



Request for Proposal:
**Hybrid Operating Room (OR) CM
15.17 and OR Renovation Upgrade
CM 16.06**

Construction
Management at Risk

March 27, 2017



REGENCY
CONSTRUCTION SERVICES



March 27, 2017

Tom Moenich
Project Manager
The Metrohealth System
2500 Metrohealth Dr.
Cleveland, OH 44109

RE: Hybrid OR (CM 15.17) and OR Renovation/Upgrade (CM 16.06)

Dear Mr. Moenich,

It is with a great deal of enthusiasm that I offer our team's response to provide Construction Manager at Risk services for the Hybrid OR and OR Renovation/Upgrade project. We believe our response thoroughly addresses all of the points in the RFP with special emphasis on our highly-qualified preconstruction and construction professionals who will be supporting this important program.

Both Luke Dautovic our Project Manager and Danny Kovach our Project Superintendent have demonstrated successful project experience with Metrohealth having completed a number of projects on the main campus. Danny is **familiar with the Critical Care Pavilion (CCP) building** just having served as Project Superintendent on the CCP Expansion project. His knowledge of the building and his familiarity with the OR management staff brings benefit to the construction phase in an environment that is critical to hospital operations and patient comfort and safety.

Regency and its associate Next Generation are a **100% FBE/MBE Team**. Our bid packaging plan is structured so that the OR #1-19 scope of work has 55% CBE participation and the OR #20 has 38% CBE participation for a combined CBE participation of 48%.

Our preconstruction procurement schedule identifies procurement difficulties and how we plan to address those. We have also met with Stryker, Unistrut and other key trade subcontractors and have developed a plan that shows how we are able to turn around **two OR spaces in 16 days**.

We look forward to working with Metrohealth on this important project and further discussing our RFP response in our interview. Please contact me at 216-529-1188, ext. 231 if you have any questions.

Sincerely,

Tari S. Rivera
President

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**SECTION 1:
Fee Proposal**



SECTION 2:
Proposed Services for Preconstruction Phase

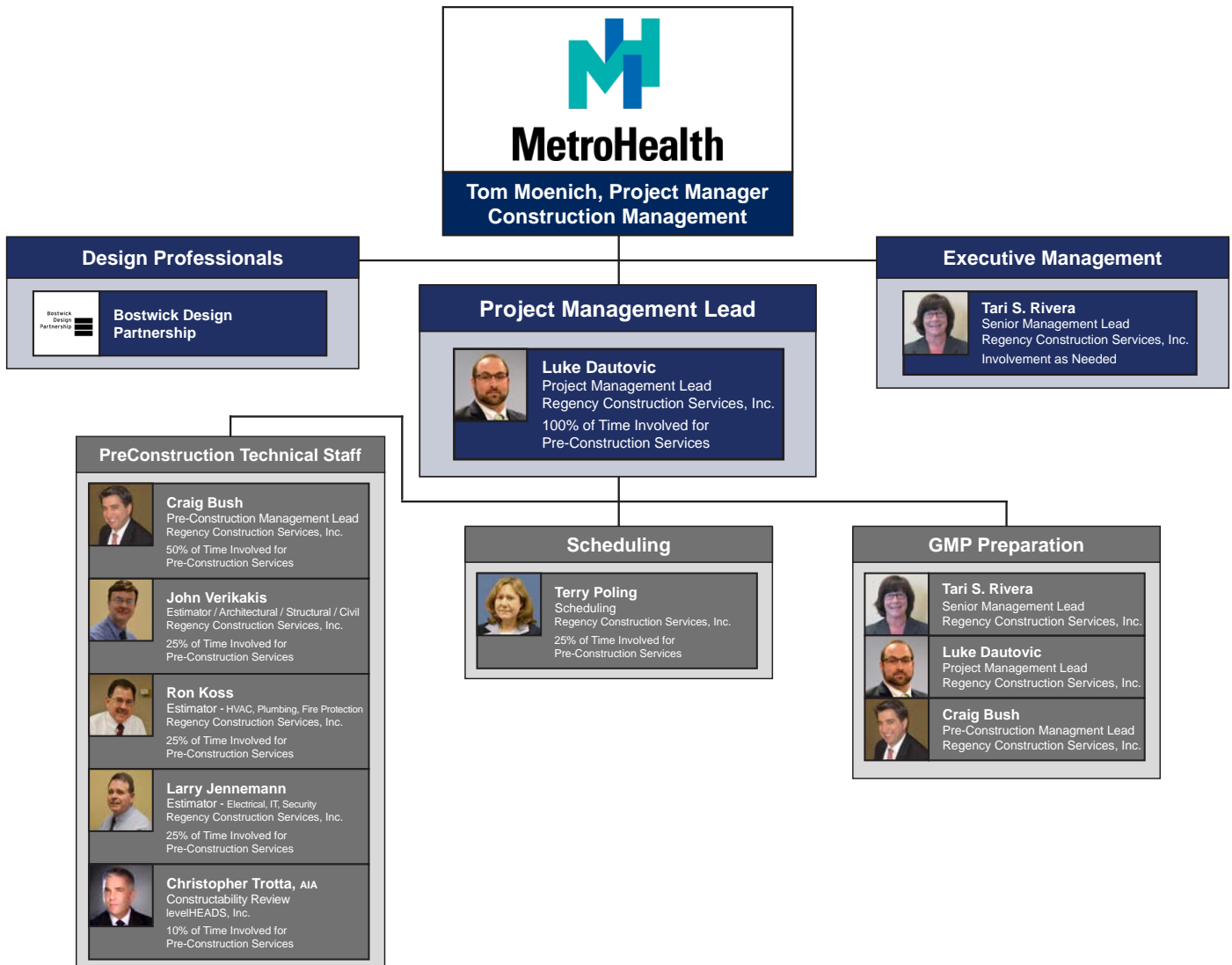


PROPOSED SERVICES FOR PRECONSTRUCTION PHASE

Tab Two Proposed Services for Preconstruction Phase

The graphic below identifies Regency’s Pre-Construction Organizational Structure. Each Regency team member is identified with their assignments on the project as well as the estimated percentage of time each individual will be involved during Pre-Construction. The Organizational Structure also identifies the lines of authority and communication between our team members and MetroHealth.

**The MetroHealth System
Hybrid Operating Room (OR) CM 15.17
and/or Renovation Upgrade (OR) CM 16.06
Regency’s Pre-Construction Organization Structure**



The following is a detailed list of all Preconstruction Services that Regency will provide to the Owner and Architect/Engineer (A/E) on this Project:

- Schedule, Phasing and Logistics Plan Development
- Document Reviews
- Design Budgets / Estimates
- Value (Planning) Engineering
- Equipment Review and Coordination of Direct Owner Contracts
- Cash Flow Analysis
- Scoping of Bid Packages and Work Categories
- Subcontractor/Vendor Solicitation and Prequalification
- Construction Staging and Site Management Planning

Schedule, Phasing and Logistics Plan Development

Immediately following our selection, we will chair an organizational meeting with all key program stakeholders on the MetroHealth OR Renovations project team where we will:

- Identify and document the roles and responsibilities of each team member
- Identify each partners goals and expectations for the project
- Establish lines of communication on the chain of command
- Shortly after the conclusion of the meeting, a master schedule will be produced to be used as the starting point of the project.

