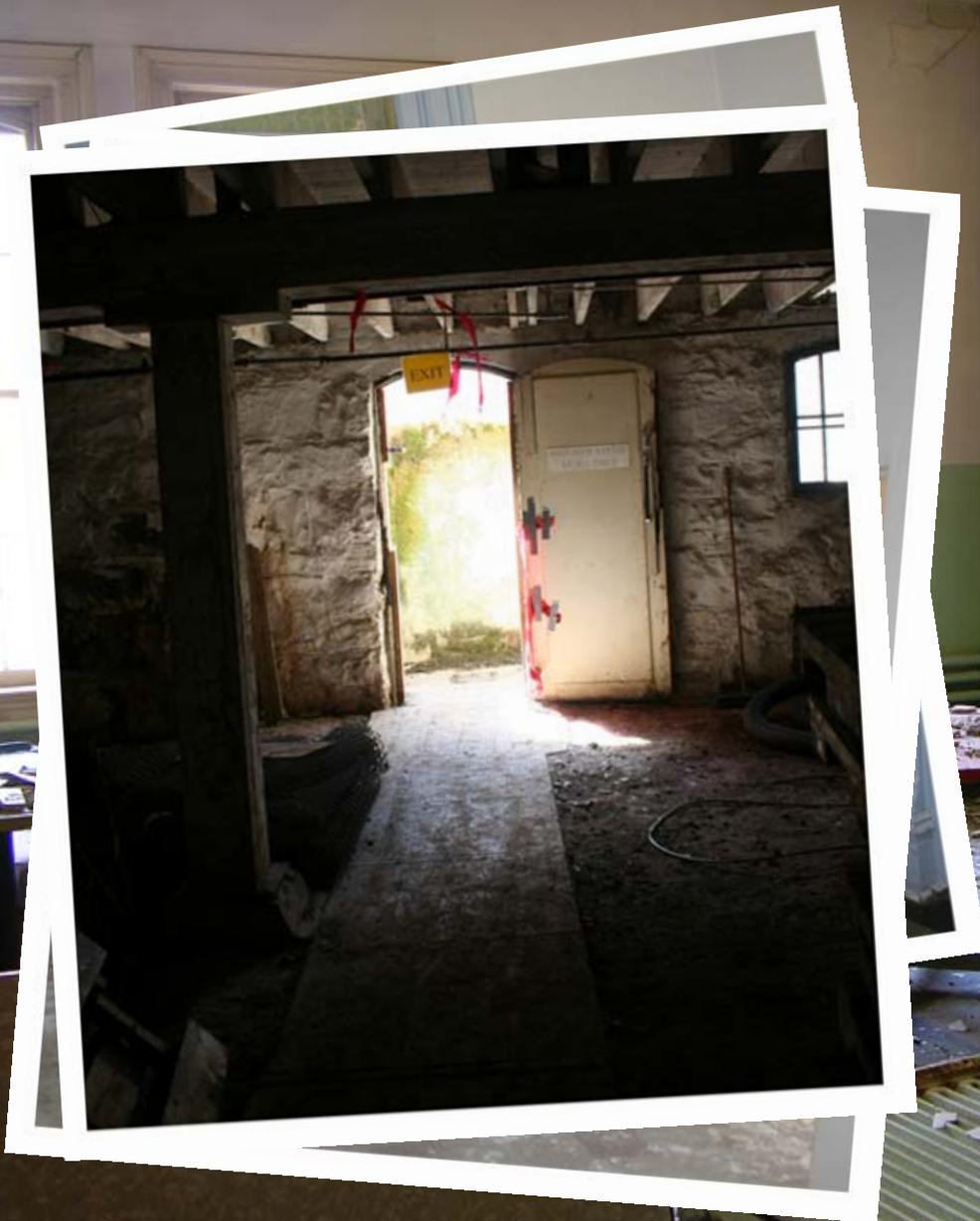


# Oregon State Hospital Replacement Project





**Why was the original facility replaced?**



## **The facility was decrepit**

More than 40 percent of the building space was unusable Water leaked from roofs and walls were crumbling

## **Compromised safety**

Exposed piping, seismic issues, lead and asbestos contamination

## **Expensive to operate**

No insulation, single pane windows, inefficient heating, electrical and lighting systems



**What does a modern facility incorporate?**



- ▶ Cost-saving energy management
- ▶ Modern heating and air conditioning
- ▶ Design promoting safety and security
- ▶ Well-lighted and open areas
- ▶ New technology for treatment
- ▶ Access to fresh air



