

New Outpatient Specialty Clinic

Vancouver, Washington

General Contractor & Cost Estimator

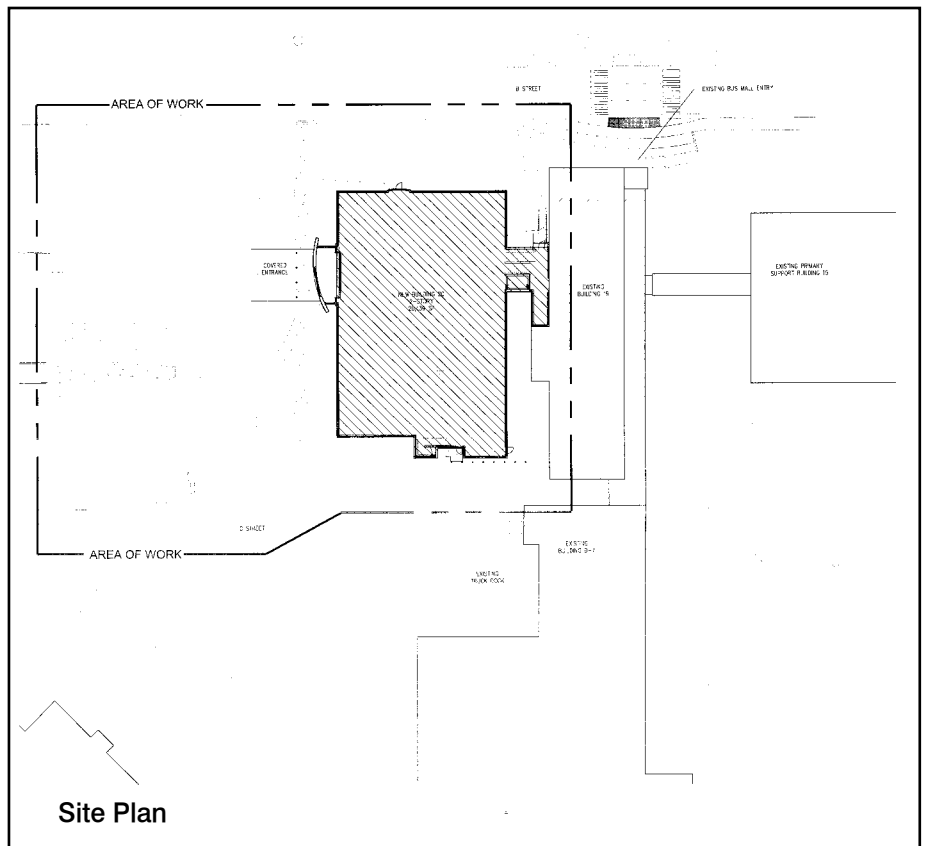
Kevcon, Inc.



Photos Courtesy of Roberto Zeballos

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



Site Plan



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.

Open

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, Windows: Kawneer
Sliding Entrances: NABCO *Daylighting/Skylights:* Major Industries
Elevators: ThyssenKrupp

Architect

Kevcon, Inc.
246 East Grand Avenue, Escondido, CA 92025
www.kevcon.us

Project Team

Architect:

Peteson Kolberg and Associates
6969 Southwest Hampton Street, Portland, OR 97223

Structural Engineer:

KPFF Consulting Engineers
111 SW Fifth Avenue, #2500, Portland, OR 97204

Civil Engineer:

Don Cushing Associates
6650 SW Redwood Lane, #235, Portland, OR 97224

Mechanical & Electrical Engineer:

Interface Engineering
708 SW Third Avenue, #400, Portland, OR 97204

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



Foundation: Cast-in-place, slab-on-grade.
Exterior Walls: Brick, curtain wall. **Roof:** Membrane.
Floors: Concrete. **Interior Walls:** Metal stud drywall.

DIVISION	COST	% OF COST	SQ.FT. COST	SPECIFICATIONS
PROCUREMENT & CONTRACTING REQ.	39,171	0.68	1.95	Conditions of the contract. Summary, price & payment procedures, administrative requirements, quality requirements, temporary facilities & controls, product requirements, execution & closeout, performance.
GENERAL REQUIREMENTS	515,010	9.00	25.57	
CONCRETE	368,499	6.44	18.30	Forming & accessories, reinforcing, cast-in-place, precast, cast decks & underlayment (concrete breakdown: cubic yards foundation, 90; cubic yards walls, 65; cubic yards floors, 315). Unit.
MASONRY	165,255	2.89	8.21	
METALS	578,311	10.11	28.72	Structural metal framing, joists, decking, fabrications, decorative metal. Rough carpentry.
WOOD, PLASTICS & COMPOSITES	1,095	0.02	0.05	
THERMAL & MOISTURE PROTECTION	503,011	8.79	24.98	Roofing & siding panels, membrane roofing, fire & smoke protection. Doors & frames, specialty doors & frames, entrances, storefronts & curtain walls, windows, roof windows & skylights, hardware, glazing.
OPENINGS	450,712	7.88	22.38	
FINISHES	720,698	12.60	35.79	Plaster & gypsum board, tiling, ceilings, flooring, painting & coating. Interior, storage.
SPECIALTIES	111,435	1.95	5.53	
EQUIPMENT	18,307	0.32	0.91	Patient lifts. Casework, window blinds.
FURNISHINGS	149,493	2.61	7.42	
CONVEYING SYSTEMS	102,097	1.78	5.07	Elevators (1 passenger). Water-based fire-suppression systems.
FIRE SUPPRESSION	43,697	0.76	2.17	
PLUMBING	422,031	7.38	20.96	Piping & pumps, equipment, fixtures, gas & vacuum systems for laboratory & healthcare. Piping & pumps, air distribution, central heating equipment, central cooling equipment, central HVAC equipment.
HVAC	632,381	11.06	31.40	
INTEGRATED AUTOMATION	142,626	2.49	7.08	Integrated automation facility controls. Medium-voltage distribution, lighting.
ELECTRICAL	756,172	13.22	37.55	
TOTAL BUILDING COSTS	5,720,001	100%	\$284.03	Site clearing, earth moving, earth work methods. Bases, bollards, & paving, improvements. Water, sanitary sewerage, storm drainage. (Excluding architectural and engineering fees)
EARTHWORK	118,765			
EXTERIOR IMPROVEMENTS	40,448			
UTILITIES	62,630			
TOTAL PROJECT COST	5,941,844			

UPDATED ESTIMATE TO FEBRUARY 2013: \$309.96 PER SQUARE FOOT

Regional Cost Trends

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

EASTERN U.S.	Sq.Ft. Cost	Total Cost	CENTRAL U.S.	Sq.Ft. Cost	Total Cost	WESTERN U.S.	Sq.Ft. Cost	Total Cost
Atlanta GA	\$247.97	\$4,993,854	Dallas TX	\$239.88	\$4,831,011	Los Angeles CA	\$320.74	\$6,459,441
Pittsburgh PA	\$312.66	\$6,296,598	Kansas City KS	\$323.44	\$6,513,722	Las Vegas NV	\$293.79	\$5,916,631
New York NY	\$398.91	\$8,033,591	Chicago IL	\$336.91	\$6,785,128	Seattle WA	\$320.74	\$6,459,441

For more information on this project and similar projects visit www.dcdarchives.com