Once the master schedule is produced, it will be updated on a monthly basis, or more frequently if required by the project activity. This master schedule will include these and other activities as suggested by the team members:

- Design stage activities including owner review periods
- Production of estimates, constructability review and value engineering sessions
- Key meetings with user groups
- Deliverables with specific due dates from all project team members
- Major decision making milestones
- Permit Procurements
- Design Intent Narrative and GMP submission and review meetings
- Pre-qualification of subcontractors
- Bidding time frame for specific bid packages and bid opening dates
- Subcontractor scope reviews
- A broad representation of the construction including

initial phasing requirements.

- A more detailed construction progress schedule is developed during the GMP and Construction Document Stage.
- Submittal tracking
- Long lead item procurement and deliverables
- Building component construction and installation
- Cash flow projections
- Labor reporting and projections
- Change Order Impact
- Owner equipment procurement and installation
- Owner move-in
- Final occupation

With the information gained in the RFP as well as on the site walk thru, we have prepared a Baseline schedule that provides preconstruction and construction Milestone start dates that align with the dates provided in the RFP. The baseline schedule included in Tab Nine of this proposal also provides our preliminary phasing plan of how the work will flow along with the durations which will be further developed as the design is solidified.

Phasing and Logistics Plan Development:

The project site has its own unique dynamics and characteristics that must be taken into consideration when preparing the site logistics and phasing plan for construction. The MetroHealth OR facility will be fully occupied during construction and the **safety and wellbeing of the patients, staff and visitors who come the site each day is our number one priority.** The construction process will bring change to the daily operations within the building as well as pedestrian flow. Regency Construction Services, Inc. will assist in providing timely information early on as the design progresses that will allow MetroHealth to communicate to the staff and patients as to the changes in pedestrian



flow and access in the facility. We will also be preparing a detailed phasing plan to coordinate the timing of interior construction activities to ensure they are properly coordinated with the occupied spaces along with MetroHealth's Interim Life Safety Guidelines.

Prior to commencement of construction we will convene a meeting with MetroHealth and the Design Team to discuss our plan to prepare the site for construction; our approach to segregating the flow of construction access from the patient, staff and visitors at the site each day, how we will control dust and ensure infectious control compliance during construction and how we will keep MetroHealth informed throughout the process.

Document Review

Conducting regular Design/Preconstruction Services review meetings can be one of the most important events that occur throughout the project. Open and substantive communication lends itself to the sharing of ideas, clarification of uncertain or unclear points or information provides opportunities to explore alternate methods of achieving tasks, and to respond to possible change requests in the design. Meeting minutes should be issued by the design team to memorialize the discussions to be used at future meetings or to simply recap a point of discussion. With all team members participating in these discussions the knowledge gained regarding how things were determined are carried forward into construction should clarification be needed.

During preconstruction Regency utilizes an excel based RFI tracking log. This log can be set up to track open and closed RFI's and assembled in a format that is agreed upon by the team. The logs are typically set up to include the date of the RFI, issue or question, who it was asked by, a description of the question or issue, a responsibility code of which team member is to address the item, the date that the item needs addressed by, once answered, the answer, the date of which it was answered and also a status column identifying if the item is open or closed. The excel document can be filtered to show the open items, or by responsibility to identify a summary of items that need addressed. The RFI log is reviewed at each preconstruction meeting as a team so that critical items can be addressed in order to keep the project on schedule.

At the prescribed points of the document development,

our team will conduct a review of the drawings and corresponding specifications for the "build-ability", interdepartmental coordination, clarity, overall completeness and general housekeeping items that could contribute to incomplete or inaccurate bid results. This process on average takes one and a half hours to thoroughly review each sheet and to refer to the related specifications. The process is usually performed in concert with the production of the design development estimate. It is at this stage of design where most, if not all, systems have been developed, all structural and interior details are known and developed. Information and findings generated by this process are forwarded to the design team for review and incorporation where applicable. The intent of this review is to help the design team prepare the most complete and accurate documents possible prior to bidding the Work. Complete and clear documentation results in more complete and accurate bids. Our team then uses those documents to prepare our comprehensive bid packages.

Beginning with our first estimate, we formulate a list of buyout materials for the project and include recommendations on materials to "watch out" for that may be advisable to pre-purchase to avoid impacting the overall scheduled completion of the project. In general terms, we include identifying products that may need to be pre-purchased simply to avoid the busy time were numerous buyers are attempting to procure the same products such as MEP equipment and other volatile markets that we keep under close watch. As we would identify materials which would be an impact to the schedule, we would keep the project team informed of items which may need to be expedited or offer suggestions of alternative materials that may be the basis of a schedule or cost savings/alternate in the bidding process.

Our estimators constantly engage the subcontracting market to review and cross-check our numbers. Together with the added experience of Regency's general contracting division, we are purchasers of materials which keep us on the cutting edge of market pricing for a wide array of products. While other CMR firms contact outside vendors for material pricing, our vendor/suppliers know that we will be purchasing items from them on this and other projects, therefore, our costs are in line with the current competitive market pricing.

During each estimate stage we contact vendors/suppliers/subcontractors in the market and procure actual costs as needed, along with important details such as production, lead and delivery times for the products included in the MetroHealth OR project. Using this knowledge of the current market place, we can alert MetroHealth and the design team to any particular trends in the market where we might expect to see a price spike or reduction. This information can be used to possibly orchestrate a pre-purchase of major items for the project to avoid market fluctuations, if needed.

Design Budget/Estimates

Our team recognizes that accurate estimates are critical to the planning and decision-making process and that proper cost control is a continual process extending over the entire duration of the project. Our team has a track record of accuracy as reflected in our record of being within 2% of the budget on over \$600 million of work.

In addition to our CM, Design/Build and Owner Agent Services, Regency is a general contractor; a role which enhances our knowledge of the local subcontracting market, current construction costs, real labor capacities/capabilities of the industry, and the projects manpower requirements needed to get the job done.

As the project progresses through each stage of design and information from the designer's increases in detail, our estimates and cost information correspondingly increase in detail and accuracy. The estimates and drawings are reconciled at each stage to determine what might be missing from the documents and based on our construction knowledge we fill in some of the missing components to bridge the gaps in design. We inform the design team of our assumptions and work with them to determine the complete scope of the project as we enter the bidding and construction stage.

Our management of the budget begins with a thorough explanation of the budget in the Kick-Off meeting. It is at this meeting where an understanding of how the budget was established, who established it, what's included in it and identification of contingencies and allowances are conveyed to the project team.

Also in the Kick-off meeting we will work with MetroHealth and the design team to establish the estimating format and guidelines to be used when developing documents. Having an aligned approach to document development permits a line by line review of quantities and pricing units. Regency utilizes an excel based format for our estimates which provide the flexibility to adjust formats as desired by the Owner.

Once our initial estimate of Work is complete, we meet with the project team to reconcile any differences. If a GMP is required prior to final completion of the documents, a comprehensive "Design Intent Statement" will be written by the design team outlining the items not yet incorporated in the design. This statement includes details that allow us to budget for these items in the GMP. A typical Design Intent Statement includes such items as; locations of incomplete items, quantities, material types, verbal narratives and etc.... Additionally, we will follow the development of the design to ensure the items included in the Design Intent Statement are incorporated precisely as written to ensure owner expectations are met.

Regency encourages and promotes the estimating reconciliation process with the design team. These reconciliation meetings provide an opportunity to exchange critical information regarding differences in numbers and assumptions made and focus the end products towards accurate and compatible results.



