 41 hospital campuses and outpatient centers located throughout Arizona, California, and Nevada.

As program and project manager from July 2014 to January 2019, Vanir worked closely with Dignity Health to support significant improvements of its facilities. Aesthetic upgrades were made to physician and staff lounges, waiting rooms, nursing units, lobbies, internal stairways, corridors, main entry and emergency department exteriors, campus grounds, and parking. New technological features include guest wi-fi, digital signage, a way finding app, interactive TV, and charging stations.

Hello humankindness

Design elements to enhance the patient and employee experience through humankindness were incorporated in Dignity Health's 16 touchpoints in each facility. Features include charging stations, "Hello" desk signage, evidence-based artwork, elevator wraps, baby buttons, staxi wheelchairs, and humankindness messaging.

There are five key parts to Dignity Health's services. The organization wants each person to feel that its facility "Welcomes me as a guest; makes me feel comfortable and comforted; helps me navigate with ease; sees me as a person first; and inspires my spirit to heal."

Location

Arizona, California, Nevada

Client

Dignity Health

Architect

Devenney Group Ltd.

Contractors

Skanska USA Building, Inc.
ETC Building & Design
Swinerton Builders

Delivery Method

Construction Management Staff
Augmentation

Program Size

41 hospital campuses

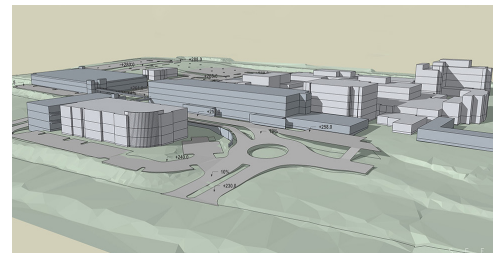
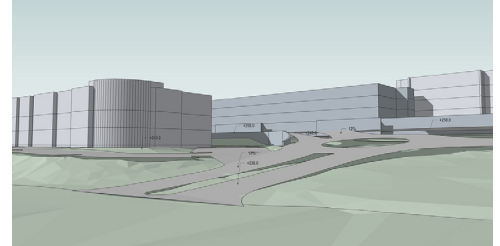
Construction Cost

\$220 million

Completion Date

2019

Tri-City Medical Campus Program



Program overview

Vanir is providing program management services for Tri-City Medical Center (TCMC) in Oceanside, California. Currently, Vanir is preparing criteria documents to onboard a design-build team (DBT). The DBT will prepare the full design construction documents and build the facility in stages over a six-year period. Vanir is also coordinating all of the Early Start (ES) Projects, which includes surface parking, a parking structure, a new campus access road, and emergency repairs to the central plant. We are guiding the entitlements/CEQA process for the ES Projects, which must be completed before the design is finalized and the projects enter the construction phase.

The overall program includes a number of individual projects: construction of a new four-story acute care tower; construction of a new pedestrian bridge to the parking structure; expansion of the central plant; relocating the existing loading dock and existing underground utilities; and relocation of the hospital main entrance. It also includes the ES Projects mentioned above.

The program will be designed and built using a variety of procurement deliveries, including design-bid-build and design-build. All the work is subject to California OSHPD review and approval and the projects will be executed in accordance with the 2016 California Green Building Standards (CALGreen).

Location

Oceanside, California

Client

Tri-City Medical Center (TCMC)

Architect

TBD

Contractor

TBD

Delivery Method

Design-Build, Design-Bid-Build

Construction Cost

\$245 million

Completion Date

2025

City of Hope National Medical Center Renovation, Infrastructure, and New Construction Program



Program overview

The Vanir team provided project management services for the City of Hope National Medical Center from 2006 to 2014, delivering more than 75 projects. The independent hospital and biomedical research, treatment, and education institute is one of 45 comprehensive cancer centers in the nation. It is a leader in the fight to conquer life-threatening diseases, and our team worked hand-in-hand with the facilities management staff to deliver new construction and renovation projects, creating the best campus possible for the staff and the patients. We ensured that all projects maintained the highest level of safety (infectious control) during construction.

Our on-site staff varied between one and four people throughout the years on the campus, overseeing a variety of projects across all phases. Wing I renovation was a critical project that involved a full remodel of a 25-bed ICU unit and infrastructure upgrades. Another major part of the program included the 120,000-square-foot, new Beckman Research Institute.

