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THE NEW  
WISHARD

## Historically Underutilized Small Businesses HUSBs Tools For Progress V

Vickie Howard  
Support Service Director



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# Project Overview

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## Existing vs. The New Wishard Campus



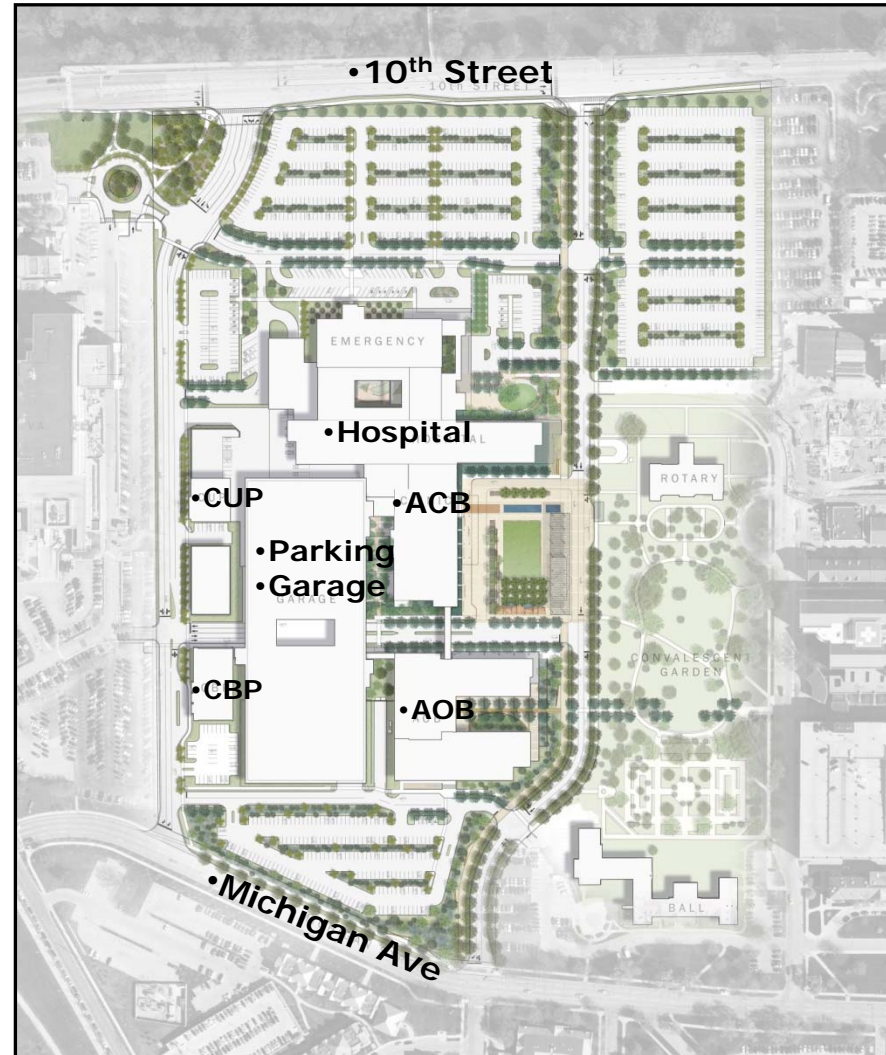
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## Campus Buildings



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## Program

- **Construction of approx. 1.2 million sf**
- **Hospital 825,000 sf**
  - 315 beds
  - Full Diagnostic & Treatment
- **Ambulatory Care Bldg 175,000 sf**
  - 125 Exam Rooms
- **Faculty (Administrative) Office Bldg 205,000 sf**
  - Wishard + IU School of Medicine+ Regenstrief Institute + others
- **Central Utility Plant(s) 40,000 sf**
  - Steam / Chilled water / Emergency Power
- **Parking Garage 2800 cars**
  - Additionally 1500 +/- on site
- **Over \$600M in total construction budget**
- **Targeting LEED Silver**

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## **The Wishard Replacement Project Team**