Value (Planning) Engineering

Simultaneously with the cost estimates, we will produce a constructability review on the documents. This review is discussed with the project team to ensure that the project is being designed and can be built as intended; and to ensure that the project teams' expectations on scope, cost and materials are aligned. In the event that project expectations are moving off center with the established budget we will offer value engineering suggestions on how to re-align the project to the budget. When it comes to value engineering, Regency's experience as a Construction Manager and a General Contractor gives us a unique edge over many of our competitors. We know the latest, high quality trends in cost effecting building materials and installation techniques that can assist the team in maintaining design expectations with reducing cost when necessary.

Equipment Review and Coordination of Direct Owner Contracts

Having extensive healthcare experience, Regency is accustomed to working with the Owners and their representatives in reviewing the Owner Furnished Equipment and installation costs and including them in the overall budget estimates. In addition to the costs we work with the Owner Equipment Suppliers and Manufactures in order to make sure the appropriate tie in ports, materials, etc. are included in the costs as well as the schedule and sequencing. If required, we can assist the Owner and/or their representative in receiving bids and procuring purchase orders for long lead items during Preconstruction. As these items are identified early in preconstruction, we can assist MetroHealth with obtaining the correct information in order for MetroHealth to issue a purchase order, or work to have an early GMP if the CMR needs to issue a purchase order.

Cash Flow Analysis

Once the baseline schedule is established, it will be cost and resource loaded. The schedules will incorporate the design costs, costs of work, equipment costs, IT and communications components as well as Owner equipment. At each stage of the design, as the estimates are updated, the schedule and cash flow analysis will also be updated based on the current information. Regency Construction is a member of the team assisting MetroHealth through the development of the Hospital First Transformation program. Over the past nearly

twenty four months, our team has been intimately involved in all aspects of the planning process including the development of detailed statements of probable construction costs (multiple iterations and plans); as well as the overall program schedules and projections of work in place dollars (cash flow projections). The cash flow projections are updated based on reviewed statements of probable construction as well as actual dollars spent on the overall program.



Scoping of Bid Packages and Work Categories

The bid packaging process is much more than separating discrete elements of Work into well-defined and coordinated packages for the purpose of bidding. A well thought-out packaging plan sets the tempo for the project; encourages a broader cross section of bidders; can enhance project controls; expands competition which produces competitive results; and provides more opportunities to Community Business Enterprises (CBE) firms to be fully engaged in the project.

Preparing the scopes of each bid package is a deliberate and thoughtful process to ensure all of the intended scope is included and the information is clear and concise with no duplications or gaps in coverage. The number of bid packages must also be manageable. Too many packages makes the administration process cumbersome, time consuming and costly. Too few packages sometimes lead to the loss of control, by the CM, on critical components of the Work; reduces competition; and closes out many firms who cannot bond larger packages. With Regency's Preconstruction manager, Craig Bush being involved in the project from the beginning, working with Luke Dautovic and Dan Kovach and the estimators through each design stage, Craig also then assists with the development of the GMP and assembling the bid scopes of work. By gaining the wealth of knowledge as well as the intricate details of the project scope, through design, Craig is able to ensure the project scopes are coordinated and scope gap is minimized in assigning project scope to the appropriate subcontractors.

Subcontractor/Vendor Solicitation and Prequalification

Regency believes that a well-developed subcontracting strategy and follow through on that strategy creates a subcontracting plan that yields positive results for both the CMR and MetroHealth through robust competition and interest in the project.

We begin our subcontracting plan by developing specific pre-qualification criteria for the subcontracting candidates. We carefully select our subcontractors based not only on the criteria shown in our pre-qualification form, but also based on intrinsic factors such as craftsmanship, safety, ability and reputation of cooperating with other trades, their ability to offer creative and collaborative solutions to project challenges and their

attention to detail in the quality of their work, and their commitment to diversity.

While the finalization of the potential bidders list is submitted to the design team and MetroHealth for approval just prior to going out for bid, Regency begins to develop project interest and assembly of the potential bidders to prequalify as early as the Schematic Design Stage. At this stage, the overall project scope is defined such that we can start to finalize the scopes of work and bid packaging plan. At this early stage we are calling potential subcontractors who Regency has working relations with and will also welcome input from the design team and MetroHealth on potential bidders that they have worked with in the past. With this input, Regency can work to ensure that appropriate bid coverage is received for each bid package.

Our prequalification process is designed to find the most qualified contractors while simultaneously weeding out those who have a less than desirable track record. We thoroughly review each response to our prequalification forms and conduct through background searches on each firm including such items as OSHA History, EMR Ratings, Claims and Lien histories, financial health and other items in their work history to include call backs to address workmanship issues, performance or installation problems. We conduct interviews with each of the potential subcontractors to ensure their capabilities are consistent with the project scope and that the timing of the project fits their schedule.

Construction Staging and Site Management Planning

Our team prepares a detailed construction staging and site management plan taking into consideration existing traffic patterns, owner usage times, pedestrian flow and compares then to points for construction access points, staging and lay down areas. The plan is developed during the final stages of the preconstruction process with MetroHealth staff, but instituted and enforced during the construction stage. Our plan seeks to minimize the impact of the construction process on the existing MetroHealth operations. As a component of our plan, our team prepares a construction survey, i.e. a written and photographic record of the current site and surrounding conditions, including all public access streets to document any pre-existing conditions prior to the start of construction. This construction survey provides a valuable tool to our clients and contractors in the event where damage is reported.

Pre-Construction Issues for this project

Please refer to Tab Three for critical Pre-Construction issues for this Project.

Procedures, Objectives and Personnel - Pre-Construction

Regency is one of the few construction firms that maintain full time in-house professionals who provide estimating, scheduling, constructability review, value engineering and building assessment services. Our estimating staff alone brings over 150 collective years of construction background to the estimating process. In addition to providing support to all of Regency's projects, these services are often requested by design firms and Owners as support on their projects.

The success and approach to providing these services begin with the staff and structure we employ to manage these services. Luke Dautovic will be MetroHealth's day to day contact regarding all services we will provide. Craig Bush provides overall management of all pre-construction support services and is responsible



for the quality of the products as well as the timely implementation of those services to meet the project needs. The process and organizational structure used in the execution of these services follows:

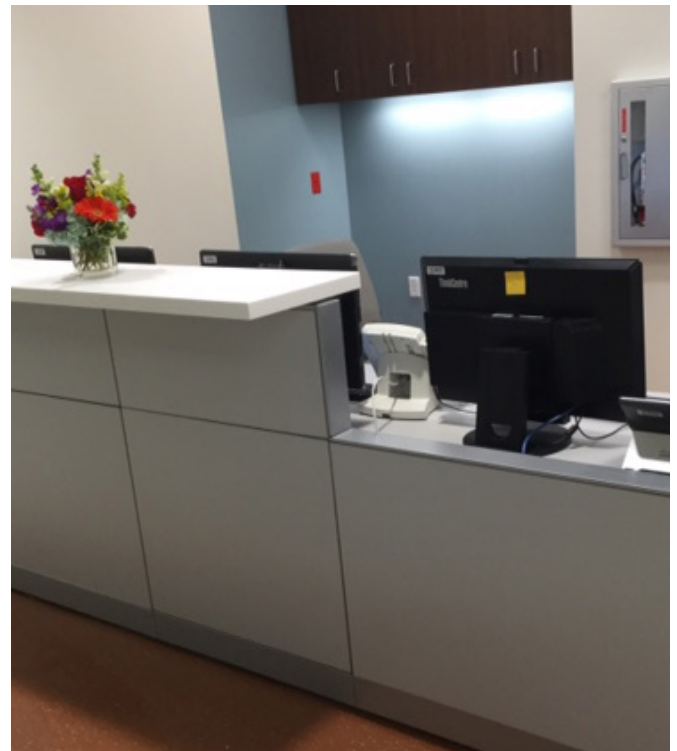
- Estimating Support – Craig Bush provides the day-to-day operation and management of our estimating staff. Regency maintains a staff of five (5) full time estimators, each with specific areas of expertise. All disciplines of Work are estimated in-house, including the mechanical and electrical disciplines. We do, however, maintain contact with material suppliers and manufacturers as well as subcontractors to keep our cost data current. The design stage schedule is very important to our estimating process. Once a project is awarded and completion dates are known, they are entered into our estimating schedule. Typically our estimating team prepares Statement of Probable Construction Costs (SPCC) at the completion of each design stage. The timing of each product varies depending on the size and complexity of the program. Following each estimating effort, we will meet with the design team to review and reconcile numbers before issuing the document to the client. Throughout this