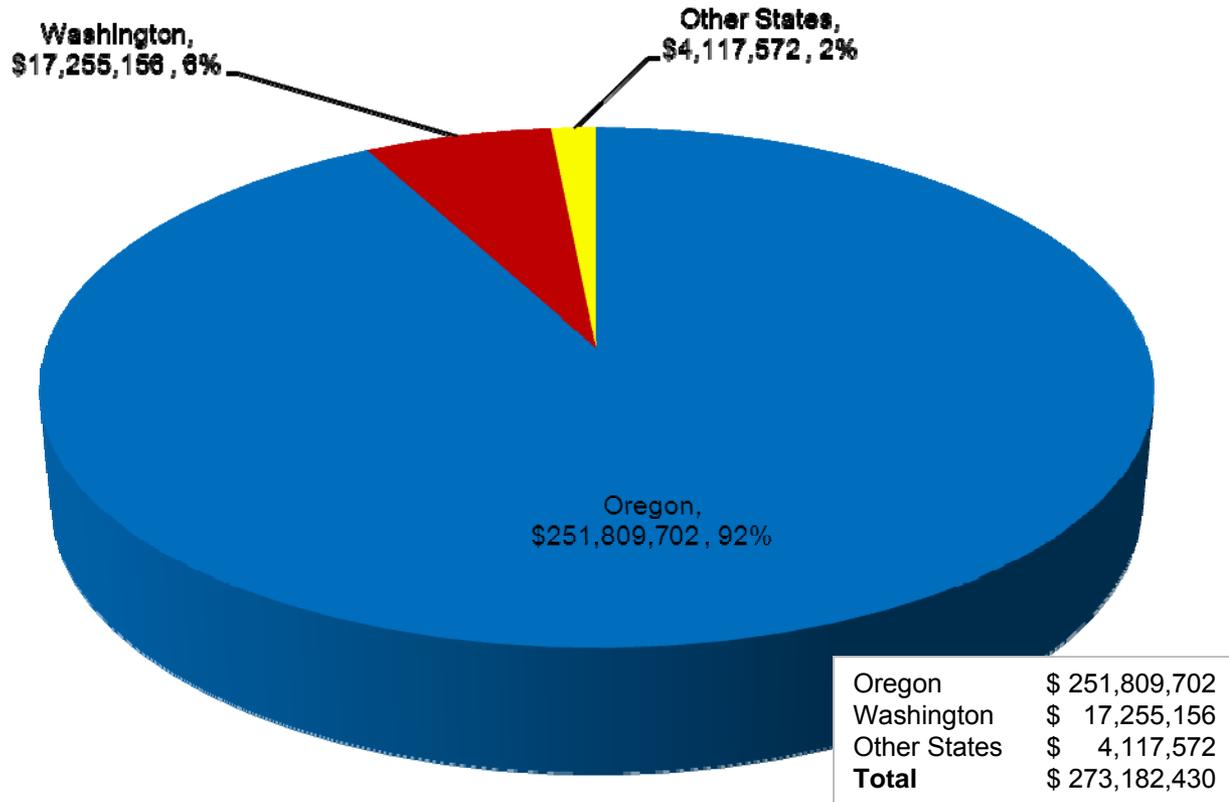
- ▶ A city-within-a-city model with modern physical space that can adapt to future treatment needs
- ▶ Allows patients to function and participate in treatment during the day in a manner similar to typical daily living
- ▶ Treatment space away from patients' immediate living area
- ▶ Clinicians with a manageable number of patients at any one time in smaller treatment areas

# BHIP Summary

- ▶ In addition to replacing the hospital, the project team also was charged with moving the hospital from a paper-based to an electronic record keeping system.
- ▶ On November 1, 2011, the project team, with its technical partners, celebrated a successful go live with the first rollout of the electronic health record now known as Avatar.
- ▶ Since then, hundreds of OSH staff have been successfully using several features in their day-to-day work.
- ▶ OSH continues to bring online additional components of Avatar, including billing, food and nutrition services, and lab.