**Owner:** Health and Hospital Corporation/Wishard Health Services

**Design Team Leaders:**

Executive Architect – HOK

Executive Engineer – SYSKA Hennessy Group

**Program Manager / Construction Manager (PMCM):**

The New Wishard Transformation Team

**OCIP:** Pillar Group

**Constructors:** Prime Contractors, Subcontractors, Suppliers, etc...

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## Program & Construction Management Team Members

### Program Manager

- **Jacobs**

### Construction Management Team

- **Pepper Construction Co. of Indiana**
- **Garcia Construction Group**
- **Hagerman Group**
- **Keystone Construction**
- **Shiel Sexton Co., Inc.**
- **Smoot Construction**
- **Netwise**

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## Design Team Members

- **HOK**
- **A2SO4 Architecture**
- **American Structurepoint**
- **Baigi, Chance, Cummins, London & Titzer**
- **Blackburn Architects**
- **BSA Lifestructures**
- **Circle Design**
- **Context Landscape Architecture**
- **Enginuity Mgmt. & Consulting**
- **Fink Roberts, & Petrie**
- **L'Aquis Consulting Eng.**
- **Mareggatti Interiors**
- **NI Nebark**
- **Ratio Architects**
- **RLR Associates**
- **Schneider Corporation**
- **Shrewsberry & Assoc.**
- **Synthesis**
- **Syska Hennessey**
- **VS Engineering**
- **Walker Parking Consultants**

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# Project Progress

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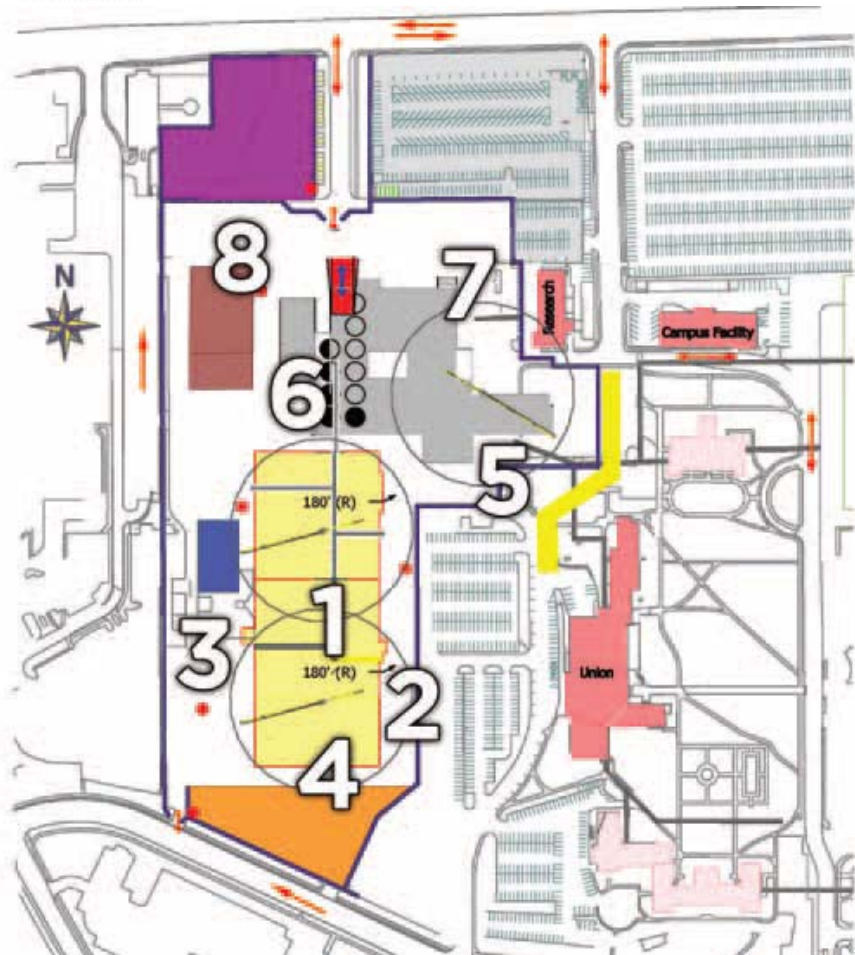