process, Regency engages with the subcontracting market to review and cross-check our numbers. Once the estimating process has begun, our team remains dedicated to the project until the effort is complete, reviewed, reconciled and issued.

- Scheduling Support – In addition to our estimating staff, Regency also maintains a full complement of project schedules lead by Terry Poling. Each project is assigned to a project scheduler who carries the scheduling efforts on the project from design through construction completion. Each scheduler is well-versed in all aspect of construction. The design schedule is prepared in cooperation with the schedule dates provided by MetroHealth. Prior to commencing the construction stage, we will engage all of our subcontractors to provide detailed and coordinated tasks to incorporate into the construction control schedule. By doing so, our subcontractors take ownership to the logic, tasks and the dollars assigned to those tasks. Our site staff will monitor progress each day, but our formal schedule updates will be issued on a monthly basis. The manpower loading provides benchmarks to monitor and ensure the project is properly manned to meet its objectives.
- Our constructability review efforts include Regency's estimating and scheduling staff as well as Chris Trotta with levelHEADS, Inc. to assist with the reviews. Chris will bring OR and procedure room design experience, most recently completing multiple OR projects for Northshore Healthcare, the Philadelphia VA and Spectrum Orthopedics in North Canton, Ohio.

Chris also brings past OR programming and design work for the Cleveland Clinic, University Hospitals and Mercy Medical Center, to name a few. The objective of our constructability efforts is to assist in the development of the most complete and coordinated set of design documents. Our review looks for, at a minimum, inconsistencies in coordination, conflicts or clashes with other design elements and undefined or incomplete information. When a project is designed and modeled using a CAD program such as Revit, we run the documents through NavisWorks, where clashes and other irregularities are detected. It is not uncommon for us to detect 6-10 items per drawing sheet that fall into one of the previously mentioned categories. Information is sent to the design team of inconsistencies when detected, which enables the design to continue. A formal report of our findings is issued to the team once the entire review is complete. It is common for projects to consider alternate approaches to solving complex conditions or to require the review of alternate materials. Our analysis often considers more than just the cost impact. Working in concert with the design team, we evaluate first cost verses life cycle costs, operational impacts, ease of construction, material lead times and other considerations.



SECTION 3:
Proposed Services for Construction Phase Services



Proposed Services for Construction Phase Services

The success of any project begins and ends with the caliber and experience of the team chosen to lead the overall process. Our team chosen to manage the design and construction stages of the Metrohealth Hybrid OR and OR Renovation/Upgrade brings extensive health care experience, a successful track record under the CM at Risk delivery method, a working knowledge of the Metrohealth main campus buildings including the **Critical Care Pavilion** – having recently worked on the Critical Care Expansion project requiring coordination and communication with the operating room area and the **availability to begin serving the project immediately**. The following provides a brief overview of the roles and responsibilities of our key team members:



Tari Rivera – Senior Management Lead

Tari Rivera, Founder and President of Regency Construction, will serve as the Senior Management Lead as well as MetroHealth's top management contact

throughout the project on items related to staffing and the successful execution of their respective services. She will execute the agreement and will be active in finalizing and adherence of the Guaranteed Maximum Price (GMP). Tari's involvement will be as needed throughout the project, but will have a stronger presence during the Contract and GMP finalization. Tari's experience and ability to work through the many processes leading to acceptance of a GMP is unparalleled.



Luke Dautovic – Project Management Lead

As our project manager, Luke Dautovic will be MetroHealth's day-to-day point of contact regarding the services that our team provides. His involvement begins

in the design stage and will continue until the project is successfully completed and closed out. Luke will also be involved in the 11-month walk-through following project completion. During design his focus will be coordinating our estimating, scheduling and constructability review processes. He will lead the subcontractor prequalification and selection as well as oversee the bidding process. During construction, Luke will monitor all field staff in regards to quality, schedule, and budget. He brings significant health care experiences to your program from serving as Project Manager on multiple MetroHealth projects and on other healthcare provider projects.



Craig Bush – Preconstruction Management Lead

Craig Bush represents the overall management of our estimating and scheduling departments. In this role, he will oversee all products generated through those departments and will be heavily active in the preparation of the estimates and finalization of the GMPs. He will also lead value engineering and constructability review efforts. All totaled, Craig's estimating and scheduling teams bring over \$2.0 billion of local and state-wide projects.



Terry Poling – Project Scheduler

As Project Scheduler, Terry Poling brings 25 years of scheduling experience to this project including experience scheduling health care projects. She is currently working with the MetroHealth Transformation team providing regular schedule updates as the plan develops. She is also currently serving as the Scheduler for The Ohio State University, Wexner Medical Center 72 bed build-out which includes acuity adaptable beds for Critical Care, Step Down and Acute Care inpatient needs.