Attention to detail every step of the way

"Your level of commitment and coordination of even the smallest things have reaped large rewards for us in achieving our milestones."

David Wade, Former Director of Facilities Development, City of Hope

Location

Duarte, California

Client

City of Hope

Architects

Various

Contractors

Various

Delivery Method

Various

Square Footage

Various projects on 10-acre campus

Construction Cost

\$160 million

Completion Date

2014

Tri-City Medical Center Parking Structure and Entry Drive



Project overview

Vanir is providing program, project, and construction management services for the Tri-City Medical Center (TCMC) Parking Structure and Entry Drive project. It consists of a 159,750-square-foot, multi-level parking structure and a new main entry drive to the medical center. The parking structure will replace an existing surface parking lot with a new three-level, above ground, post-tensioned concrete structure that will accommodate approximately 500 new parking spaces. The new entry drive will provide access to the future acute care tower.

Our services include issuing an RFQ/P for architect/engineer design services, managing the design phase, providing constructability reviews, coordinating the entitlements and CEQA process, providing general contractor bid solicitations, and managing the construction and closeout phases.

Going green

The parking structure will have 30 spaces designated for electric vehicles and 10 spaces designated for low emission vehicles. There will also be covered and secured bicycle storage for up to 50 bikes. In addition, electric-powered shuttles will be stationed in the parking structure to replace the current gas-powered shuttles. The project will be in accordance with the 2016 California Green Building Standards (CALGreen).

Location

Oceanside, California

Client

Tri-City Medical Center (TCMC)

Architect

Cunningham Group Architecture

Contractor

TBD

Delivery Method

Design-Bid-Build

Square Footage

159,750 SF (parking structure)

Construction Cost

\$12.2 million

Completion Date

2019

University of Southern California Health Science Campus



Overview of projects

From 2011-2014, Vanir provided construction management services for multiple projects within four buildings at the University of Southern California (USC) Health Science Campus. Projects include:

- Keck Medical Center of USC: NPC 3 seismic upgrade to meet requirements under SB. 1953
- Kenneth Norris Jr. Cancer Hospital and Research Institute: NPC 2 and NPC 3 seismic upgrades to meet requirements under SB. 1953
- Clinical Science Center (Research Building): City of Los Angeles mandated upgrades for fire sprinkler/fire alarm and ADA upgrades, which include rebuild of existing restrooms and exterior pedestrian ramps
- Kenneth Norris Jr. Cancer Hospital and Research Institute: Medical vacuum and compressed air replacement
- Norris Comprehensive Cancer Center, Norris Topping Tower: Air handler refurbishment

Construction within an active facility

Working closely and communicating properly with all stakeholders, Vanir ensured that the sequencing of work at USC was successfully managed, and that Interim Life Safety Measures and Infection Control Risk Assessment Measures were enforced to minimize disruption within the facilities.

Location

Los Angeles, California

Client

University of Southern California

Architects

Various

Contractors

Various

Delivery Method

Design-Bid-Build

Square Footage

300,000 SF

Construction Cost

\$9 million

Completion Date

2014

University of Colorado Anschutz Medical Campus Anschutz Outpatient and Inpatient Pavilions



Project overview

Vanir began providing project and construction management services at the University of Colorado Anschutz Medical Campus (formerly the Fitzsimons Medical Campus) in 1999, completing both the Outpatient and Inpatient Pavilion projects by 2004.

Outpatient Pavilion: Our team developed and implemented a project management plan and the policies and procedures for this fast-track, multi-story facility that was completed within 22 months from design to occupancy. We managed the construction process and through value engineering sessions, estimate reviews, and GMP negotiations, successfully reduced the construction budget by 13 percent.

Inpatient Pavilion: We assisted the client in preparing the GMP and provided construction management services for the new 12-story healthcare facility. Five floors were added to accommodate future inpatient care, allowing the facility to eventually house more than 300 inpatient beds.

Long-term client relationship

"I have worked with Vanir CM on several projects and have been very pleased with their outstanding services."