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## Quarter 4 2010 – 2<sup>nd</sup> Half of October

1. Pilecaps, footings and piles installation continued at Garage.
2. Utility tunnel work began at south end of Garage.
3. EMB demolition completed.
4. Columns installation began at south end of Garage.
5. Erection of east tower crane completed at Hospital.
6. Piles installation began adjacent to the utility tunnel in Hospital.
7. Wall forms installation began at north side of Hospital.
8. Temporary electric energized at power point "C."

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## FROM MICHIGAN STREET LOOKING NORTH

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## VIEW: CENTER OF SITE LOOKING SOUTH EAST

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# Doing Business with Existing Operations at Wishard

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# SUPPLIER REGISTRATION

- Registration is required with Wishard's third party supplier, VendorMate, prior to conducting business with Wishard.
- **Suppliers must wear a VendorMate issued badge while on-site and**
- Access VendorMate's Wishard website at: [www.wishard.edu](http://www.wishard.edu), click on Vendor Relations (lower right hand corner).
- There is a fee assessed based on answers to certain questions in the questionnaire. VendorMate uses the fees collected to check suppliers against government watch lists and terrorist watch lists. Wishard receives no monies from VendorMate and pays no fees to them.
- Should you experience technical difficulty with the website, contact VendorMate at the toll-free number on the website.



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# COMPETITIVE PRICING POLICY

- Wishard established competitive pricing guidelines based on State Statute.
- Wishard was exempted from following Statute several years ago except for construction projects which follow the Public Works laws

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## CONSTRUCTION PROJECTS AT WISHARD HOSPITAL

- All construction projects are subject to the Public Works laws.
- All construction projects over **\$100,000** in construction value are released for Bid through a competitive Bid process.
- Bids are advertised in the *Indianapolis Star* and the *Indianapolis Business Journal Court and Commercial Record*.
- The lowest responsive and responsible bidder is awarded the project.
- When responding to a Bid, it is very important that all required documents, noted in the front end Bid documents, are returned completed as requested.
- Failure to provide the requested documents is considered a non-responsive Bid which cannot be considered for Award.

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## **INTRODUCING NEW PRODUCTS and SERVICES TO WISHARD**

- A formal process for introducing new products and services to Wishard was established in 2005.
- The process is called Value Analysis.
- There are 12 established Value Analysis cross-functional teams throughout Wishard.
- Their main focus is evaluating new products and services for fit and function within Wishard.

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## PURCHASE ORDERS ARE REQUIRED

- Wishard has a strict institution-wide policy regarding how purchases must be made.
- **All purchases require a purchase order issued by an authorized purchasing agent.**
- Products or services delivered to Wishard without a Purchase Order are considered a gift to the Wishard Foundation.
- The PO numbering convention is 4500xxxxxx.

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## **CONTRACTING WITH WISHARD**

- Wishard has a formal contracting process that begins in the Purchasing Department with the Contracting Staff following approval to purchase a product or service from a Value Analysis Team (VAT) or from the department Vice President.
- For further information on contracting, contact the appropriate Contract Analysts