Danny Kovach – Project Superintendent

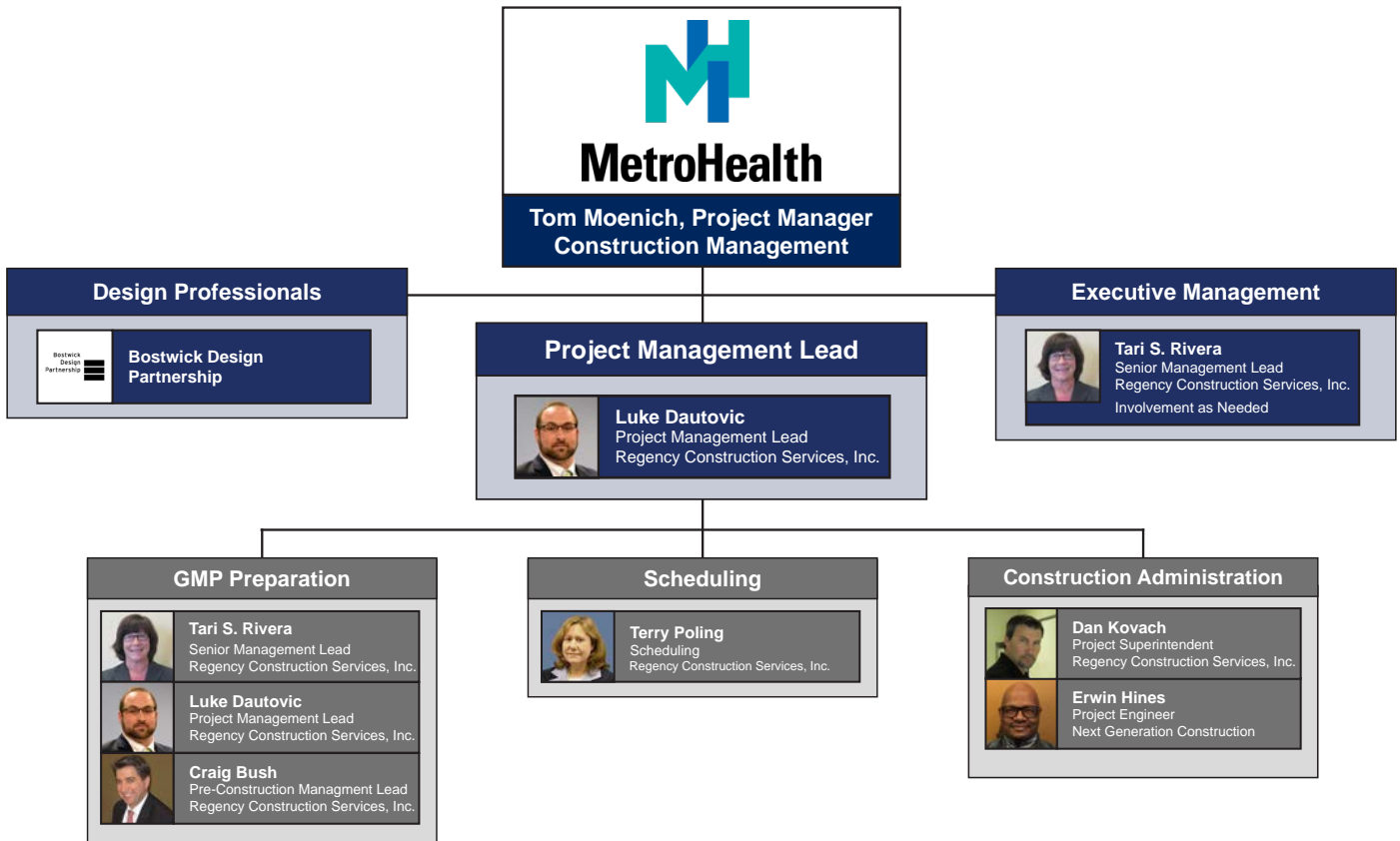
Danny Kovach brings an extensive amount of past involvement on MetroHealth projects including the recent Critical Care Pavilion expansion project. Danny is familiar with the Critical Care Pavilion building including the OR floor and its management due to coordination needs during the CCP expansion project. His primary role on the project will be schedule adherence, life safety/infectious control protocols, quality control and subcontractor coordination. He will also lead all job progress meetings and safety meetings. Danny will be stationed on-site fulltime throughout the construction process.



Erwin Hines – Project Engineer (NEXT Generation – MBE)

As our Project Engineer, Erwin Hines will be responsible for the flow of paper and information between Regency, MetroHealth and Bostwick. Erwin will maintain all logs and tracking reports for RFI, submittals, changes etc. Erwin brings 25 years of experience to the team and has worked previously worked with Regency on BGSU Kuhlin Center and Lakewood City Schools projects to name a few.

The MetroHealth System
Hybrid Operating Room (OR) CM 15.17
and/or Renovation Upgrade (OR) CM 16.06
Regency's Construction Organization Structure



Number, scope and schedule of anticipated bid packages:

The development of an effective bid packaging plan is more than simply putting together a pre-qualification criteria package, packaging the work and procuring quotes. Our team believes that a well-developed bid packaging strategy and following through on that strategy creates a bid packaging plan that will yield positive results for the project.

For the MetroHealth Hybrid OR and OR Renovation/Upgrade we have developed the following bid packages and proposed subcontractor list. We have also identified the Community Business Enterprise (CBE) opportunities that this bid packaging plan will support so that our commitment of 25% CBE participation is met.

Regency and NEXT Generation plan to self-perform the carpentry work. This will allow us to have additional control over the schedule relative to items that need to be done on a short timeline like patching, layout, etc.

Bid Package Plan/Proposed Subcontractors

Selective Demolition – (Existing OR Equipment, Existing Flooring, GWB Partitions/Ceilings, Doors, Frames, HW)

- Berkshire Construction (FBE)
- M. Rivera Construction (MBE)
- Southshore Demolition
- Precision Environmental

Carpentry – (Blocking, Millwork, Drywall Partitions/Ceilings, Wall Protection, Glass & Glazing)

- Regency(FBE)/Next Generation (MBE)
- Custom Millwork (FBE)
- Custom Fabricators

Metals – (Modify existing OR Equipment Plates, New Unistrut for Hybrid OR)

- Unistrut Engineered Systems

Sliding Doors – (Hybrid OR Sliders)

- Cleveland Door Control
- Stanley

Flooring – (Sheet Vinyl w/Integral base)

- Corporate Floors
- Flooring Specialties (FBE)
- Messina Floor Covering (FBE)

Paint – (Paint in existing/new Hybrid/OR rooms)

- Dependable Painting Co. (FBE)
- Frank E. Novak & Sons (FBE)
- Summit Painting (FBE)
- Diversified Painting (FBE)

Fire Protection – (Rework Sprinkler lines and heads)

- S. A. Comunale
- Fox Fire
- American Fire & Sprinkler(FBE)

Plumbing – (Make safe – medical gas, Medical gas, Plumbing piping & fixtures, OR Equipment Connections)

- Smith & Oby
- Coleman Spohn Corporation (MBE)
- Neptune Plumbing & Heating
- Commerce Plumbing
- SA Comunale

Mechanical – (Ductwork, VAV, Diffusers, HVAC Equipment)

- Smith & Oby
- Coleman Spohn Corporation (MBE)
- Imperial Heating & Cooling
- S. A. Comunale
- Castle Heating & Air

Electrical – (Make safe, Isolation/electrical panels, OR Equipment connections, Electrical distribution)

- Zenith
- A J Goulder
- D. E. Williams (MBE)
- RWJ Wiring (MBE)
- Harrington Electric

Technology – (New CAT 6A distribution, OR Equipment connections)

- US Communications (FBE)
- Zenith Systems, LLC
- Harrington Electric



Plan and Approach to the Project

In preparing our response to this RFP, Regency has met with **Stryker, Unistrut, mechanical, plumbing, electrical, technology and flooring subcontractors** that have worked in the Critical Care Pavilion building and have experience with operating rooms and operating room equipment. As a result of those conversations we have identified the long lead items and a path to turn over two OR rooms every 16 days.



The following long lead items are identified in our schedule and will need to be ordered right after award in order to be ready for a May 22nd start as identified in the RFP:

Forbo Flooring – This is a 6-week lead time. Picking a color that is State Side Stock is critical to the 6 week lead time. According to Forbo, Boston, MA has the largest State Stock inventory and they have recommended that the team start with that location for color consideration. Corporate Floors informed us that the Nora product will have a similar lead time.

Other materials/equipment that need to be ordered immediately after award are the isolation panels, which have an 8 week lead time and the main electrical panel which has a 6-week lead time.

Our preconstruction schedule also shows the electrical subcontractor and technology subcontractor starting the power and technology distribution in mid-April. We would plan to perform this work during the night shift installing all the electrical and data in the corridor ceilings and stopping at the outside of each OR. Completing the electrical and data runs at each OR will be per the individual OR schedule. Performing this work ahead of the May 22nd date facilitates completion of the individual OR spaces per the schedule we have provided.