Tony Ruiz, VP of Operations and Facilities, University of Colorado Hospital

Location

Aurora, Colorado

Client

University of Colorado Hospital Authority

Architect

Outpatient: HDR and Haller & Larsen
Inpatient: H+L Architecture

Contractor

Outpatient: Phipps/McCarthy
Inpatient: Haselden Construction, Inc.

Delivery Method

Outpatient: Design-Build
Inpatient: CMGC

Square Footage

Outpatient: 475,000 SF
Inpatient: 480,000 SF

Construction Cost

Outpatient: \$80 million
Inpatient: \$120 million

Completion Date

Outpatient: 2001
Inpatient: 2004

St. Joseph's Medical Center, Women and Children's Pavilion



Project overview

As project manager for Dignity Health's major medical expansion, Vanir delivered a project that was not only successful from a cost and schedule perspective, but a success in terms of the client relationship that was developed and exists today.

Dignity Health was in need of additional intensive care and medical surgical beds at St. Joseph's Medical Center. The Women and Children's Pavilion, a new inpatient facility comprised of three floors, added 78 beds to the existing hospital. The expansion provided C-section surgical rooms, private labor and delivery rooms, private family/baby bonding rooms, as well as high-level neonatal intensive care beds for premature and critically ill babies. The project included an underground parking garage expansion and a new pedestrian bridge that connects the existing hospital to the new facility, over a public roadway.

An instrumental team leader

"This project helped revitalize a part of the community. The Vanir team was a quintessential team player."

Carmine Faro, Former Area Manager, Patient Pavilion at Medical Center
Dignity Health (formerly Catholic Healthcare West)

Location

Stockton, California

Client

Dignity Health

Architect

Anshen & Allen Architects

Contractor

Turner Construction Company

Delivery Method

Design Assist

Square Footage

150,000 SF

Construction Cost

\$82 million

Completion Date

2009

AWARDS

Structural Engineers Association of California 2010 Award of Excellence

St. Joseph's Hospital and Medical Center



Overview of projects

Since 2001, the Vanir team has provided staff augmentation services for Dignity Health on numerous projects under \$5 million. In this role, Vanir serves as an integrated member of the facilities construction management team. Services rendered included cost management, schedule management, contract administration, quality control, vendor/contractor coordination, and general project management.

Significant projects managed by Vanir include:

- Pharmacy Relocation/Expansion, EMU Relocation
- EMR Data Closet Upgrades, Patient Room ADA Upgrades
- Doctor's Lounge Remodel, Elevator Modernizations, Vivarium Renovation
- Trauma Sleep Rooms, 2nd Floor Simulation Lab

Blending Vanir's team with Dignity Health

The Dignity Health team relies on Vanir's ability to integrate with their staff to deliver projects within their time, cost, and quality expectations. Vanir is attentive to Dignity Health's needs and follows their practices and procedures as part of the team, working together to achieve success.

Vanir's staff coordinates with end user groups, support services departments, infection control and safety teams, and hospital vendors and contractors to successfully execute multiple projects for St. Joseph's Hospital and Medical Center.

Location

Phoenix, Arizona

Client

Dignity Health (formerly Catholic Health Care West)

Architects + Contractors

Various

Delivery Method

Design-Bid-Build, CMAR

Construction Cost

\$10 million

Completion Date

2001 - Ongoing
(staff augmentation term)

San Quentin Central Health Services Building



Project overview

The San Quentin Health Services Building was a unique project, having been constructed on California's oldest correctional complex. The Federal Court required a new medical, dental, and mental health services facility and Vanir was hired to develop and implement an emergency plan to build a new medical facility that would satisfy the Court's requirements.

In addition to the difficult circumstances of working within a maximum security prison, Vanir also responded to three significant challenges: the project execution plan had to be completed, subject to the court's approval, in a matter of weeks; the facility needed to be located within the walls of a very congested prison; and the most desirable location was a historic preservation site where the hospital was originally constructed in the 1850s.

Three months ahead of schedule, \$10 million under budget

Vanir gained consent from the state to use the design-build process and secured approval from the Historic Preservation Society in record time.

" Vanir did an exemplary job in accomplishing this goal...all of the facility upgrades...were completed by December 2009; ahead of schedule and only about three years from the start of the effort."

