



North Dakota State Hospital

Design Update: January 31, 2025



Mike Van Klei
Tegra Group



Joanna Slominski
Mortenson



Todd Medd
JLG Architects

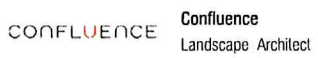
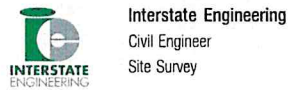


Mark Honzay
JLG Architects

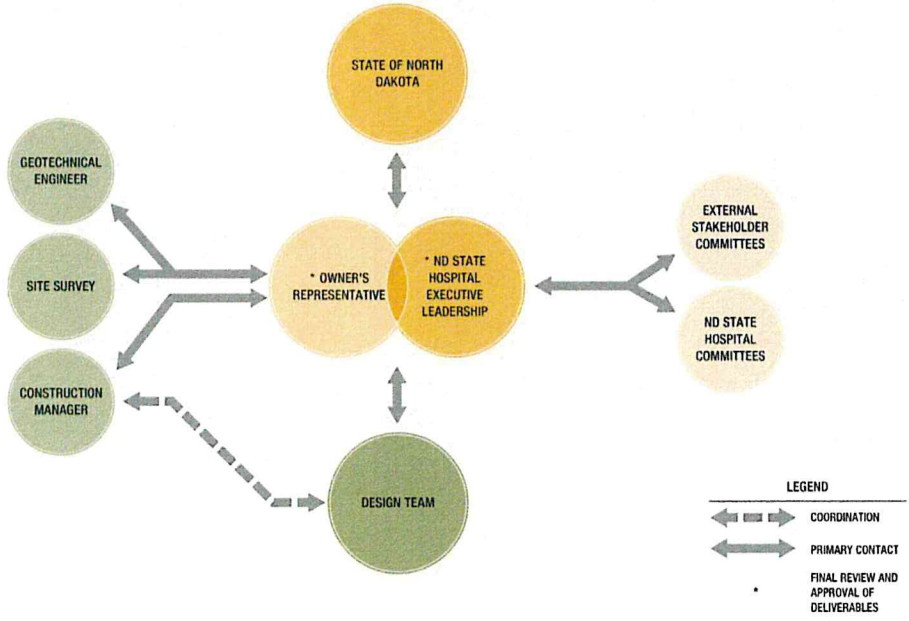
NORTH DAKOTA STATE HOSPITAL | PRESENTATION TEAM



OWNER	OWNER REPRESENTATIVE	CONSTRUCTION MANAGER	DESIGN TEAM
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TEAM ORGANIZATION



Service	Description	Vendor	Step 1 Through \$12.5M	Step 2 (+3M) \$12.5M to \$15.5M
SOFT COSTS			\$ 12,193,125	\$ 2,697,676
Site Investigation			\$ 140,900	\$ -
Environmental Investigations	Phase I Assessment	Terracon	\$ 3,900	
Geotechnical Investigations	Soil Borings & Analyss	Terracon	\$ 85,000	
Site Survey		Interstate Engineering	\$ 24,000	
Wetland Delineation Study		Interstate Engineering	\$ 28,000	
Professional Fees			\$ 11,982,225	\$ 2,697,676
Architect & Engineering	Predesign	Design Team	\$ 625,000	
Architect & Engineering	Food Service - Current Ops	Design Team	\$ 5,810	\$ 3,927
Architect & Engineering	Schematic Design	Design Team	\$ 2,942,400	
Architect & Engineering	Design Development	Design Team	\$ 5,712,000	
Architect & Engineering	Construction Documents	Design Team	\$ 1,390,747	\$ 2,017,437
Architect & Engineering	Furniture Design	Design Team	\$ 159,575	\$ 40,925
Architect & Engineering	Medical Equip Design	Design Team	\$ 40,000	\$ 25,396
Architect & Engineering	Wayfinding & Signage Design	Design Team	\$ 10,000	\$ 33,250
Architect & Engineering	Kitchen Shell Design	Design Team		\$ 5,698
Architect & Engineering	Low Voltage Design	Design Team	\$ 204,058	\$ 183,652
Design Reimbursables		Design Team	\$ 70,483	\$ 25,500
Physicist (X-Ray)				\$ 10,000
MEP Systems Commissioning				\$ 20,570
Building Envelope Commissioning				\$ 85,867
Project Management Services			\$ 735,000	\$ 220,000
Project Management Services Reimbursables			\$ 17,553	\$ 5,254
Facility Tours			\$ 35,000	
Mock Ups			\$ 34,600	\$ 20,200
Low Voltage / Technology / Audio/Video			\$ 70,000	\$ -
NDIT Fees			\$ 70,000	
CONSTRUCTION COSTS			\$ 306,875	\$ 200,875
Construction	Preconstruction	Mortenson	\$ 306,875	\$ 108,125
State Health Department Plan Review and Permit Fees				\$ 92,750
OWNER HELD CONTINGENCIES & ALLOWANCES			\$ -	\$ 101,449
Owner Contingency				\$ 57,971
Design Contingency				\$ 43,478
GRAND TOTAL			\$ 12,500,000	\$ 3,000,000