Our construction sequence for the 16-day turnaround of two OR spaces is identified in the following ordinal schedule.

Ordinal Schedule

Activity	Day	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
Build Containment / Negative Air		█																					
Make Safe - Electrical & Medical Gas		█	█																				
Demo Boom / OR Tables (Coordinate ER)		█	█	█																			
Remove Existing Flooring			█	█	█																		
Skim Coat Floor (2nd Shift)				█	█																		
Existing Unistrut Modification					█																		
Install Flooring (2nd Shift)									█	█	█	█											
Inwall Electrical Rough-in							W	W					W	W							W	W	
Inwall Data Rough-in							E	E		█			E	E							E	E	
Painting							E	E		█	█	█	E	E							E	E	
Install Wall Protection							K	K		█	█	█	K	K							K	K	
Protect New Flooring							E	E			█	█	E	E							E	E	
Stryker Equipment							N	N					N	N		█	█	█			N	N	
Med. Gass Connections (2nd Shift)							D	D					D	D		█	█	█			D	D	
Electrical Terminations (2nd Shift)																█	█	█	█				
Data Terminations (2nd Shift)																█	█	█	█				
Medical Gas Inspections																					█		
Electrical Inspections																						█	
Medical Gas Certificate																						█	
Sterile Clean																						█	█
Go Live																						█	█

The OR containments and negative air setups will be self-performed by Regency. Immediately following this activity, the MEP subcontractors will disconnect and make safe the electrical and medical gas connections to the existing OR equipment for demolition.

Next the existing flooring will be demolished and skim coating of the existing floors will take place. All of this work will be done on night shift.

Concurrently the modifications to the existing Unistrut plates will be made (Stryker will provide us/Unistrut with their equipment templates for the plates immediately upon our award). Unistrut also has the as-built documents for the original Unistrut installation in the CCP which will assist in facilitating this process.

Following the skim coat the flooring installation and protection will be completed and will also be a night shift operation.

Once the flooring installation is protected the electrical and data in wall installations will be done followed by patch, paint and wall protection.

Next the Stryker equipment will be installed and electrical terminations, medical gas connections and data terminations will be completed during the night shift.

Medical gas inspections/re-certification and electrical inspections are planned for two days before the “Go Live” Date leaving the weekend days as a buffer and for sterile clean.

Our complete schedule is included in Tab 9 showing the 19 OR Renovations and the Hybrid OR buildout.



Performance History of the Proposer

Regency’s first healthcare project was the Tower Lobby Renovation for the The MetroHealth System. Since that project, we have had the opportunity to work on MetroHealth’s Main Campus and on outlying facilities on many important projects including the Critical Care Pavilion (Associate Construction Manager), the Surgery Clinic, Garage Lobbies renovation, the Pavilion Refresh project and the Campus Improvement project for utilities, greenspace and pedestrian walkways. The following are examples of our projects that are similar to this project.

The MetroHealth System Critical Care Pavilion Vertical Structural Integration Expansion

Regency, in association, provided Construction Management at Risk services for the \$82.2 Million vertical expansion of the Critical Care Pavilion (CCP) for The MetroHealth System. The 99,000 SF expansion consists of creating an interstitial Mechanical floor from the existing roof levels, two (2) ICU floors of approximately 35,000 SF, a new roof, extension of the existing stair towers and elevator and MEP upgrades. The clinical areas and departments of the Hospital remained fully occupied for business operations and patient treatments during the renovation and expansion work.

Also coordinated with the Class C operating room nursing managers for mechanical, electrical, plumbing and structural systems.



The MetroHealth System Middleburg Heights November Family Center

Regency served as the Construction Manager on the \$24 million, 60,000 SF MetroHealth Medical Center Middleburg Heights November Family Health Center. The suburban health center was a ground-up project, with a partial single-story and partial two-story building, with a portion of the building constructed as shell space for future use. The Health Center provides services to southwestern Cuyahoga County residents.

The health center encompasses approximately 57,000 SF and offers MetroExpressCare, imaging, primary care, and a variety of specialty services including cardiology, neurology, orthopaedics, obstetrics and gynecology, dermatology and physical and occupational therapy. In addition, this project also had a CT scanner and MRI room integrated with a connecting control room. The program was completed on time and on budget.



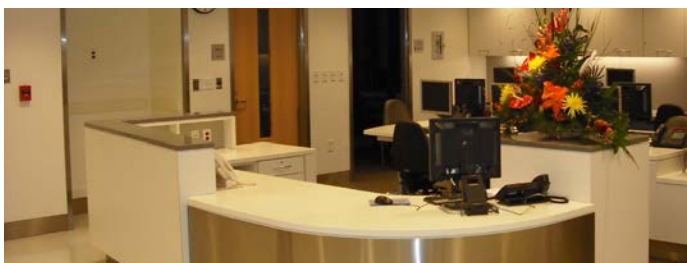
The MetroHealth System Henry E. Manning Tower Lobby Renovation and Exterior Campus Improvements Project

Regency Construction Services Inc. served as general contractor for the renovation of the main lobby of the hospital keeping it in operation during construction. Also serving as general contractor, Regency renovated the woman's and children's garage lobby and was also the general contractor for the exterior campus improvements project.



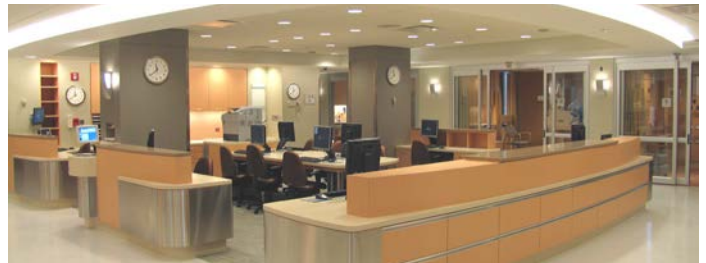
Lakewood Hospital - Orthopedic Medical & Surgical Unit OR MEP Upgrades

Regency Construction Services Inc. completed the \$2.2M renovation of Lakewood Hospitals fourth floor orthopedic medical and surgical unit with included patient room, nursing stations and related support rooms. This project also included mechanical and electrical upgrades to the operating rooms (OR). The OR room work was completed at night on a room by room basis and was up and running for hospital operations each morning.



Lakewood Hospital - Critical Care Department CCU, NICU, ICU

Regency Construction Services competed all the interior upgrades and construction for the \$8 million comprehensive renovation of the hospital's Critical Care Department that includes the Coronary Care, Neuro Integrated Care, and Intensive Care Units. The multi-phased project included a new critical care waiting room, family consultation rooms and administrative offices. Regency also performed all components of Lakewood's renovation of the 1,500 square feet Admitting Suite and the Hospital's Diabetes Center.



The Cleveland Clinic Mellen 3T Magnet Installation

Regency Construction Services Inc. renovated space for 3-3T MRI magnets in the Cleveland Clinic "U" building. Each MRI scan room had a control room and equipment room as part of the project.