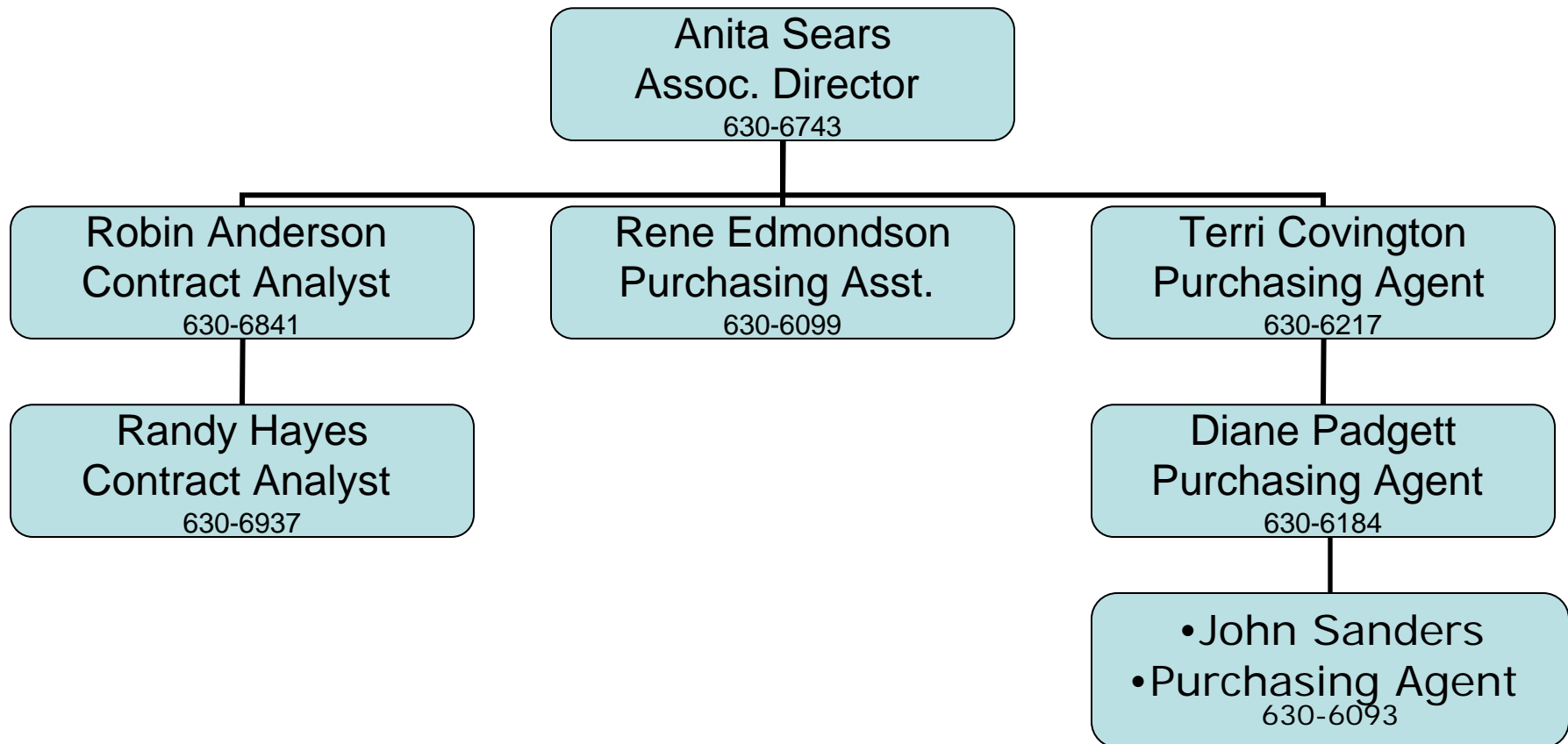
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# Purchasing and Contracting Staff



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# Bidding on the New Wishard Hospital

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# Owner Controlled Insurance Program

- OCIP is an Owner Controlled Insurance Program for all Contractors, Subcontractors and other contracted parties engaged in work activities on-site for this project.
- Only On-Site Insurance Coverage for:
  - General Liability
  - Worker's Compensation
- Fill-Out Form A & C with Bid Documents
- Health, Safety & Environment Requirements
  - Managed by the HSE / OCIP Managers

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# HEALTH, SAFETY & ENVIRONMENT (HSE) REQUIREMENTS

- Overview of Safety Documents
  - OCIP/HSE Requirements
  - PSSP (Project Specific Safety Plan) – Must be provided by a Prime Contractor
  - Contractor Safety Data Form
  - Training Documentation
  - MSDS Sheets / Company Safety Manuals
  - Safety Professional Requirements
- Safety Orientation
- Substance Abuse Policy
- Personal Protective Equipment (PPE's)
- Fall Protection
- Tobacco Policy

