

VISN 21 Capital Opportunities Overview

Larry Janes

Capital Asset Manager

VA Sierra Pacific Network (V21)



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Who am I? Program Responsibility

- Larry Janes
- Capital Asset Management Office, VISN 21
- Responsible for Management of VISN Capital Asset Portfolio, Strategic Capital Investment Plan (SCIP) Development, and Master Planning
- Oversight of Construction and Land Acquisition programs consisting of:
 - Major Construction:
 - Through VA CFM and USACE
 - Minor Construction
 - Non-Recurring Maintenance Projects (NRM)/Clinical Specific Initiatives (CSI)
 - Leasing
 - Property Acquisition/Disposal



VISN 21 – Key Facts

Geography



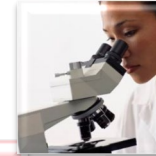
- **Catchment Area**
- **3 States**
- California (Northern)
- Nevada
- Hawaii
- **3 U.S. Territories**
- American Samoa
- Guam
- Saipan
- **1 Foreign Country**
- Philippines
- VISN Catchment Areas spans 4 Time Zones & includes 257,000 Square Miles (land)

Veterans Served



- **Veterans Demographics & Workload**
- 1.07M Veteran Population
- 391,415 Enrolled Veterans
- 3.7 M Annual Clinic Visits
- 31,700 Inpatient Stays

