

SITE OPTION D

MAP/PLAN LEGEND








Building Entry	
Public Route	
Service Route	
Demolition	
New Buildings	
Existing Buildings	
Parking	



Figure 9: Vicinity Map



Figure 10: Site Plan

DESCRIPTION

This option is located in the southwest corner of the WSH Lakewood campus and east of the location of Building 27. The following existing buildings will require demolition for this option; 10, 11, 12, 13, 15, 21, 23, 24, 25, 26. The following existing buildings will require relocation for this option; 14B.

COSTS

More demolition, longer schedule compared to the Predisign option. To move the staff parking closer to the building entries would add structured parking cost of \$37,580,000 to the Total Cost of this option.

Baseline Cost	\$604,049,000
Add Demolition	\$384,063
Add Interim Support	\$13,662,306
Add Escalation (Demo)	\$6,180,954
Move Morgue 14b	\$500,000
Total Cost	\$624,776,322
Cost Premium	\$20,727,322

SCHEDULE

	2021				2022				2023				2024				2025				2026				2027				2028				2029				2030															
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4																
Option D - East of Building 27																																																				
350 Bed Hospital																																																				
Contracts																																																				
EIS																																																				
Design																																																				
Demo													10, 11, 12, 13, 15, 21, 23, 24, 25, 26																																							
Relocate													14B																																							
Planning																																																				
Update Master Plan to Demo 13, 23 and Relocate 14B																																																				
Construction																																																				
Mid-point Escalation																																																				
Commissioning Move In																																																				
Demo																																																				
Site Restoration																																																				
Masterplan Completion																																																				

ADVANTAGES

- Preserves Building 27
- Preserves interim support buildings

DISADVANTAGES

- Building 27 beds not improved
- Restricted circulation to the building
- Distance to parking from building entries
- Parking not distributed at multiple building entries
- Construction disruptive to occupants of Buildings 20 and 27
- Additional demolition
- Longer schedule and higher cost
- Masterplan update required
- All vehicles from Sentinel Drive
- Requires relocation of Building 21 occupants

UNCERTAINTIES / RISK

- Update to Masterplan to relocate buildings
- Occupants of Building 21 might not be relocated on time
- Requires enabling projects
- Fire separation distance at Building 27 needs review