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# CONTRACTING DOCUMENTS

- Project Manuals
  - Division 00 - Procedural Documents
  - Division 01 - General Requirements
  - Technical Specifications (Multiple Volumes)
- Contract Drawings
  - Organized by Bid Package & Building
  - Expect Several Volumes for Bid Package #5
- Addenda
  - Pre-Bid Meeting Minutes
  - Question & Answers
  - Substitution Requests

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## BID DOCUMENTS

### Indiana Code 36-1-12: Public Works Projects

- **Items Due With Bid**
  - Bid Form
  - Form 96
  - Bid Bond
  - Form A305
  - EEO Bidder Certification
  - OCIP Exhibit A
  - OCIP Exhibit C
- **Items Due Two (2) Hours After Bid**
  - MBE/WBE/VBE Utilization Report
  - MBE/WBE/VBE Good Faith Questionnaire
  - MBE/WBE/VBE Contact Listing
  - Subcontractor & Material Listing
  - Subcontractor EEO Certification

Review AIA A701 – 1997 (Specification Section 002113)



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## **BID FORM**

- Lump Sum Bid
- Bid Breakdown
- Allowances (Specification Section 012100)
- Unit Prices (Specification Section 012200)
- Alternates (Specification Section 012300)
- Schedule Acknowledgement
- Other

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## Allowances & Unit Prices & Alternates

- Allowances Are as Defined By Section 012100
- Unit Prices Are as Defined By Section 012200
- Alternates Are as Defined By Section 012200
- Unit Prices Include:
  - All Project Management & Administrative Cost
  - All Supervision & Installation Labor
  - All Materials, Equipment & Accessories for Component
  - All Travel, Transportation, Delivery, Overhead & Profit
  - Any Other Cost Associated with the Procurement & Installation

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## Other Project Requirements

- PLA
- Certified Payrolls
  - Detailed, like Fed Form 347
  - Summary for the City, Form 257
- Payment and Performance Bonds
- LEED Requirements

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# Procurement

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## **Contracted or Awarded to Date (11-16-10)**

- BP01 - Demolition and Utility Work Denny Excavating, Inc.
- Mockup Construction – Catalyst Construction
- Abatement - Star Environmental
- Demolition - MacDougal
- BP03 - Parking Garage / Make-Ready Utilities F. A. Wilhelm Construction Co., Inc.
- BP07 - Hospital Piling Work F. A. Wilhelm Construction Co., Inc.
- BP04A - Exterior Enclosure Enclos Corp.
- BP04B - Hospital Piling Work F. A. Wilhelm Construction Co., Inc.
- BPGC-16-001 - Temporary Parking Powers & Sons

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## **Contracted or Awarded to Date (11-16-10) Continued**

- BPGC-16-002 - Temporary Parking Davis & Associates
- BPGC-10-001 - Security Services T. L. Enterprises
- BPGC-05-001 - Misc. Asbestos Removal SSI Services LLC
- BPGC-04-001 - Krannert 3rd Floor Build Out
- BP04C-1 - Concrete Super Structure F. A. Wilhelm Construction Co., Inc
- BP04C-2 - Structural Steel Hammert's Iron Works
- BP04C-3 - Spray-On Fireproofing Circle B Construction Systems
- BP04C-5 - Elevators Kone
- BP04C-6 - Temporary Electric Barth Electric

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## UPCOMING BID PACKAGES

### **D1 Central Boiler Plant (CBP)**

*Procured by Citizens Thermal direct*

- Civil/Structural/Building Construction Nov. 10'
- Mechanical Construction Feb. 11'
- Electrical Construction Mar. 11'

### **#5 Hospital/ACB Fit-out & MEP Nov. 10'** **Early MEP Equipment Purchase**

- Multiple Mechanical Equipment Packages
- Multiple Electrical Equipment Packages
- Multiple Plumbing Equipment Packages

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## **#5 Hospital/ACB Fit-out & MEP (*continued*)**