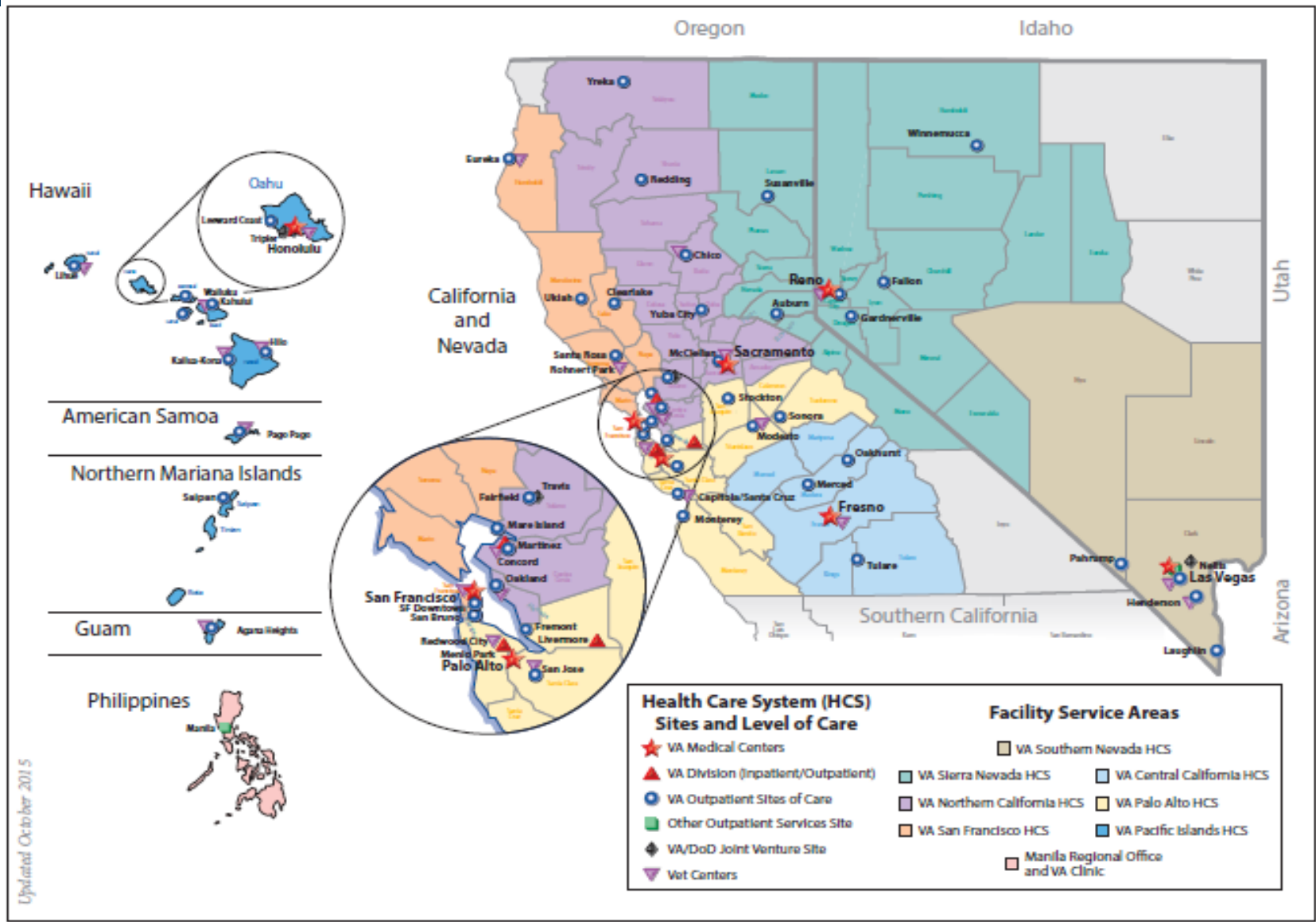
Key Facts



- **Key Facts**
- 7 Major Medical Centers/Healthcare Systems
- 67 geographic sites of care
- Assets: 306 Existing Buildings
- 7,320,659 GSF
- Ave Bldg Age 37 years
- Leased Buildings: 72
- 910,210 NUSF
- 892 Acres of Land
- 16,778 Employees
- Largest funded VISN Research Program in VHA
- VISN Budget \$3.7B



VISN 21 Sites of Care



Updated October 2015



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VISN 21 Panel Members for NVSBE

- Major Construction
 - San Francisco CA – Michele Millers
 - Stockton CA – Steve Elliott
 - Reno, NV – Richard Crowe
 - CFM West Contracting – Euclides Barrera
- Northern California Panel
 - San Francisco HCS - Michele Millers
 - Palo Alto HCS – Steve Elliott
 - Northern California HCS (Sacramento) – Travis Dilts
- Central California/Nevada Panel
 - Central California HCS (Fresno) – Travis Horn
 - Sierra Nevada HCS (Reno) – Richard Crowe
 - Southern Nevada HCS (Las Vegas) – Brian McClung



VISN 21 Panel Presentation Schedule

- Major Construction
 - Major Construction 10/31/2018, 9:00:00 AM, RM 256
- Northern California Panel
 - AE 10/31/2018, 10:00:00 AM, RM 239
 - Minor 10/31/2018, 11:00:00 AM, RM 255
 - NRM Over \$1M 10/31/2018, 2:15:00 PM, RM 342
 - NRM Under \$1M 10/31/2018, 4:00:00 PM, RM 354
- Central California/Nevada Panel
 - AE 10/31/2018, 11:00:00 AM, RM 239
 - Minor 10/31/2018, 2:15:00 PM, RM 255
 - NRM Over \$1M 10/31/2018, 4:00:00 PM, RM 342
 - NRM Under \$1M 11/1/2018, 8:30:00 AM, RM 354



Additional VISN 21 Information

- VISN 21 Presentation link
 - <https://www.visn21.va.gov/cam.asp>
- Summary VISN 21 Capital Projects Handout



Major Construction Opportunities in VISN 21

Panel:

Michelle Millers

Steve Elliott

Richard Crowe



Major Construction Opportunities Forecast

Requirement	Description	Anticipated Date Needed	Range of Value \$
Seismic Correction, San Francisco	Correct Blds 1, 6, 8 & 12	FY19 2 nd Qtr	More than \$10,000,000
Stockton CA (Palo Alto HCS)	New Outpatient Clinic and CLC	FY19 2 nd Qtr	More than \$10,000,000
Seismic Upgrade, Reno	Seismic correction and Addition Bldg 1	FY19 1 st Qtr	More than \$10,000,000
Seismic Upgrade, Reno	Replacement Boiler Plant	FY19 Design FY 20 Construction	More than \$10,000,000
Seismic Upgrade, Reno	Upgrade Bldg 1D	FY19 Design FY 20 Construction	More than \$10,000,000
Seismic Upgrade, Reno	Upgrade Bldg 12	FY19 Design FY 20 Construction	More than \$10,000,000

Seismic Retrofit of Buildings 1, 6, 8, and 12

San Francisco, CA

Briefer: Michele Millers
Chief Engineer



Facility Overview San Francisco

- San Francisco VA Health Care System is a Level 1A tertiary care medical center in the North West corner of San Francisco with over 1,000,000 sf of building space including more than a dozen historic buildings.
- We have a \$500,000M+ construction program planned over the next 5 years including a seismic major, several minor level projects, and more than a dozen NRM projects. SFVA has the VA's #1 Research program in the country.
- I am the Chief Engineer with responsibilities including Construction, Facility Management, Biomedical Engineering, Lease Program, Space Management, and Activations.