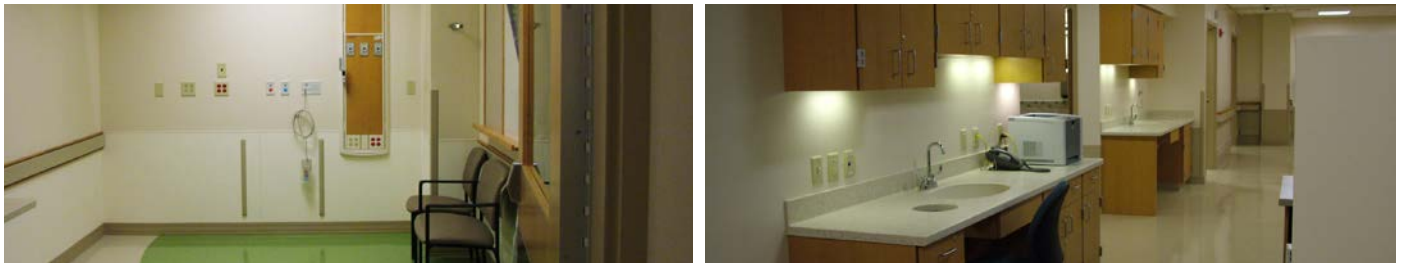
The Cleveland Clinic "L" Building Pathology Medicine Laboratory Institute

The Cleveland Clinic Pathology and Laboratory Medicine Institute is home to 1,500 employees and is located in the heart of the Cleveland Clinic Campus. It provides medical testing for blood, bone, tissue, cancer research and immunology. The twenty-four hour a day, seven day a week operation processes more than 21 million tests annually. Regency served as the Construction Manager at Risk for the 77,500 SF facility, which consisted of a multi-phased renovation covering four floors and a new 2,500 SF penthouse. The 19 month project included renovations to the automated lines, bio-repository, Flow Cytometry, manual hematology, and administrative areas. Along with the renovations, the project included a building infrastructure upgraded to house a 600 KW emergency generator and substation; the replacement of three 250 ton chillers and the refurbishment of five air handling units. All the work was coordinated with the Cleveland Clinic facilities management team to allow for the continuous operation of existing facilities throughout construction.



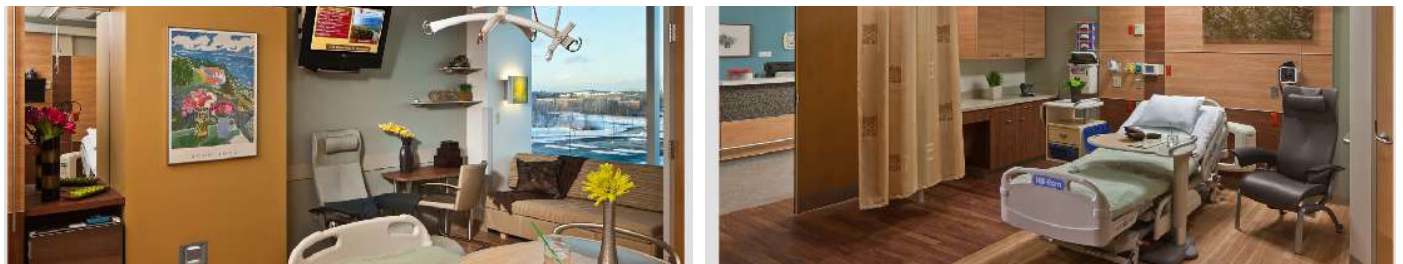
St. Vincent Charity Medical Center General & Psychiatric Emergency Department Renovations

Regency Construction Services Inc. as Construction Manager at Risk renovated the 23,400 square foot emergency departments—General and Psychiatric. This multi Phased project was completed on schedule.



University Hospitals Ahuja Medical Center

Regency, as a member of the Construction Management team, provided on-site staff support on this 435,000 square foot, \$298 million dollar facility. Located on a 53 acre site the new Ahuja Medical Center incorporates private patient rooms, state of the art medical and technological systems including Class C operating rooms, MRI, CT scan, Mammography, Nuclear Medicine and Fluoroscopy. This facility is the first phase of a planned multi-phased campus.

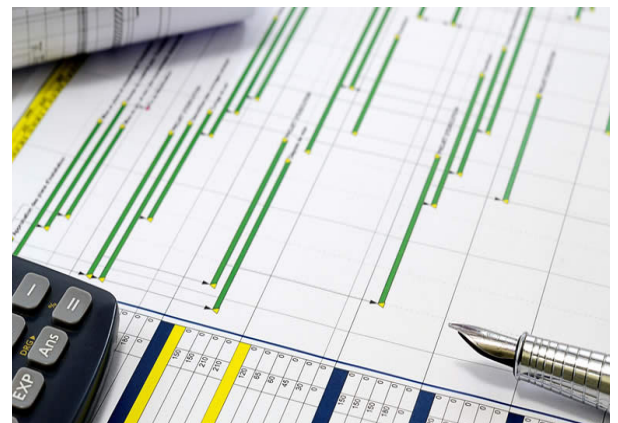


Plan for Anticipated Procurement Difficulties or Other Project Challenges

The procurement difficulties are relative to the lead time for flooring, isolation panels, and electrical panels. In order to start the first two OR spaces, the team will need to make decisions regarding these items so that orders can be placed very soon after award.

We do not anticipate any procurement difficulties with the Hybrid OR build out at this time.

In order to complete the first two OR spaces per the RFP schedule, we will need to start the electrical and data work in the corridor ceilings by mid-April.



SECTION 4:
Schedule for General Conditions/Overhead Items



**SECTION 5:
Contingency Management**



Tab Five – Contingency Management

Following a thorough review of the Contingency definition set forth in the Contract Documents, Regency is in agreement with the usage of contingency as identified in the Contract Documents. These include the following:

- Additional costs incurred as a result of a failure of a bidder to whom a portion of the Work is awarded in accordance with the Contract Documents to enter a subcontract with the Construction Manager.
- Casualty losses and related expenses uncompensated by insurance or unrecoverable from a subcontractor and sustained by the Construction Manager in connection with the Work, except to the extent such losses or expenses are attributable, in whole or in part, to the Construction Manager's breach, error, or omission
- Costs arising from default of a Subcontractor that is unrecoverable from such Subcontractor or its surety or insurance.
- Work relating to scope of work omissions and design errors and omissions except where such scope of work omissions or design errors and omissions could have been identified pursuant to the Construction Manager's duties per the Contract Documents.

**SECTION 6:
Billing Rates**



SECTION 7:
Project Insurance and Bonding Capacity





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/14/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).


PRODUCER The James B. Oswald Company 1100 Superior Avenue, Suite 1500 Cleveland OH 44114	CONTACT NAME: Patricia A. Cholewa
	PHONE (A/C, No, Ext): 216-839-2800 FAX (A/C, No): 216-839-2815 E-MAIL ADDRESS: pcholewa@oswaldcompanies.com
INSURED REGEN-4 Regency Construction Services, Inc. 14600 Detroit Ave. Suite 1495 Lakewood OH 44107	INSURER(S) AFFORDING COVERAGE
	INSURER A: Berkley Assurance Co.
	INSURER B:
	INSURER C:
	INSURER D:
	INSURER E:

COVERAGES **CERTIFICATE NUMBER:** 511281664 **REVISION NUMBER:** 4/1/14 Extension

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COM/PO/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						WC STATUTORY LIMITS OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability Claims Made Retro Date: 09/28/1994	N	Y	PCAB50010460716	7/1/2016	7/1/2017	Each Claim \$2,000,000 Aggregate \$2,000,000 Pollution Legal Liab. Included

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 Waiver of Subrogation as designated above is provided when required of the Named Insured by written contract or agreement.