### **2nd BP #5 Trade Contractor Opportunities**

Feb. 11'

*(Include Hospital, ACB & CUP unless otherwise stated)*

- General Trades
- Interior Doors, Frames & Hardware
- Drywall, Metal Studs, Insulation, ACT &
- Painting (Entire ACB)
- Drywall, Metal Studs, Insulation, ACT &
- Painting (Hosp. LL – 3rd Floor)
- Drywall, Metal Studs, Insulation, ACT &
- Painting (Hosp. 4th Floor – 11th Floor)

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## **1st BP #5 Trade Contractor Opportunities Jan. 11' #5 Hospital/ACB Fit-out & MEP**

*(Include Hospital, ACB & CUP unless otherwise stated)*

- Kitchen Equipment
- Fire Protection
- Plumbing
- Piping
- Pneumatic Tube System
- HVAC Ventilation (Hospital & CUP)
- HVAC Ventilation (ACB)
- Site Utilities
- Electrical (High Voltage Main Service)
- Electrical (Distribution)
- Electrical (Branch)
- Fire Alarm
- Temperature Controls

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## **#5 Hospital/ACB Fit-out & MEP (*continued*)**

### **• 3rd BP #5 Trade Contractor Opportunities May 11'**

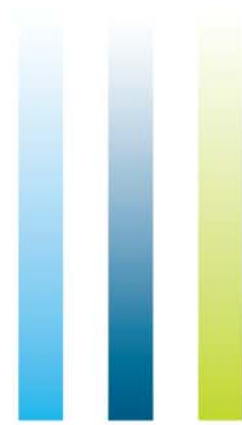
*• (Include Hospital & ACB unless otherwise stated)*

- Interior Glass & Glazing
- Terrazzo
- Finish Carpentry
- Carpet/VCT/WSV/Tile (Entire ACB)
- Carpet/VCT/WSV/Tile (Hosp. LL-3rd)
- Carpet/VCT/WSV/Tile (Hosp. 4th Fl.-11th)

### **REBID BI #4C-3 - Membrane Roofing System Spring 2011**

- Roof Membrane & Insulation
- Miscellaneous Carpentry
- Roof Flashing
- Façade Coordination with BP #4a
- Window Washing Equip. Coordination

*• \* Potentially Including Heliport System*



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# The Wishard Diversity and EEO

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## PROJECT DIVERSITY GOALS

Minority Business Enterprise (MBE) Goal 15%

Women Business Enterprise (WBE) Goal 8%

Veteran Business Enterprise (VBE) Goal 3%

***For identified Bid Packages, Goals will be increased based on local capacity***

For assistance with meeting these goals contact:

Diversity Manager - Barbara Holder 630-8759

Diversity Coordinator - Jessica Reeder 630-8822

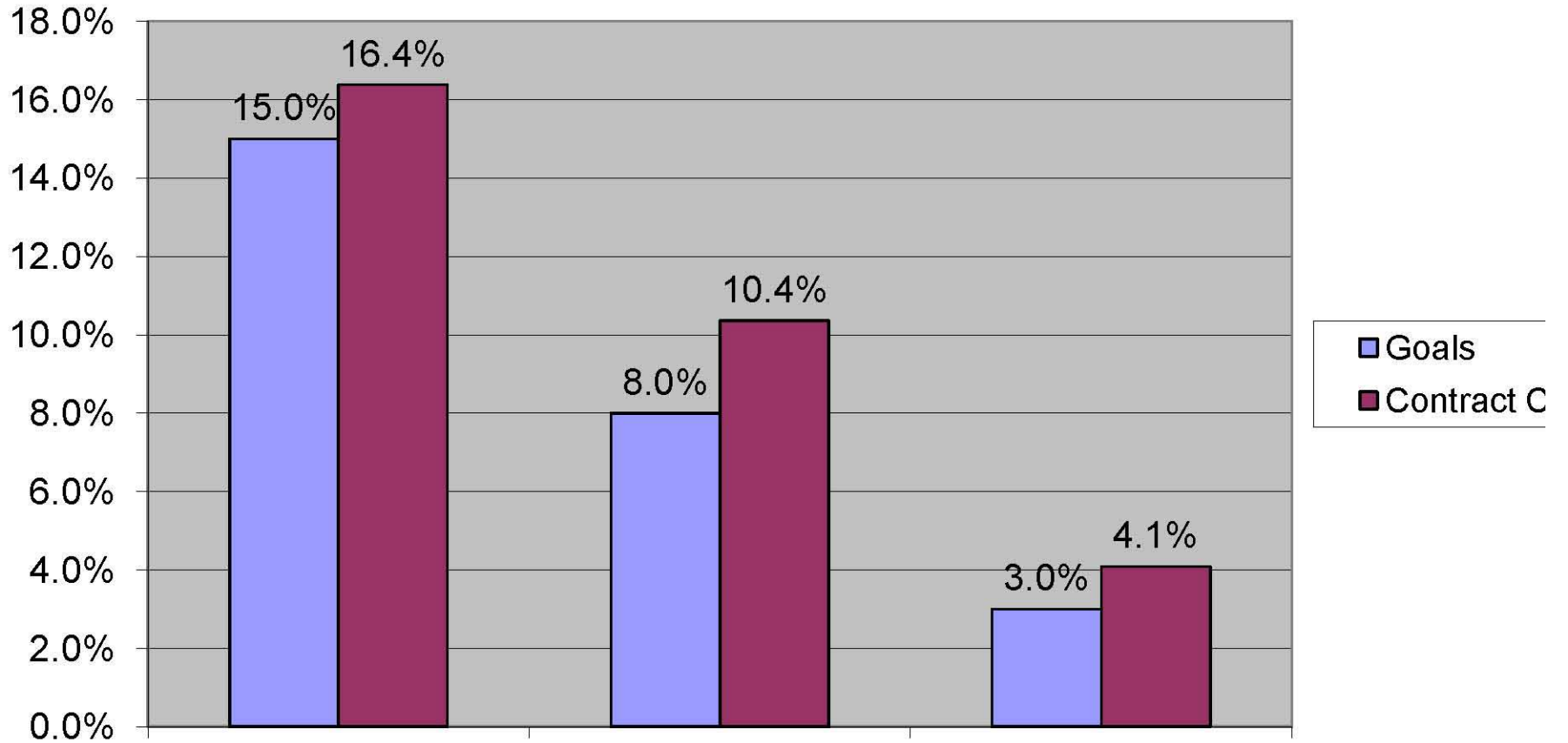
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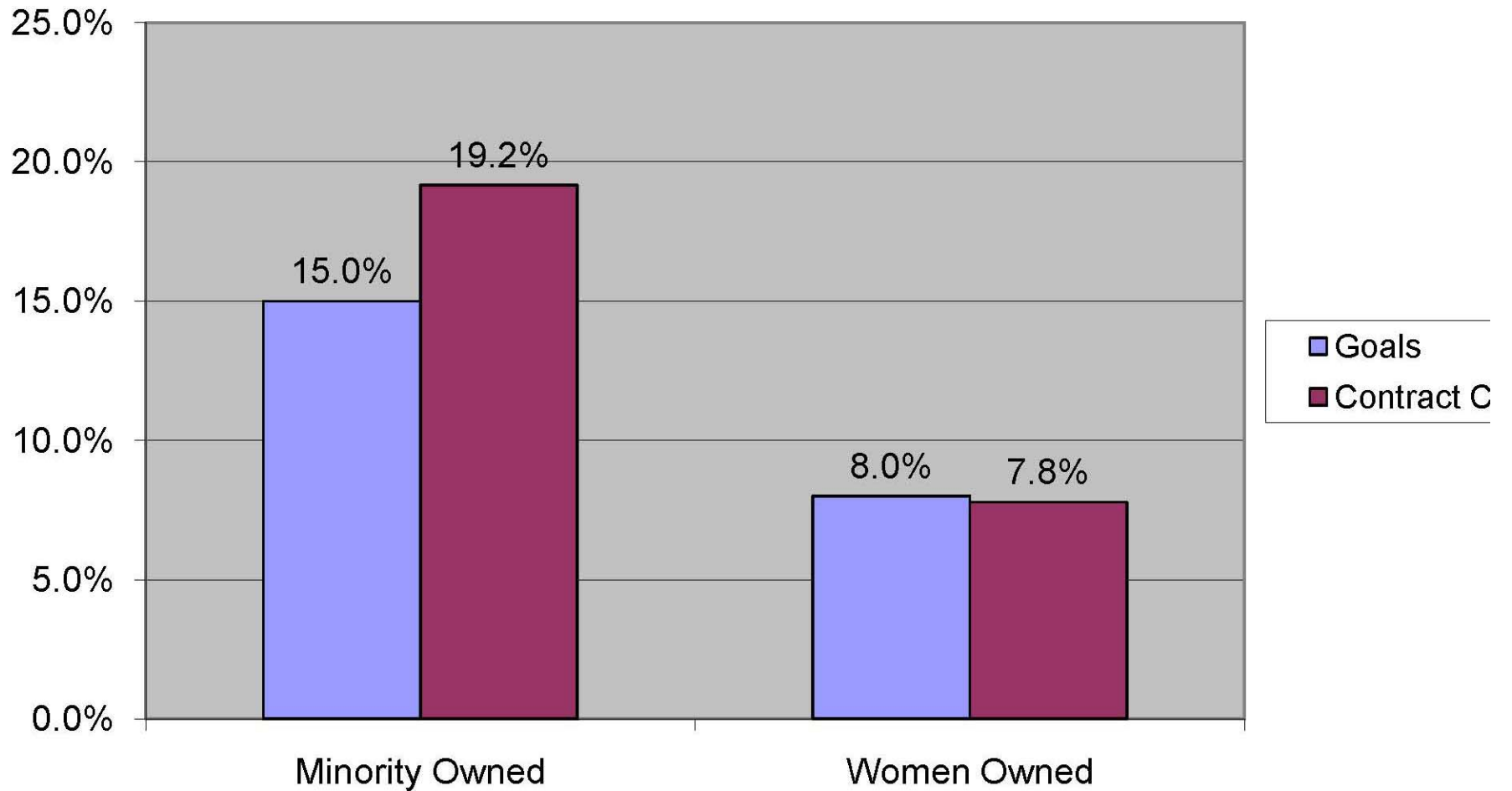
## MBE/WBE/VBE Goals vs. Contract Commitments (Construction Costs)