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San Francisco

- **Seismic Retrofit of Buildings 1, 6, 8, and 12**
- Project accomplishes the following:
 - Phase A, Constructs Building 40
 - Phase B, Seismically renovates historic Building 6
 - Phase C, Seismically renovates historic Building 1
 - Phase D, Seismically renovates historic Building 8
 - Phase E, Expands Parking Garage by 250 spaces
 - Phase F, Demolishes Building 12



San Francisco Current Work

- Awarded work includes the complete design, including CD's for construction, demolition, and swing space requirements



San Francisco Project Timeline

Phase A: Construction of Building 40

- Building 40 is a 110,000sf state of the art research building to be constructed on the main campus of the San Francisco VA HCS
- Estimated solicitation: Q2, FY19
- Construction Duration: 33 months
- Design Team: Skidmore, Owings & Merrill
- Construction Agent: USACE



SF Subcontracting Opportunities

Project title: Construct B. 40 (Phase A of the San Francisco Major Project)

Project timeline: Construction Solicitation Q2, FY19

Scope:

- Pre-construction demolition package
- Site Work and landscaping
- All trades required for new construction
- Activation requirements including wet lab FF&E



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San Francisco Contacts

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Chief Engineer San Francisco

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QUESTIONS/ANSWERS will be address at the end of the Major panels presentation



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Stockton CA (Livermore Realignment and Closure)

VA Palo Alto Health Care System Stockton Campus

Briefer: Steven A. Elliott
Chief, Engineering Service



Palo Alto Facility Overview

- The VA Palo Alto Health Care System (VAPAHCS) consists of three major divisional hospital facilities, located in Palo Alto, Menlo Park, and Livermore and seven Community Based Outpatient Clinics (CBOCs) plus research and administrative campuses. VAPAHCS provides primary, secondary, and tertiary care services to 272,000 veterans residing within VAPAHCS' primary services area (PSA).



Stockton (Livermore Realignment and Closure)

- Project Phase: Community Based Outpatient Clinic (CBOC) and Central Utility Plant (CUP) (Stockton)
- Project Scope: Construct a 158,000 GSF CBOC and CUP on a new campus located in Stockton, CA. This facility will be collocated with the new Community Living Center (CLC) and the new Engineering and Logistics Building (ELB). Includes utilities, parking, flood plain mitigation, and landscaping.
- The CBOC will include primary and specialty clinics, diagnostics, rehabilitation, and support services.



Stockton (Livermore Realignment and Closure)

- Project Phase: Stockton Community Living Center (CLC)
- Project Scope: Construct a 150,000 GSF Community Living Center (CLC) with 120-beds on a new campus located in Stockton, CA. This facility will be collocated with the new Community Based Outpatient Clinic (CBOC) and the new Engineering and Logistics Building (ELB) support facility.



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Stockton (Livermore Realignment and Closure)

- Project Phase: Stockton Engineering and Logistics Building (ELB)
- Project Scope: Construct a 20,000 GSF Engineering and Logistics Building (ELB) on a new campus located in Stockton, CA. The facility will be collocated with the new Community Based Outpatient Clinic (CBOC) and the new Community Living Center (CLC).



Stockton Current Work

- The solicitation for construction of the Stockton CBOC was posted to Fed Biz Ops on October 3, 2018. Proposals are due November 19, 2018.
- The construction solicitations for the CLC and ELB are planned for early 2019.
- All phases of this project are being managed by the United States Army Corps of Engineers (USACE).