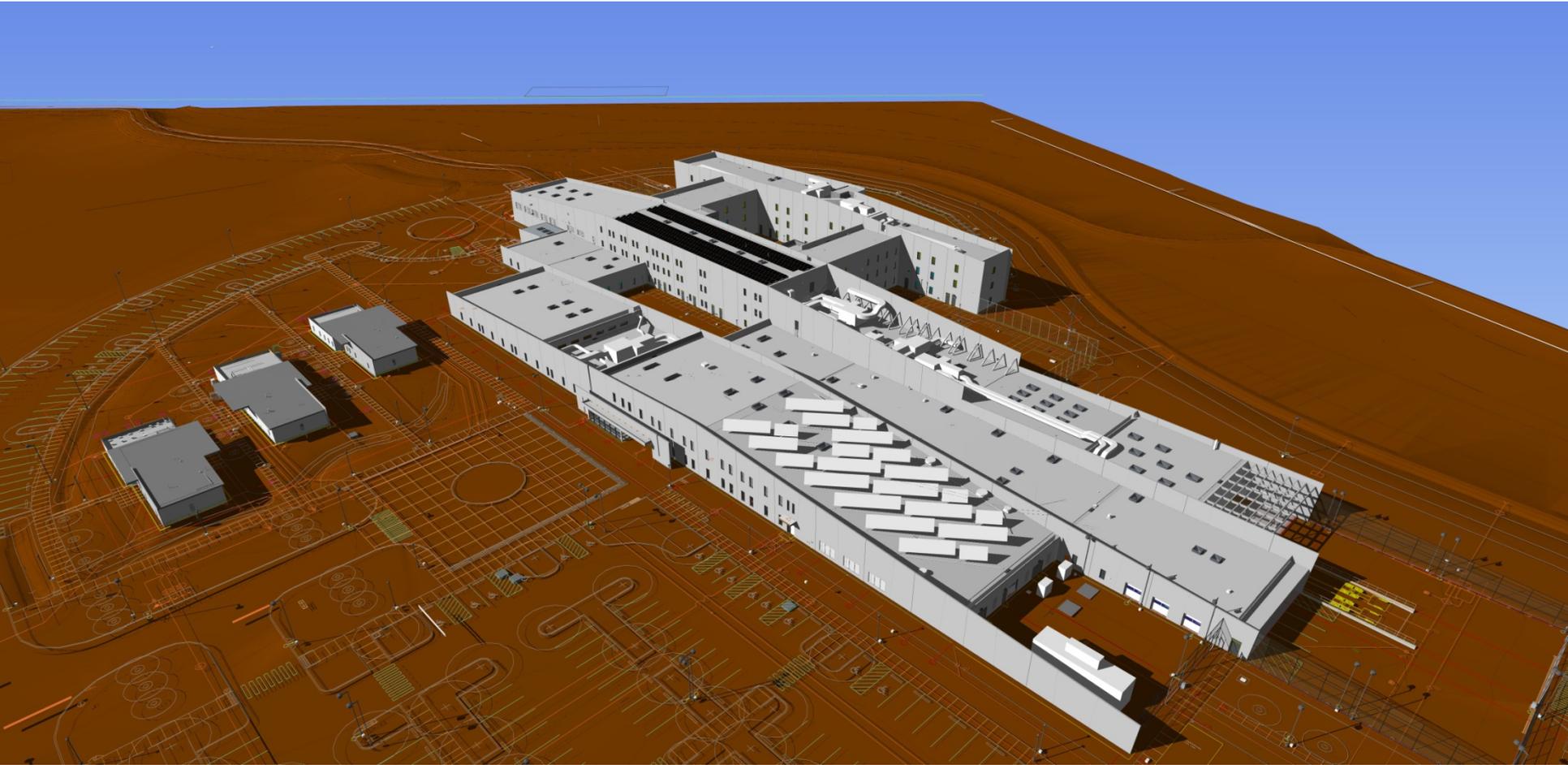
The logo for Avatar, featuring the word "Avatar" in a dark grey, cursive script font. The text is enclosed within a blue, horizontal oval shape that has a slight gradient and a soft shadow effect.

### Oregon State Hospital Salem Economic Impact by State



**Trade Contract Dollar Amount Awarded from Start of Project through July 31, 2012.**

# Junction City





99W

North

Miron Rd.

Prairie Rd.

