With its partially brick exterior, the new 20,000-square-foot Outpatient Specialty Clinic clearly blends in with the Department of Veterans Affairs’ existing, predominantly brick 50-acre Vancouver medical campus. Its curved metal-paneled entrance, however, gives it a unique identity that is further demonstrated inside the entry with a dramatic, two-story, window-lined foyer. The building’s interior, which includes prosthetics lab, eye care, and dental clinics, makes extensive use of natural light throughout from skylights and windows that also allow expanded views to the exterior. Together with the predominance of natural colors and upgraded finishes, the clinic creates an environment that is both comfortable and comforting, devoid of the Spartan, clinical feel that is so typically associated with a government-run medical facility. Earlier this year, the new Outpatient Specialty Clinic received the Best Public Building Under $10M Award from the Associated General Contractors’ 2012 Build Washington Awards for Construction Excellence.

When General Contractor Kevcon’s construction team began work on the project, they went through an extensive pre-planning in order to effectively address the intricacies of...
the two-story structure. Committing to an accelerated timeline while working during one of the rainiest winters on record in the Pacific Northwest proved to be a key challenge for Kevcon, who had to embrace flexibility, adjusting plans on a daily basis to ensure that work continued on schedule. The team had to find a way to keep everyone on the same page so that no time was lost due to confusion. To accomplish this, Kevcon’s management team tested the capabilities of its P-6 scheduling software, utilizing it as a day-to-day resource to not only make schedule changes, but to assign new tasks and show the subcontractors what their often-changing production rates would have to be to continue to meet the timeline. While the project easily could have devolved into chaos under such circumstances, this approach allowed Kevcon to create viable, on-the-spot plans that everyone could review and understand.

Despite the challenges throughout construction, a superlative building was delivered an impressive six months ahead of schedule. The ability to accomplish that under the circumstances was directly related to the committed teamwork between Kevcon, designer PKA Architects, and the Department of Veterans Affairs government owner. Each participant remained focused on making the building successful, so needed decisions were prioritized and issues quickly resolved. Such a partnership existed for one simple reason—to provide the Veterans of our nation’s military with a top-quality, well-constructed, well-designed facility that would be focused on them—one that would exceed their expectations of what a government agency-run facility would be like. The team succeeded, as the building elicits accolades from patients and their families, as well as those within the VA itself for both the quality of its interior spaces and its aesthetic contribution to the overall medical campus—an exemplary model for future VA projects.

**Product Information**

Metal Panels: Alucobond
Gypsum: Georgia Pacific
Acoustics: USG
Decorative Metal Fabrications: Hanset Stainless, Inc.
Membrane Roofing: Carlisle
Resilient Flooring: Forbo
Carpet: Mohawk
Lighting: Lithonia, Lightolier, Visa, Nulite
Curtain Wall, Entrances & Storefronts: Kawneer
Sliding Entrances: NABCO
Daylighting/Skylights: Major Industries
Elevators: ThyssenKrupp
Project General Description

Location: Vancouver, Washington
Date Bid: Sep 2009  Construction Period: Dec 2009 to Nov 2010
Total Square Feet: 20,139  Site: 50 acres.
Number of Buildings: One
Building Size: First floor, 10,470; second floor, 9,669; total, 20,139 square feet.
Building Height: First floor, 14'; second floor, 15'; penthouse, 10'; total, 39'.
Basic Construction Type: Type IIB/Structural Steel/New

DIVISION  COST  % OF  SQ.FT.  COST
PROCUREMENT & CONTRACTING REQ.  39,171  0.68  1.95
GENERAL REQUIREMENTS  515,010  9.00  25.57
CONCRETE  368,499  6.44  18.30
MASONRY  165,255  2.89  8.21
METALS  578,311  10.11  28.72
WOOD, PLASTICS & COMPOSITES  1,095  0.02  0.05
THERMAL & MOISTURE PROTECTION  503,011  8.79  24.98
OPENINGS  450,712  7.88  22.38
FINISHES  720,698  12.60  35.79
SPECIALTIES  111,435  1.95  5.53
EQUIPMENT  18,307  0.32  0.91
FURNISHINGS  199,493  3.61  7.42
CONVEYING SYSTEMS  102,097  1.78  5.07
FIRE SUPPRESSION  43,697  0.76  2.17
PLUMBING  422,031  7.38  20.96
HVAC  652,381  11.06  31.40
INTEGRATED AUTOMATION  142,626  2.49  7.08
ELECTRICAL  756,172  13.22  37.55
TOTAL BUILDING COSTS  5,720,001  100%  $284.03

Regional Cost Trends
This project, updated to February 2013 in the selected cities of the United States.

<table>
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<tr>
<th>REGIONAL U.S.</th>
<th>TOTAL COST</th>
<th>CENTRAL U.S.</th>
<th>TOTAL COST</th>
<th>WESTERN U.S.</th>
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<tbody>
<tr>
<td>Atlanta GA</td>
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Foundation: Cast-in-place, slab-on-grade.
Exterior Walls: Brick, curtain wall. Roof: Membrane.
Floors: Concrete. Interior Walls: Metal stud drywall.

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