Stockton Project Timeline

Community Based Outpatient Clinic (CBOC)

- Construction Solicitation: Oct 3, 2018
- Proposals Due: Nov 19, 2018
- Award (planned): Jul 2019

Community Living Center (CLC)

- Construction Solicitation (planned): Feb 2019
- Award (planned): Dec 2019

Engineering Logistics Building (ELB)

- Construction Solicitation (planned): Dec 2019
- Award (planned): May 2020



Stockton Unique Project Requirements

- The new Stockton campus site will be elevated by approximately seven (7) feet to comply with the 500-year flood plain requirements for Federal facilities.
- Construction of the Community Based Outpatient Clinic, Community Living Center, and Engineering Logistics Building will take place concurrently on the site, but by separate contracts.



Stockton Subcontracting Opportunities

Project Title: Construct Stockton Community Based Outpatient Clinic (CBOC)

Project Timeline: Construction award is planned for Jul 2019.

Scope: The project will require a wide variety of construction trades and specialties. A substantial quantity of earthwork (fill from off-site) will be required.



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VA Palo Alto Contacts

Project Point of Contact: Jim Romer, 650-493-5000 ext. 62871 james.romer@va.gov

VISN SBL POC: Angela M. Miller, (925) 372-2314, angela.miller9@va.gov

USACE Liaison POC: Eileen Nixdorf, (415) 786-0757 Eileen.Nixdorf@usace.army.mil



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**Upgrade Building 1 for Seismic, Life
Safety, Utility Correction and Expand
Clinical Services**

**Veterans Affairs Hospital
Reno, NV**

RICHARD C. CROWE, J.D.
Deputy Capital Asset Manager
for

Michael Rowley, Reno Senior Project Manager



VA SIERRA NEVADA HEALTH CARE SYSTEM

- VA Sierra Nevada Health Care System is a Level 1C medical center which provides inpatient, outpatient and mental health services throughout Northwestern Nevada and Northeastern California. In addition to the main campus, the health care system operates several outpatient locations in the Reno area, along with CBOCs located in Fallon and Gardnerville, Nevada, as well as in Auburn and Susanville, California.
- Mike Rowley, VA Reno's Senior Project Manager, main facility POC for all funded major projects.



Building 1 Seismic Corrections and Clinical Expansion

- Upgrade Building 1 for Seismic, Life Safety, Utility Correction and Expand Clinical Services
- The project will correct seismic and life safety deficiencies in existing Building 1 while concurrently constructing a new 166,000 square foot clinical wing
- The scope of the project includes numerous skilled trades in a variety of fields which will demand a variety of specialized contractors be part of the project



Current Work

- Presently the design is in final review. Next step advertising for major construction. This project is managed by the United States Army Corps of Engineers.



Project Timeline

- Solicit for construction proposals – FY 2019 – 1st quarter
- Proposals due – FY 2019, 1st quarter
- Construction award – FY 2019 – 4th quarter
- Contractor on site – FY 2019 – 4th quarter
- Complete Building 1 work – FY 2021 – 4th quarter
- Complete (new) Building 100 work – FY 2022 – 3rd quarter
- Site restored, contractor off site – FY 2023 – 1st quarter.



Project Scope and Priorities

Project Scope: Project corrects seismic and life safety deficiencies in Building 1 by accomplishing a complete gut and renovate of the building including demolition of two wings. Additionally the project adds 166,000 square feet of new clinical space along with the new utilities necessary to support the new square footage.

Priorities: To correct seismic and life safety deficiencies in an existing facility building, add required clinic space and re-design the main facility entrance to better accommodate the needs of patients and staff.



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Unique Project Requirements

Challenges associated with the project include over 300,000 square feet of new construction, renovation or demolition in a very congested urban area while continuing existing facility operations. Six modulars to be placed on station to house displaced staff.

Site access is limited to the point where all contractor office and parking areas will be located off campus at a site to be leased by the project contractor



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Subcontracting Opportunities

Project title: Building 1 Seismic Corrections and Clinical Expansion

Project timeline: Construction award scheduled for late Summer, 2019

Scope: A large variety of trades and specialties



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VA SIERRA NEVADA HEALTH CARE SYSTEM CONTACTS

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Additional Major Construction Opportunities at Reno

Requirement	Description	Anticipated Date Needed	Range of Value \$
Seismic Upgrade, Reno	Replacement Boiler Plant Bldg 8 and Parking Garage	FY19	More than \$10,000,000
Seismic Upgrade, Reno	Upgrade Bldg 1D	FY19	More than \$10,000,000
Seismic Upgrade, Reno	Upgrade Bldg 12	FY19	More than \$10,000,000

