



PROJECT TEAM OVERVIEW

Client Information

The owner of this project is Civista Health, Inc. Civista Health is a regional, not-for-profit, integrated health system serving Charles County and the surrounding areas of southern Maryland. Their primary project goal of the addition and renovation is to make Civista Medical Center financially viable in the near future by allowing the hospital to better compete in the current healthcare/health services market. Improvements to specific facility deficiencies will create a patient oriented environment.

The cost of the project was set between the Owner, Civista Health, and the Construction Manager, Gilbane Building Company, as a Guaranteed Maximum Price of approximately \$43 million. The existing offices of Civista Health, Inc are located in the existing medical center, making for easy communication between parties. Issues concerning material samples, color samples, and mock-ups result in more timely decisions.

The schedule is vital to the owner's interest due to the well-being of Civista's patients. They work along side the Construction Manager towards a common goal of proper coordination and sequencing. The size of the site aided in easy transitions between phases and smooth completion critical tasks. The helipad changeover is an example.

Civista Health, Inc has made clear the importance of safety and has worked closely with Gilbane to properly promote it. Appropriate actions are taught and monitored to assure coherence to the Project Safety Plan.



Finally, quality control is a significant aspect during medical facility construction, especially when dealing with Infection Control. It is of the utmost importance to the owner that a safe, clean environment be established and maintained during construction so that proper care can be delivered to the hospital's patients. Infection Control Risk Assessment requires the Owner and CM to work together towards formulating and executing a strategic plan intended to identify and alleviate potential risks associated with the air quality environment during the construction phase of a project. It's to be carried through from the initial design stages to the completion and turnover of the project.

Project Delivery System

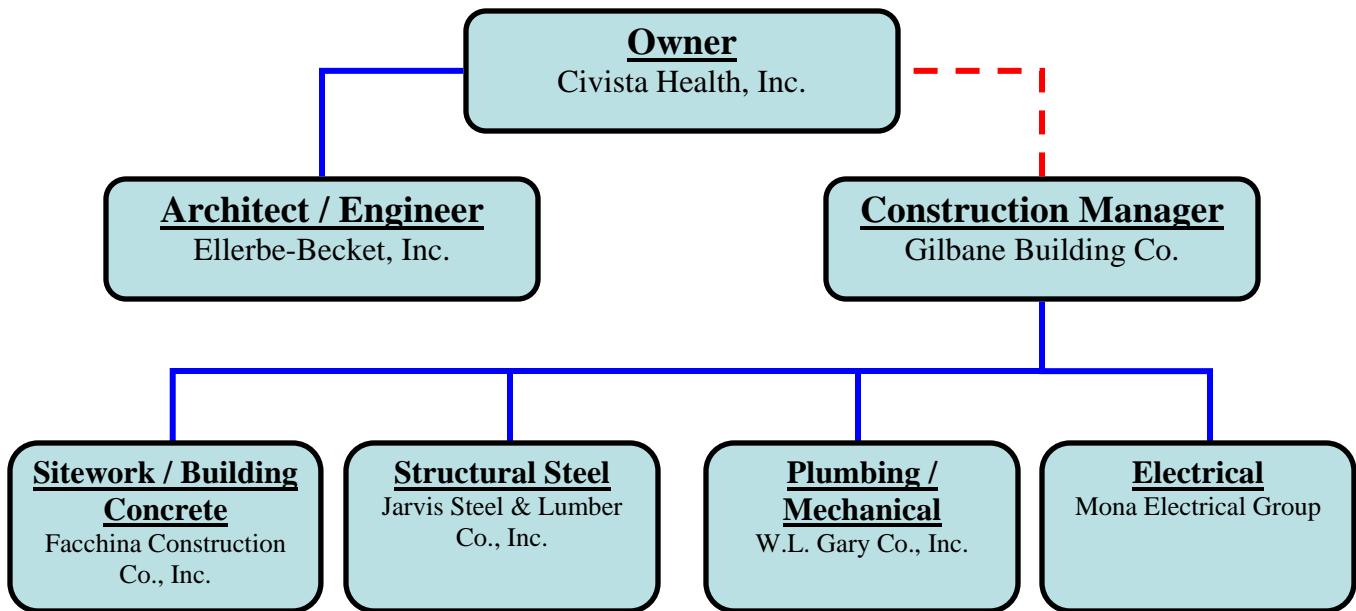
The Construction of the Civista Medical Center is delivered as a Construction Management at-Risk with a Guaranteed Maximum Price (GMP) contract with the owner. A CM at-Risk delivery method allows the CM to act as general contractor during construction, assuming the risk of subcontracting the work, and guaranteeing completion of the project. However, the most appealing benefit to a CM at-Risk method is its ability to allow the owner to interview and select a fee-based firm to manage construction before the design is complete. The CM is able to work along side the architects and design engineers to develop and estimate the design in progress. Specific to Civista, this delivery method integrates Gilbane into the design team and allows them to provide value-added expertise where the contractor usually has significant input in the design process.

A Guaranteed Maximum Price (GMP) was provided to the owner by Gilbane upon the completion of the construction documents. The GMP includes Gilbane's fee



plus the lump sum totals of the subcontractors. The contract between the owner and CM was approved by the Owner at approximately \$43 million and is scheduled for 32 months. The Lump Sum contracts that Gilbane holds with the subcontractors (since a CM at-Risk delivery method puts Gilbane as the primary contract holder) includes contract documents, scope of work, bid break downs, unit rates, construction milestones, termination conditions, change order process, bonds and insurance, paid when paid, etc. Subcontractors were appropriately chosen through competitive bids.

Civista Medical Center Organizational Chart



Contract Types

--- GMP
 ——— Lump Sum

***Not all Subcontractors are listed*