Richard Kirkland, Chief Deputy Receiver, CA Correctional Health Care Services

Location

San Quentin, California

Client

California Prison Health Care Services

Architect

HOK Architects

Criteria Architect

Vanir Construction Management

Contractor

Hensel Phelps Construction Company

Delivery Method

Design-Build

Square Footage

135,000 SF

Construction Cost

\$136 million

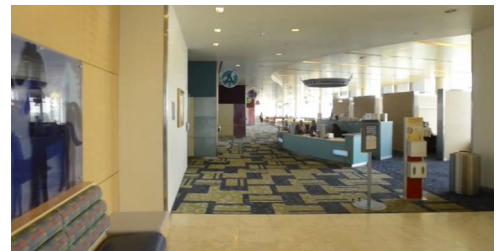
Completion Date

2009

AWARDS

2009: Northern California CMAA Chapter Award | AIA Merit Award | AGC of California Constructor Awards
WCCC Chairman's Award

Children's Hospital at Fitzsimons



Project overview

The Children's Hospital at Fitzsimons is an 11-story hospital that houses 270 inpatient beds, diagnostic and surgery facilities, outpatient clinics, research space, medical staff and administrative offices, and support spaces. The top level includes a helicopter pad that was designed, in conjunction with the US Air Force, to serve a multitude of purposes in any emergency situation.

The Vanir team was selected to provide project management services as the owner's representative and was responsible for the day-to-day management of all on-site activities. We assisted in the coordination of a thorough review of the construction documents, and with the project's long-range planning to facilitate an on time and on budget delivery. Our staff reviewed contractor change orders, monitored and reviewed contractor schedules, and coordinated the owner-controlled insurance program.

Location

Aurora, Colorado

Client

The Children's Hospital

Architects

ZGF Architects

H+L Architecture

Contractors

GH Phipps Construction Companies

McCarthy Building Companies

(joint venture)

Square Footage

900,000 SF

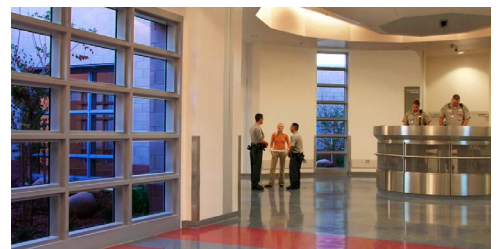
Construction Cost

\$445 million

Completion Date

2007

Coalinga State Hospital



Project overview

In 2002, the State of California hired Vanir to oversee the construction of its new Acute Care Psychiatric Hospital, the single largest general building construction contract at that time. The facility provides housing and treatment for 1,500 patients—offenders who are committed for health treatment under California’s Sexually Violent Predator law.

As a result of our change order management through monitoring daily work activities and verifying all material invoices, the change order savings was approximately \$3 million dollars.

The hospital is widely considered to be one of the most successful projects undertaken by the state’s Project Management Branch of the Department of General Services Real Estate Services Division.

Overcoming a challenge with location

The site selection was the earliest challenge faced. No community wanted this facility in their ‘backyard.’ The architect team needed to create a design that could be built on any site. Vanir assisted with educating the community in understanding the benefits of this type of facility.

Location

Coalinga, California

Client

State of California, Department of Mental Health

Architect

Kaplan McLaughlin Diaz

Contractors

A.J. Diani Construction Co., Inc.
Hensel Phelps Construction Company
Steton Construction Group
All-States Construction, Inc.

Delivery Method

Design-Bid-Build

Square Footage

1,200,000 SF

Construction Cost

\$314 million

Completion Date

2005

AWARDS

2006 AGC of California Constructor Award, Excellence in Project Management | Projects over \$5M category (award is for Admin. Building that houses 350 staff; includes classrooms, conference areas, and staff cafeteria)

California Department of Mental Health Capital Outlay Program



Program overview

As program and construction manager, Vanir oversaw the major renovation and new construction program at five state hospitals. It began in 1986 and consisted of 45 separate projects that involved renovating and expanding patient areas, offices, utility systems, and seismic upgrades.

Our team developed extensive physical plant needs assessments at each of the hospitals and prepared detailed cost estimates that were presented to the Legislature. Continuous interaction with the Office of the Legislative Analyst and the Department of Finance resulted in Legislative approval of capital outlay requests for all 45 projects.