See VISN 21 Presentation link for more Information on Reno Majors

<https://www.visn21.va.gov/cam.asp>

Questions and Answers



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**Replace and Relocate Boiler Plant,
Construct Parking Structure**

**Veterans Affairs Hospital
Reno, NV**

RICHARD C. CROWE, J.D.
Deputy Capital Asset Manager VISN 21
for
Michael Rowley, Reno Senior Project Manager



VA SIERRA NEVADA HEALTH CARE SYSTEM

- VA Sierra Nevada Health Care System is a Level 1C medical center which provides inpatient, outpatient and mental health services throughout Northwestern Nevada and Northeastern California. In addition to the main campus, the health care system operates several outpatient locations in the Reno area, along with CBOCs located in Fallon and Gardnerville, Nevada, as well as in Auburn and Susanville, California.
- Mike Rowley, VA Reno's Senior Project Manager, main facility POC for all funded major projects.



Address Seismic and FCA Deficiencies, Building 8

- Replace and Relocate Boiler Plant, Construct Parking Structure
- The project constructs a new Boiler Plant of approximately 16,000 square feet while the existing Boiler Plant remains in operation and then will demolish the existing Boiler Plant. The project also demolishes an existing 329 stall parking garage to create space for the new Boiler Plant. Lastly, the project constructs a new 363 stall parking garage to replace the demolished garage.
- The scope of the project includes numerous skilled trades in a variety of fields which will demand a variety of specialized contractors be part of the project



Current Work

- Presently the facility is developing the scope of work for the design of the project with the intent for design award to be made in FY19. This is a funded project. Design costs under \$10 million.
- Construction start is targeted for 2022.



Project Timeline

- Award design – FY 2019 – 4th quarter
- Design complete – FY 2021 – 4th quarter
- Construction award – FY 2022 – 3rd quarter
- Contractor on site – FY 2022 – 4th quarter
- Parking Garage Demo Complete – FY 2023 – 1st quarter
- Complete New Boiler Plant – FY 2024 – 3rd quarter
- Complete Boiler Plant Demo – FY 2024 – 4th quarter
- Complete New Garage – FY 2024 – 4th quarter
- Site restored, contractor off site – FY 2025 – 1st quarter



Project Scope and Priorities

Project Scope: New boiler plant will be constructed at the location of the existing 329 stall parking garage which will be demolished as part of this project. A new 363 stall parking garage will be constructed as part of this project. The existing boiler plant will be demolished after the new boiler plant is operational.

Priorities: To correct seismic and life safety deficiencies in an existing facility building, and provide for lost parking on campus.



Unique Project Requirements

Challenges associated with the project include demolition of two existing structures and construction of two new structures in a very congested urban area while continuing existing facility operations

Site access is limited to the point where it is likely all contractor office and parking areas will be located off campus at a site to be leased by the project contractor



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Subcontracting Opportunities

Project title: Replace and Relocate Boiler Plant,
Construct Parking Structure

Project timeline: Project design award scheduled
for late Summer, 2019

Scope: A large variety of trades and specialties



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?? QUESTIONS/ANSWERS !!



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Upgrade Building 1D for Seismic Compliance

Veterans Affairs Hospital Reno, NV

RICHARD C. CROWE, J.D.
Deputy Capital Asset Manager VISN 21
for
David Law, Chief Engineer VASNHCS



VA SIERRA NEVADA HEALTH CARE SYSTEM

- VA Sierra Nevada Health Care System is a Level 1C medical center which provides inpatient, outpatient and mental health services throughout Northwestern Nevada and Northeastern California. In addition to the main campus, the health care system operates several outpatient locations in the Reno area, along with CBOCs located in Fallon and Gardnerville, Nevada, as well as in Auburn and Susanville, California.
- Dave Law, Chief, Facilities Management Service



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Upgrade Building 1D for Seismic Compliance

- Correct building structure seismic deficiencies; non-structural seismic restraint deficiencies; FCA deficiencies ; physical security deficiencies; space allocation deficiencies. This project is seeking FY 2019 special seismic funding.
- The scope of the project includes numerous skilled trades in a variety of fields which will demand a variety of specialized contractors be part of the project



Current Work

- Presently the facility is developing the AE scope of work for the design of the project with the intent for design award to be made in FY19, pending funding. Estimated design cost are more than \$10 million
- Construction start is targeted for 2023.