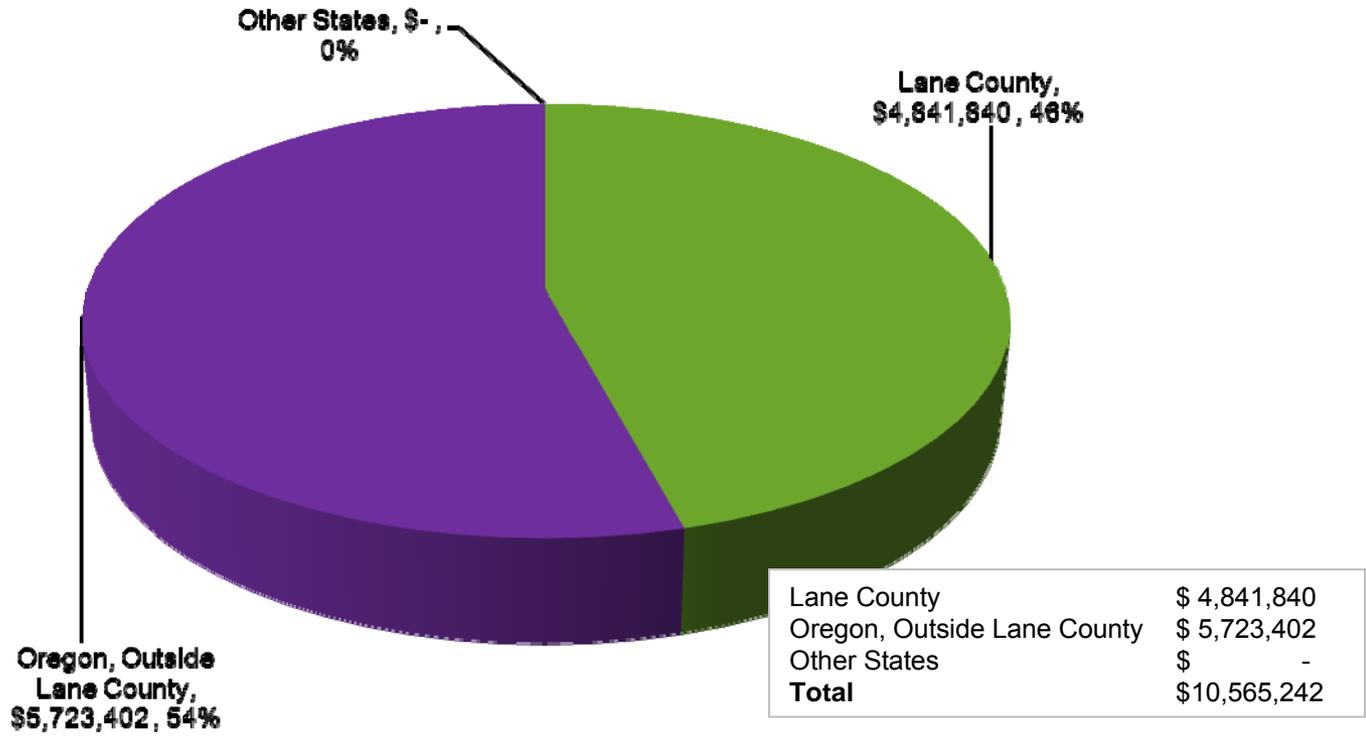
Dreas Way

Future Hospital

Project Trailer

1/02/2013

### Oregon State Hospital Junction City Economic Impact by State



Trade Contract Dollar Amount Awarded from Start of Project through February 1, 2013.

# Junction City Bid Result Status

- ▶ To date, of the 6 sub-contracting firms on this project, 6 or 100% are Oregon businesses contracted to provide services, building materials and workers.
- ▶ Of the 53 construction workers who have contributed to the project, 53 or 100% are from Oregon.
- ▶ As directed by the Legislature and our leadership, these are taxpayer dollars putting Oregonians back to work. As a result of these efforts, of the \$10.6 million in funded contracts, \$10.6 million is specific to Oregon.



## Original budget

The original budget was set during the master plan phase of the project and assumed:

- ▶ Treatment hours would be consistent with 2005 levels – 5 hours of active treatment per patient per week; the requirement was raised in 2007 to a minimum of 20 hours of active treatment per patient per week, which translated into additional square footage.
- ▶ Staffing levels would be consistent with 2005; new treatment and safety requirements have raised staffing levels by one-third on both campuses, again requiring additional square footage.



# Cost drivers

▶ **Historic District (Salem):**

Design required restoration of the Kirkbride building, Physical Plant, and Building 60.

▶ **Utilities (Salem):**

Separation of utilities to the ongoing functions of facilities on the north side of Center Street in Salem.

▶ **Legislative directive (Salem /Junction City):**

Per instructions from the Legislature the cost of furniture, fixtures & equipment (FF&E) were to be absorbed into the budget.

▶ **Energy (Junction City):**

Junction City site must meet ORS 279C.527 – 279C.528 requirements for solar energy. Costs were not included in original budget approved by the Legislature.

▶ **Wetlands (Junction City):**

The recognition of additional wetlands needing mitigation in Junction City

# Consultants

- ▶ **CH2MHILL** – the engineering and construction project management firm assisting the state with oversight of the design and construction of both replacement hospitals.
- ▶ **HOK/SRG** – vested with the responsibility to design and engineer both the 620-bed facility in Salem and the 174-bed facility in Junction City.
- ▶ **Hoffman Construction Company** – the construction manager/general contractor for both the Salem hospital and the Junction City hospital.

# Oregon State Hospital Replacement Project