CERTIFICATE HOLDER Specimen For Purposes of Evidencing Coverage Only OH 44107	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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ACORD 25 (2010/05)

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CERTIFICATE OF LIABILITY INSURANCE

REGECON-01 SAME

DATE (MM/DD/YYYY)
3/30/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The James B. Oswald Company 1100 Superior Avenue East Suite 1500 Cleveland, OH 44114	(216) 367-8787	CONTACT NAME: Megan A Busch
		PHONE (A/C, No, Ext): 216-367-8780 FAX (A/C, No): 216-367-8781 E-MAIL ADDRESS: mbusch@oswaldcompanies.com
INSURED Regency Construction Services Inc. 14600 Detroit Ave., Suite 1495 Lakewood, OH 44107-		INSURER(S) AFFORDING COVERAGE NAIC # INSURER A : Westfield Insurance Company 24112 INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:


THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GENL AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC OTHER:	N N	CMM1697231	4/1/2016	4/1/2017	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS	N N	CMM1697231	4/1/2016	4/1/2017	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ NIL	N N	CMM1697231	4/1/2016	4/1/2017	EACH OCCURRENCE \$ 9,000,000 AGGREGATE \$ 9,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Employer's Liability	N N	CMM1697231	4/1/2016	4/1/2017	Ohio Stop Gap \$1M/\$1M/\$1M

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

<p>FOR INFORMATION ONLY</p>	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

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SECTION 8:
Clarifications and Qualifications



**SECTION 9:
Schedule**



		The MetroHealth System Hybrid OR & OR Renovation / Upgrade													Page 1 of 7								
Activity ID	Activity Name	Orig Dur	Start	Finish	2017												2018						
					Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun				
Metro Health Hybrid OR & OR Renovation Upgrade																							
Preconstruction																							
1000	Complete CD's	10d	03-Apr-17	14-Apr-17	Complete CD's																		
1020	Order Flooring	30d	03-Apr-17	12-May-17	Order Flooring																		
1030	Order Isolation Panels	40d	03-Apr-17	26-May-17	Order Isolation Panels																		
1060	CO2 ZVB	10d	03-Apr-17	14-Apr-17	CO2 ZVB																		
1070	Procure Main Electrical Panel	30d	03-Apr-17	12-May-17	Procure Main Electrical Panel																		
1010	Bid & Award	14d	17-Apr-17	04-May-17	Bid & Award																		
1090	Main Electrical Feed Panel & CAT 6A Pulls (2nd Shift)	25d	17-Apr-17	19-May-17	Main Electrical Feed Panel & CAT 6A Pulls (2nd Shift)																		
Phase 1																							
OR 12 & OR 16																							
OR12/16-1000	Build Containment / Negative Air	1d	22-May-17	22-May-17	Build Containment / Negative Air																		
OR12/16-1010	Make Safe - Electrical & Medical Gas	2d	22-May-17	23-May-17	Make Safe - Electrical & Medical Gas																		
OR12/16-1020	Demo Boom / OR Tables (Coordinate with ER)	3d	22-May-17	24-May-17	Demo Boom / OR Tables (Coordinate with ER)																		
OR12/16-1030	Remove Existing Flooring	2d	24-May-17	25-May-17	Remove Existing Flooring																		
OR12/16-1060	Cooridor Electrical Rough-in	3d	24-May-17	26-May-17	Cooridor Electrical Rough-in																		
OR12/16-1070	Cooridor Data Rough-in	3d	24-May-17	26-May-17	Cooridor Data Rough-in																		
OR12/16-1040	Skim Coat Floor	1d	26-May-17	26-May-17	Skim Coat Floor																		
OR12/16-1080	Existing Unistrut Modification	1d	26-May-17	26-May-17	Existing Unistrut Modification																		
OR12/16-1050	Install Flooring (2nd Shift)	4d	30-May-17	02-Jun-17	Install Flooring (2nd Shift)																		
OR12/16-1090	Inwal Electrical Rough-in	1d	30-May-17	30-May-17	Inwal Electrical Rough-in																		
OR12/16-1100	Inwall Data Rough-in	1d	30-May-17	30-May-17	Inwall Data Rough-in																		
OR12/16-1110	Painting	3d	31-May-17	02-Jun-17	Painting																		
OR12/16-1120	Install Wall Protection	3d	31-May-17	02-Jun-17	Install Wall Protection																		
OR12/16-1170	Protect New Flooring	2d	01-Jun-17	02-Jun-17	Protect New Flooring																		
OR12/16-1130	Stryker Equipment	3d	05-Jun-17	07-Jun-17	Stryker Equipment																		
OR12/16-1140	Med. Gas Connections (2nd Shift)	3d	05-Jun-17	07-Jun-17	Med. Gas Connections (2nd Shift)																		
OR12/16-1150	Electrical Terminations (2nd Shift)	4d	05-Jun-17	08-Jun-17	Electrical Terminations (2nd Shift)																		
OR12/16-1160	Data Terminations (2nd Shift)	4d	05-Jun-17	08-Jun-17	Data Terminations (2nd Shift)																		
OR12/16-1180	Medical Gas Inspections	1d	08-Jun-17	08-Jun-17	Medical Gas Inspections																		
OR12/16-1190	Electrical Inspections	1d	09-Jun-17	09-Jun-17	Electrical Inspections																		
OR12/16-1200	Medical Gas Certificate	1d	09-Jun-17	09-Jun-17	Medical Gas Certificate																		
OR12/16-1210	Sterile Clean	2d	10-Jun-17	11-Jun-17	Sterile Clean																		
OR12/16-1220	Go Live	1d	12-Jun-17	12-Jun-17*	Go Live																		
OR 13 & OR 14																							
OR13/14-1000	Build Containment / Negative Air	1d	12-Jun-17	12-Jun-17	Build Containment / Negative Air																		
OR13/14-1010	Make Safe - Electrical & Medical Gas	2d	12-Jun-17	13-Jun-17	Make Safe - Electrical & Medical Gas																		
OR13/14-1020	Demo Boom / OR Tables (Coordinate with ER)	3d	12-Jun-17	14-Jun-17	Demo Boom / OR Tables (Coordinate with ER)																		
OR13/14-1030	Remove Existing Flooring	2d	14-Jun-17	15-Jun-17	Remove Existing Flooring																		
OR13/14-1060	Cooridor Electrical Rough-in	3d	14-Jun-17	16-Jun-17	Cooridor Electrical Rough-in																		
OR13/14-1070	Cooridor Data Rough-in	3d	14-Jun-17	16-Jun-17	Cooridor Data Rough-in																		
OR13/14-1040	Skim Coat Floor	1d	16-Jun-17	16-Jun-17	Skim Coat Floor																		
OR13/14-1080	Existing Unistrut Modification	1d	16-Jun-17	16-Jun-17	Existing Unistrut Modification																		
OR13/14-1050	Install Flooring (2nd Shift)	3d	19-Jun-17	21-Jun-17	Install Flooring (2nd Shift)																		
OR13/14-1090	Inwal Electrical Rough-in	1d	19-Jun-17	19-Jun-17	Inwal Electrical Rough-in																		

Actual Work	Milestone
Critical Remaining Work	Project Duration (Cal Days)
Remaining Work	Progress Bar

Preliminary Construction Schedule Prepared By
Regency Construction Services, Inc.

MetroHealth OR Renovation			
Date	Revision	Checked	Approved
22-Mar-17	Preliminary Construction Schedule	JC	

SECTION 10:
Additional Information