Project Timeline

- Award design – FY 2019 – 4th quarter
- Design complete – FY 2022 – 1st quarter
- Construction award – FY 2022 – 4th quarter
- Contractor on site – FY 2023 – 1st quarter
- Modulares on Site for OR, SPS – FY 2023 - 2nd quarter
- Work in Building 1D Begins – FY 2023 - 3rd quarter
- Complete Building 1D Work– FY 2026 – 3rd quarter
- Facility Re-Occupies Building 1D – FY 2026 – 4th quarter
- Site restored, contractor off site – FY 2027 – 1st quarter



Project Scope and Priorities

Project Scope: Project will correct all structural seismic deficiencies for the designated Exceptionally High Risk Structure Building 1D. In addition, this project will correct all remaining FCA items rated "D" or "F" in this building and upgrade the existing areas to meet modern life safety codes and VA criteria. Project also renovates approximately 22,300 net square feet of existing space within the operating room suites and support areas, bringing the space into compliance with current VA criteria. Lastly, project will also provide for an ambulatory surgery center and improve overall operational efficiency for inpatient and outpatient surgeries.

Priorities: To correct seismic and life safety deficiencies in an existing facility building, correct existing FCA deficiencies in that same structure and upgrade and improve the facility's Operating Suite.



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Unique Project Requirements

Challenges associated with the project include providing alternate on-site locations for modulars to accommodate services to be moved out of Building 1D (OR, SPS, potentially Pharmacy) prior to the beginning of construction in the building, along with providing facility access to those modulars in a very congested urban area while continuing existing facility operations

Site access is limited to the point where it is likely all contractor office and parking areas will be located off campus at a site to be leased by the project contractor



Subcontracting Opportunities

Project title: Upgrade Building 1D for Seismic Compliance

Project timeline: Project design award scheduled for late Fiscal Year 2019

Scope: A large variety of trades and specialties



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?? QUESTIONS/ANSWERS !!



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Building 12 Seismic Renovation

Veterans Affairs Hospital Reno, NV

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Deputy Capital Asset Manager VISN 21
for
David Law, Chief Engineer VASNHCS



VA SIERRA NEVADA HEALTH CARE SYSTEM

- VA Sierra Nevada Health Care System is a Level 1C medical center which provides inpatient, outpatient and mental health services throughout Northwestern Nevada and Northeastern California. In addition to the main campus, the health care system operates several outpatient locations in the Reno area, along with CBOCs located in Fallon and Gardnerville, Nevada, as well as in Auburn and Susanville, California.
- Dave Law, Chief, Facilities Management Service



Building 12 Seismic Renovation

- Building 12 Seismic Renovation
- This project will correct structural deficiencies identified in a recent seismic analysis. In addition Facility Condition Assessment Deficiencies, and physical security deficiencies will also be corrected.
- The scope of the project includes numerous skilled trades in a variety of fields which will demand a variety of specialized contractors be part of the project



Current Work

- The facility has submitted this project for FY 2019 special seismic funding. Currently waiting for scoring to determine if will be funded in FY 2019
- Design funding less than \$10 million
- Construction start is targeted for 2022.



Project Timeline

- Award design – September, 2019
- Design complete – late 2021
- Construction award – Summer, 2022
- Contractor on site – Fall, 2022
- Work in Building 12 Begins – Late, 2022
- Complete Building 12 Work– Spring, 2024
- Site restored, contractor off site – late Spring, 2024



Project Scope and Priorities

Project Scope: This project will correct structural deficiencies identified in a 2018 seismic study. In addition Facility Condition Assessment Deficiencies, and physical security deficiencies will also be corrected

Priorities: To correct seismic and life safety deficiencies in an existing facility building, correct existing FCA deficiencies in that same structure.



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Unique Project Requirements

Challenges associated with the project include working in active hospital. Closure of rooms will be minimized. Site access is limited to the point where it is likely all contractor office and parking areas will be located off campus at a site to be leased by the project contractor



Subcontracting Opportunities

Project title: Building 12 Seismic Renovation

Project timeline: Project design award scheduled for late Fiscal Year 2019

Scope: A large variety of trades and specialties



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VA SIERRA NEVADA HEALTH CARE SYSTEM CONTACTS

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