Our program management plan served as the roadmap for administering the large capital outlay program, and in-turn, the budget, schedule, and cash flow were closely monitored and rigorously managed. All projects were completed as scheduled and within budget.

Our staff kept DMH informed at all times

"...Vanir's onsite representatives were extremely helpful in keeping us informed about upcoming issues...it has been a pleasure working with such a dedicated team and a professional organization."

Harry Booth, former Chief Hospital Operations
California Department of Mental Health (DMH)

Location

Five California State Hospitals:
Atascadero, Camarillo, Metropolitan,
Napa, Patton

Client

State of California, Department
of Mental Health, Real Estate Services
Division, Project Management Branch

Architects

Various

Contractors

Various

Delivery Method

Design-Bid-Build

Square Footage

2.5 million SF

Construction Cost

\$180 million

Completion Date

1994

Veterans Affairs Northern California Health Care System



Program overview

Vanir provided design and construction management services at multiple Veterans Affairs (VA) outpatient clinics in Northern California. We assisted the client through all phases of the program, from planning and design, to construction and occupancy.

Vanir's leadership during the planning and design management phases included conducting constructability reviews that reduced schedule timeframes, costs, and potential change orders. Our project and construction management services, as well as effective commissioning during the final phases, guided the successful delivery of the new construction and renovation projects.

Exceeding expectations

" Vanir's expertise and professionalism were instrumental in the management of several of our large projects. I strongly recommend Vanir and its staff to anyone who needs an experienced, capable staff with broad technical knowledge and field-ready capabilities."

Anthony Wong, Chief of Projects, Engineering & Facilities Management Services, Department of Veterans Affairs

Location

Martinez, Mare Island, McClellan, Redding, Mather, Sacramento, Oakland, Chico

Client

U.S. Department of Veterans Affairs, Engineering and Facilities Management Services

Architects

Various

Contractors

Various

Delivery Method

Design-Bid-Build

Construction Cost

\$30.6 million

Completion Date

2012

Western State Hospital



Project overview

The Vanir team provided project management and inspection services for the state-of-the-art psychiatric facility, built to replace the original 19-building campus located on 250 acres.

Certified LEED Silver, the new hospital is on 67 acres adjacent to the old facility, and includes 246 patient beds, with 22 medically-frail bedrooms and 8 patient care units. It has advanced systems for patient tracking and employee security (including a staff duress system), and for mechanical operations (a variable refrigerant flow heat pump).

The facility also includes a patient mall for classes and training, a gymnasium, and a 400-square-foot greenhouse, allowing patients to learn how to garden as part of their treatment program.

Location

Staunton, Virginia

Client

Virginia Department of Behavioral Health and Developmental Services

Architect

Ballou Justice Upton Architects

Contractor

Balfour Beatty Construction

Delivery Method

Design-Build

Square Footage

356,000 SF

Construction Cost

\$140 million

Completion Date

2014

AWARDS

Certified LEED Silver

Rancho Los Amigos Medical Center



Project overview

Vanir oversaw the development of a master plan for the Rancho Los Amigos Medical Center, one of the premier rehabilitation care centers in the United States. The master plan included 10 separate projects totaling nearly 1.5 million square feet. We provided construction management services for approximately \$180 million of this 12-year, multi-phase, \$300 million program.

Our construction management services for Phase I of this program included delivering:

- Inpatient Unit A/Spine Institute: \$32 million, three-story, 150-bed, 254,000 square feet
- Operations Facility/Parking Structure: \$12 million, five-story, 1,200-space parking structure
- Central Plant/Master Site Utilities: \$23 million, state-of-the-art cogeneration plant that serves the north campus via a utilities tunnel

The Vanir team was honored to work alongside county staff to create a facility that could successfully serve its high demand of inpatient and outpatient visits.

Location

Downey, California

Client

County of Los Angeles Internal Services Department

Architects

Various

Contractor

Hensel Phelps Construction Company

Delivery Method

Design-Bid-Build

Square Footage

1,439,000 SF (master plan)
291,500 SF (Phase I)

Construction Cost

\$67 million (Phase I)

Completion Date

2003



vanir.com