NORTH DAKOTA STATE HOSPITAL | PLANNING & DESIGN FUNDING AVAILABLE



OUTCOME OF THE 68TH NORTH DAKOTA LEGISLATIVE ASSEMBLY

- State of ND approved resources to begin design of new state hospital
- JLG Architects was engaged to lead the design process
- Began design process in July of 2023
- JLG teamed with architecture+ out of New York - National psychiatric hospital design expert
- The team was asked to lead an open, engaging, and collaborative design process
- Listen to NDSH and ND HHS stakeholders and users, understand current and future needs
- Understand challenges, goals, opportunities
- Benchmarked program against national public psychiatric hospitals and evidence-based design solutions
- State Procured Owners Representative – Tegra and Construction Manager – Mortenson to understand the construction and total project cost for the determined design solution



The Design Process

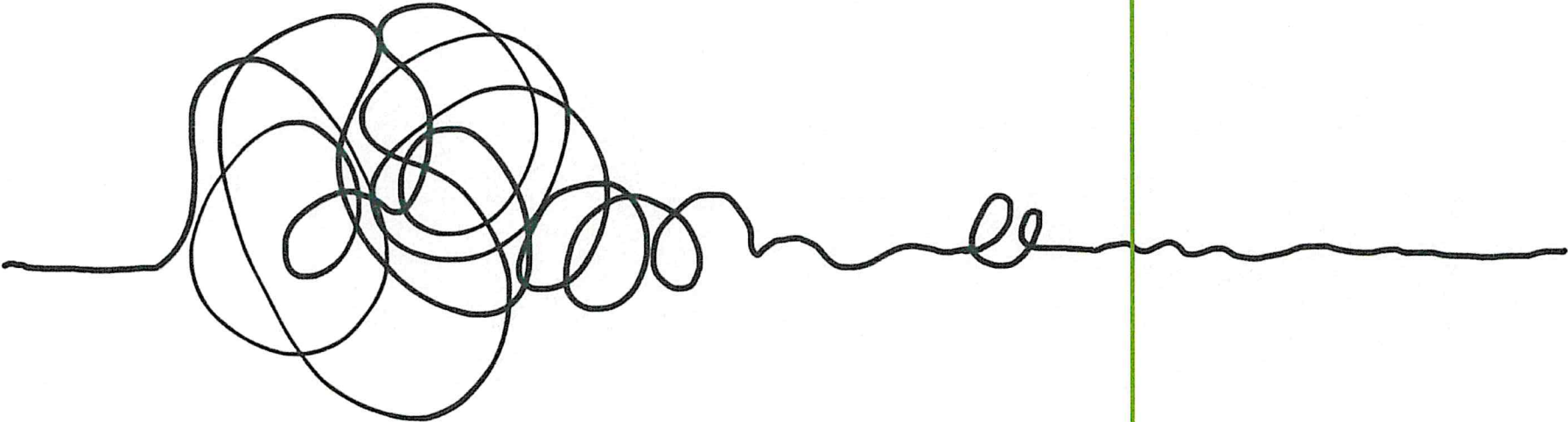
Site Selection & Design Overview

Benchmarks & Cost Validation

Project Scope Update

DESIGN PHASES

WE ARE HERE



PREDESIGN	SCHEMATIC DESIGN	DESIGN DEVELOPMENT	CONSTRUCTION DOCUMENTS
<ul style="list-style-type: none"> Understand the Problem Establish the Program Understand the Budget Evaluate the Site 	<ul style="list-style-type: none"> Refine the Project Scope Define Space Relationships Define the Flow of Spaces Identify Basic Building Systems Verify the Project Budget 	<ul style="list-style-type: none"> Develop Detailed Plans, Sections, Elevations Refine Exterior Image/Character Establish Finishes Coordinate Building Systems Confirm Budget Mock-Ups 	<ul style="list-style-type: none"> Develop Construction Details and Product Specs Final Systems Coordination Perform Final Quality Assurance Review Verify Construction Cost and Project Budget Issue for Plan Review and Bidding

