



New 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 Hospital at St. Elizabeths East in Ward 8!

Background:

- Mayor Bowser submitted the New Hospital at St. Elizabeths Amendment Act of 2020 to Council on June 8th, 2020. The Council of the District of Columbia approved the New Act on July 21st, 2020 and it was signed into law by Mayor Bowser on August 5th, 2020 (D.C. Act 23-350).
- 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/>**

Is there a Requirement for CBE and First Source?



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?



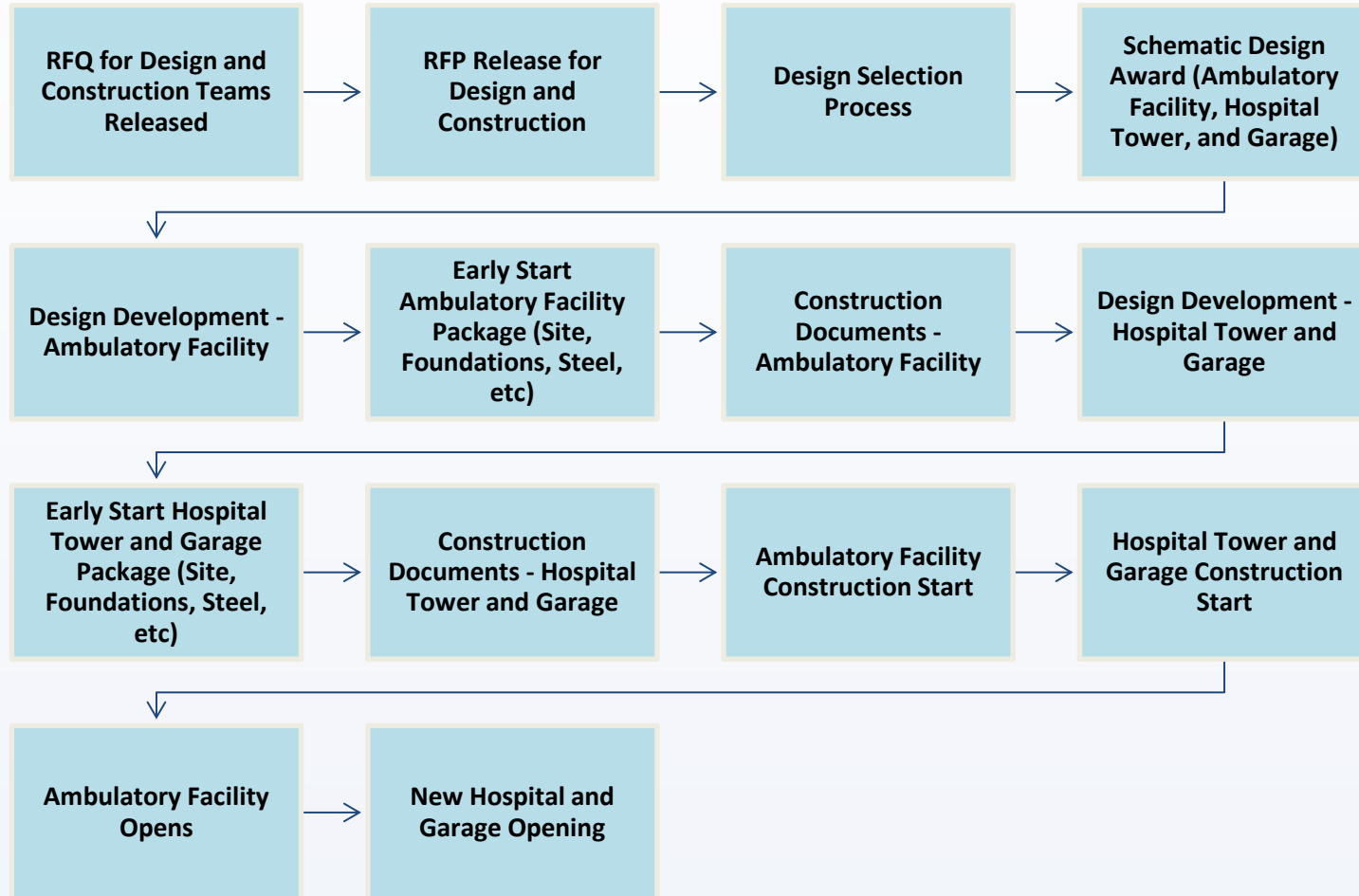
- **How will the district monitor and ensure proper implementation of the work?**
 - The District, through the Department of General Services, will monitor the planning, design and construction phases of the work. This includes monitoring the project management, onsite inspections and project invoicing.
- **The District is a non-voting member on all contract review panels.**
 - UHS will select the prime vendors.
 - The District must give final sign off to UHS on the selected prime vendor contracts and issues all notices to proceed.
 - 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:
 - CBE
 - First Source
 - Project Labor Agreement
 - Davis Bacon Act
 - District will be named as a third-party beneficiary of such Construction Contract(s).
 - 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?



What is the Draft Timeline for Redevelopment on the St. Elizabeths East Campus?



Phase Number	Project Description	Responsible Party	Budget Estimate
Phase 1	801 East, New Men's Shelter	District	\$46.4M
Phase 2	Horse Stable and Dry Barn Stabilization	District	\$3.6M
Phase 3	Parking Garage at Parcel 6	District	\$29.9M
Phase 4	Pecan Street Roadway and Utilities	District	\$51.4M
Phase 5	13th Street Roadway and Utilities	District	\$54.8M
Phase 6	Demolition of Existing 801 E Men's Shelter	District	\$4.25M
Phase 7A	Ambulatory Pavilion Offices	UHS	\$69M
Phase 7B	Hospital Tower and Main Building	UHS	\$293M
Phase 7C	Hospital Garage	UHS	\$13M
Phase 8	13th Street Roadway Connector	District	\$39.4M

To obtain a copy of these RFQs and submit your response please go to the UHS website: <https://newhospital.systemstelizabethseast.com/>

New Hospital Delivery Expected Late 2024



<https://dgs.dc.gov/>