

Target 2012

Issue Six - October 2009



University Health System

Bexar County Hospital District

An update on the construction projects at University Hospital and University Health Center - Downtown

Construction manager selected for University Health Center - Downtown

Volume 6
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Enabling Projects

A San Antonio construction firm will provide construction management services for the University Health Center - Downtown portion of University Health System's \$899.4 million Capital Improvement Program.

Following an extensive Request for Qualifications (RFQ) and Request for Proposal (RFP) process, the University Health System Board of Managers approved the selection of Bartlett Cocke at its September 28, 2009 meeting.

"The Bartlett Cocke presentation was structured best with thorough

plans for both the pre-construction and construction phases" explained Mark Webb, University Health System's vice president of Facilities Development and Project Management. The evaluation team also liked Bartlett's plan to provide two on-site safety officers, and was impressed with their plans to minimize disruption and assure good infection control practices throughout the project.

Bartlett Cocke provided a detailed community outreach plan and is estimating that almost 95 percent of the work will be performed by local

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University Health System's Target 2012: Capital Improvement Program is the largest development project in its history and, as Mark Webb - the vice president leading the project - likes to say, it involves "lots of moving parts." *Enabling projects* are those steps that have to happen prior to any demolition and construction of new facilities.

At University Hospital, those projects include:

- Moving a large portion of system-level administrative staff off campus
- Constructing a temporary staff parking lot on the other side of Walgreens
- Relocating MRI to the 1987 building
- Expanding seating and making other enhancements to existing cafeteria.

Capital Improvement Program featured in Texas Architect Magazine

As one of the largest construction projects happening today in Texas and in the U.S., the University Health System Target 2012 Capital Improvement Program was featured in the September/October 2009 issue of Texas Architect, the official publication of the Texas Society of Architects.

The article focused on University Health System's design challenge that paid a stipend to the firms that did not get selected in exchange for ownership of all submissions.

CLICK here to read the article:
http://www.universityhealthsystem.com/xwebdocs/cip/newsletter/docs/texas_architect.pdf



Keep informed by visiting www.UniversityHealthSystem.com/cip



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contractors, with more than half of these opportunities going to small, minority or woman-owned business enterprises (SWMBEs).

The process of hiring a construction manager for University Health Center - Downtown began in late July. Fourteen firms responded to the initial RFQ. An evaluation committee ultimately narrowed the list to four finalists:

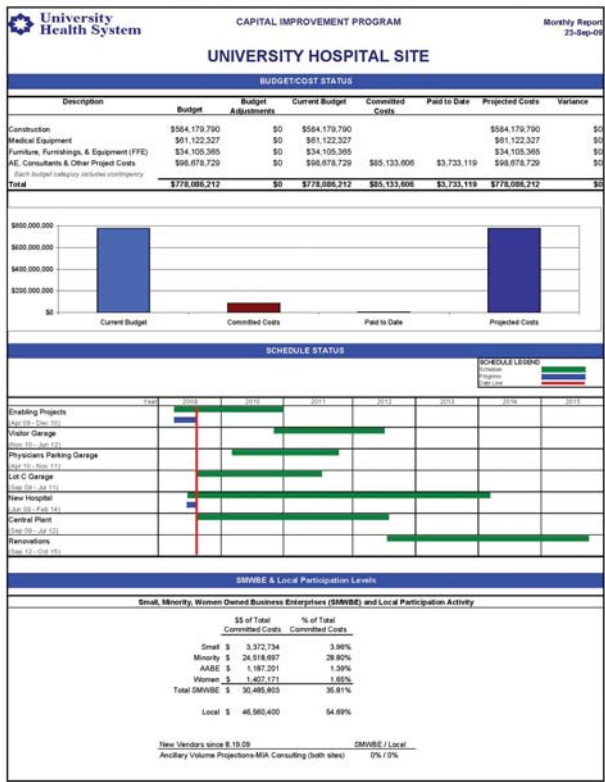
- Skanska USA Building
- Turner AEC Construction with local firm G.W. Mitchell Construction
- Bartlett Cocke
- Hunt with local firm Joeris Construction

These four firms were asked to respond to an RFP and provide specific information related to services for each phase of the project, team collaboration/design assist processes, fees, community outreach, and their approach for a controlled insurance program.

The final contract with Bartlett Cocke is expected to be completed and submitted to the Board of Managers in October or November.

Track the status of the CIP online

Monthly summary reports for both the University Hospital and University Health Center - Downtown Target 2012 Capital Improvement Program projects, including status updates on costs/ expenditures and planning/construction time lines are available online at www.UniversityHealthSystem.com/cip.



Have a question?

What is the latest on parking at the hospital?

The goal is to have the new surface parking lot on Wurzbach (on the other side of Walgreens) completed in mid-February 2010. The lot will have a security gate, lighting and a walking path. Plans are also in the works to provide shuttle service during peak hours. Staff working the overnight shifts should be able to continue parking in the hospital lot.

The new C lot parking garage is expected to be completed in 2011. It will have approximately 3,000 spaces and alleviate ALL employee parking congestion problems.

Where will the construction workers park and eat?

The construction managers for both locations have developed plans for off-site parking for all construction workers. They are also responsible for providing rest room facilities and food service options for workers outside of University Health System buildings.

Will we be able to see the progress online?

Yes, cameras have already been installed in strategic locations at the hospital and downtown to provide continuous streaming video on the Target 2012 web site. We will begin testing the cameras in the coming weeks.

Click here to submit a question on the Target 2012 Program.