PROJECT GUIDING PRINCIPLES

“OUR MISSION IS DEDICATED TO THE CARE, TREATMENT, AND SUPPORT OF EACH INDIVIDUAL’S JOURNEY TOWARD WELLNESS AND RECOVERY WITHIN A SAFE ENVIRONMENT THAT PROMOTES REINTEGRATION IN THE COMMUNITY.”

RECOVERY	REINTEGRATION	SAFETY	FLEXIBILITY & EFFICIENCY	COURAGE EVOLUTION & EXPLORATION	CLIENTS FIRST
Foster the reintegration of clients into the community by empowering them to develop the skills and awareness needed to lead successful lives despite illness or injury. The building should facilitate this by ensuring separation from the prison system and incorporating features like enclosed courtyards, outdoor spaces, and natural light to create a supportive environment.	Facilitate individualized reintegration at various levels by designing a home-like environment, offering access to community spaces, creating a familiar and less traumatizing setting, and providing a testing ground for tailored caregiver-patient interactions.	Prioritize comprehensive safety for staff, clients, visitors, contractors, and the community by implementing anti-ligature measures, minimizing blind spots, ensuring the proximity of staff to clients, and integrating alert systems, duress systems, and tracking mechanisms for both clients and staff.	Maximize space flexibility and efficiency by creating adaptable units capable of shifting or opening specialized care, incorporating smart technology, and strategically placing spaces to enable more efficient and responsive healthcare delivery, and ensuring a dynamic response to changing needs.	Leverage research insights to design an innovative and entirely new environment that actively supports clients in their recovery, fostering a space that encourages courage, exploration, and personal evolution rather than merely rebuilding or rehashing existing models.	Prioritize clients by placing their needs and experiences at the forefront of every aspect so that decisions are centered on enhancing the overall client experience.

- INTEGRATION
- EQUITABLE COMMUNITIES
- WELL-BEING
- CHANGE
- DISCOVERY
- ECOSYSTEMS
- WATER
- ENERGY
- RESOURCES
- ECONOMY

THE WHY

IMPROVED CARE & EXPERIENCE

- Increase client capacity without significant staff increases
- Increased capacity will contribute to reducing the wait list for admissions
- Improve client & staff safety, security and well-being
- Modern healthcare facility design, appropriate technology, enhanced security and modern amenities including private client rooms, advanced treatment areas, and therapeutic spaces

EFFICIENCY

- The building will be more efficient to maintain, heat, and cool
- More efficient and concise layout which will make it easier to safely and effectively staff the facility
- Consolidated building footprint which will reduce time, staff redundancy, and steps, allowing staff to care for clients more effectively

COST-EFFECTIVE SOLUTION

- Renovating the existing building to the level that's needed is cost prohibitive
- Renovation would be a significant disruption and will likely reduce bed capacity during a long construction period
- New location will visually disassociate the hospital from JRCC, but would still allow specific service agreements & efficiencies to remain
- More cost effective to operate, staff, and maintain a single 295,815 SF facility vs. the existing multi-building 546,037 SF NDSH campus.