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## MBE/WBE Goals vs. Contract Commitments (Consultant Costs)





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# PROJECT EQUAL EMPLOYMENT OPPORTUNITY GOALS

Minority Business Enterprise (MBE) Goal 12.6%

Women Business Enterprise (WBE) Goal 6.9%

If you have question with meeting these goals  
contact:

Diversity Manager - Barbara Holder 630-8759

Diversity Coordinator - Jessica Reeder 630-8822



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## Helpful Advice

1. Visit [www.TheNewWishard.org](http://www.TheNewWishard.org)
2. Attend As Many Outreach Events As You Can
3. Watch For Bid Advertisements in:
  - a. The Indianapolis Star
  - b. The Indianapolis Business Journal Court and Commercial Record
4. Visit [www.ReproGraphix.com](http://www.ReproGraphix.com) Regularly
5. Get certified with the City of Indianapolis
6. Know Your Capabilities
7. Know Your Scope of Work

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## **Helpful Advice Cont'd**

- 8. Get Documents Early**
- 9. Attend the Pre-Bid Meetings**
- 10. Ask Questions**
- 11. If You Are Not a Prime Contractor, Find Out Who Is**
- 12. Understand Where You Bring Value**
- 13. Utilize the Wishard PMCM Diversity Team**

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# QUESTIONS

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**THANK YOU FOR YOUR INTEREST**

For more information, visit [TheNewWishard.org](http://TheNewWishard.org)

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