1 HENRY LAHAUG BUILDING
142,762 SF

2 NEW HORIZONS BUILDING
75,485 SF

3 GM BUILDING
82,670 SF

4 LRC BUILDING
40,800 SF

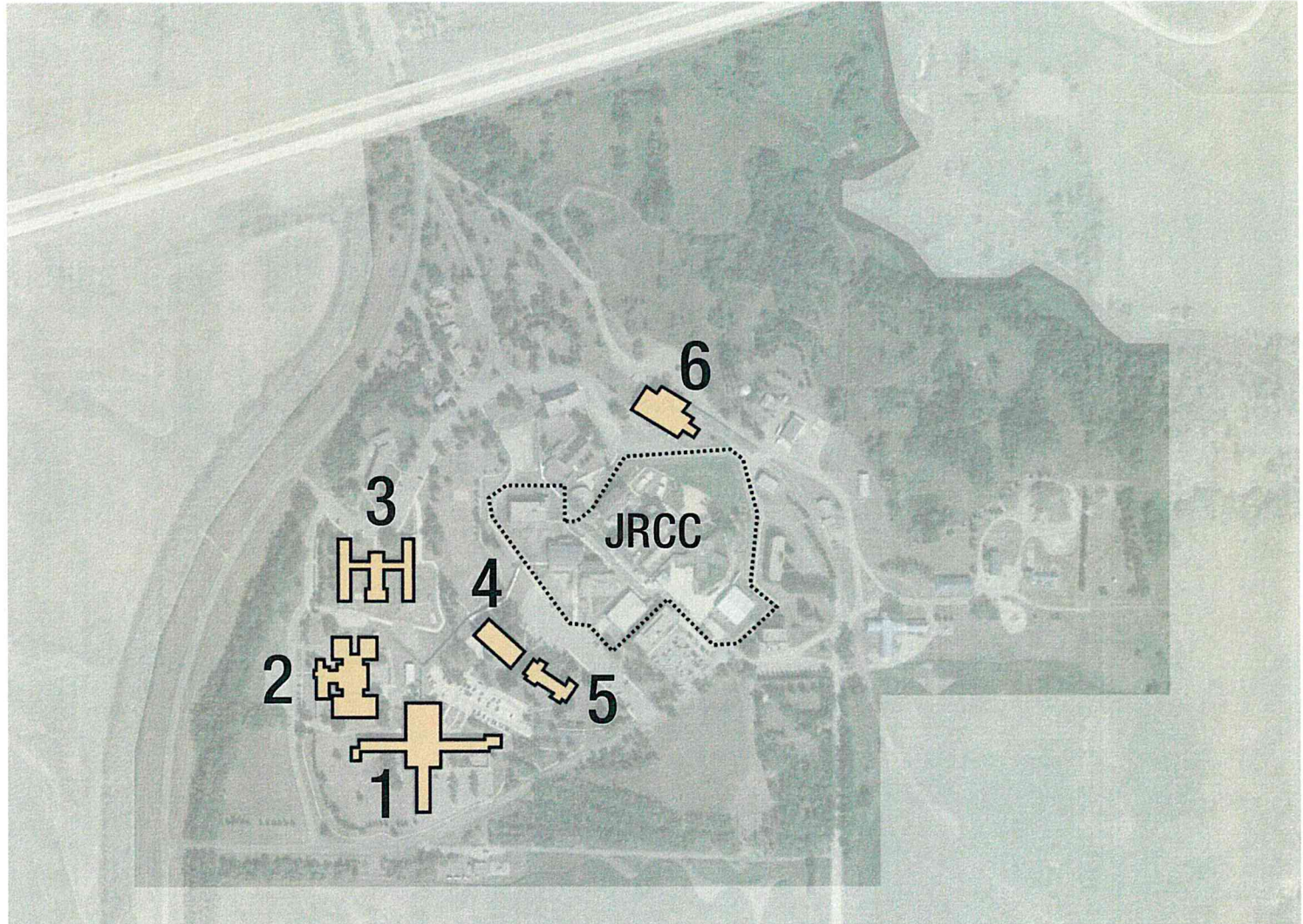
5 16 WEST BUILDING
39,900 SF

6 POWER PLANT BUILDING
40,085 SF

24 ADDITIONAL BUILDINGS
124,335 SF

TOTAL EXISTING
546,037 SF

NEW HOSPITAL PROGRAM
295,815 SF



OPERATING AND MAINTENANCE COSTS

Location	Size (SF)	Plant Ops, Capital Improvements, Emergency Repairs	Utilities	Total	Notes
Existing Campus	546,037	\$3,875,360	\$1,278,688	\$5,154,048	2022/2023 Biennium actual costs
New Hospital	295,815	\$857,503	\$1,180,332	\$2,037,835	Projected costs (calculated in 2022/2023 dollars)
Project Operating Savings Per Biennium				\$3,116,213	Calculated in 2022/2023 dollars

DEFERRED MAINTENANCE COSTS (EXISTING NDSH CAMPUS)

Location (Current Campus)	Cost	Notes
LaHaug Building	\$16,500,000	Data from "NDSH Building Use" report. Date Unknown
Learning Resource Center	\$5,250,000	Data from "NDSH Building Use" report. Date Unknown
16 West – Engineering Offices	\$6,320,000	Data from "NDSH Building Use" report. Date Unknown
GM Building (SOTEP)	\$10,250,000	Data from "NDSH Building Use" report. Date Unknown
New Horizons	\$6,750,000	Data from "NDSH Building Use" report. Date Unknown
Swimming Pool	\$1,940,000	Data from "NDSH Building Use" report. Date Unknown
Total of Current Campus	\$47,010,000	Data from "NDSH Building Use" report. Date Unknown

PROJECT TEAM - STAKEHOLDERS

STATE OF NORTH DAKOTA

Wayne Saller NDHHS Commissioner
 Sara Stali NDHHS Deputy Commissioner

ND STATE HOSPITAL EXECUTIVE LEADERSHIP

Pam Sagness NDHHS Behavioral Health Executive Director
 Dr. Eduardo Yabut Medical Director
 Aaron Olson Superintendent

OWNER'S REPRESENTATIVE

TEGRA GROUP
 Mike Van Klei Director
 Carolyn Walf Director
 Connie Shields FFE Coordinator

ND STATE HOSPITAL GOVERNING BODY

Pam Sagness Chair
 Aaron Olson Superintendent
 Dr. Eduardo Yabut Medical Director
 Carlotta McCleary Executive Director
 Karen Rohr Representative
 Courtney Peterson Assistant CFO
 Jeff Stenseth Operation Director
 Wayne Saller NDHHS Commissioner

ND STATE HOSPITAL COMMITTEES

ND Health & Human Services:
 Jonathan Alm Chief Legal Officer
 Robert Hobbelman Director of Technology
 Amy Jangula Johnson Procurement Officer

User Group Assembly/Steering Committee:
 Dr. Eduardo Yabut Medical Director
 Aaron Olson Superintendent
 Jeff Comer Plant Services
 Deb Fissingher QM Director
 Melanie Flynn Director of Res. Services
 Beth Satrom Director of Nursing

User Group: Inpatient Services
 Beth Satrom Director of Nursing
 Cari Hanson Admissions
 Kim Matrioni Director of IPS
 Cora Courage Clinical Director
 Jessica Graves Nursing
 Carrie Christianson Nursing/RA

User Group: Adjunct Therapy
 Kim Matrioni Director of IPS
 Cindy Sperle-Gee Volunteers
 Michael Jan Library
 Joy Johnson Chaplain

User Group: Clinical Ancillaries
 Sara Odin Radiology/Dental
 Jodi Ronningren Lab Director
 Sash Krapp Lab
 Amy Johnson Pharmacy Director
 Jessica Graves IC/CC
 Mackenzie Hanson Nutrition Services

ND STATE HOSPITAL COMMITTEES

User Group: SOTEP
 Melanie Flynn Director of Res. Services
 Katie Banet Residential Services

User Group: I.T. Med. Records
 Eric Ova IT
 Jeremy Drew IT
 Deb Eissingher QM Director
 Jim Colfield QM
 Sheila Moser Edu/Staff Development

User Group: Facilities MGMT
 Joshua Miller Safety
 Larry Culp Safety & Security
 Jeff Comer Plant Services
 Jessica Graves IC/CC
 Javier Dialo Environmental Services
 Amanda Krueger Central Service Inventory

User Group: Administration
 Donna Aukland Asst CFO
 Ruleen McMillan Admin Assistant
 Carie Hanson Admission/Switchboard
 Kelly Rode Court Proceedings
 Bernice Manson Business Office
 Mary Pinlac Business Office

EXTERNAL STAKEHOLDER COMMITTEES

State and Local AHJ:
 Karla Aldinger NDHSS Director
 Tom Blackmore Jamestown Inspector
 Jim Reuther Jamestown Fire Chief
 Doug Nelson State Fire Marshal

EXTERNAL STAKEHOLDER COMMITTEES

Legislator Engagement:
 Michelle Strinden Representative
 Alisa Miskog Representative
 Karen Rohr Representative
 Robin Weisz Representative
 Jan Nelson Representative
 Bernie Satrom Representative
 Dan Vigesaa Representative
 Mitch Ostlie Representative
 Sean Cleary Senator
 Kyle Davison Senator
 Tim Mathern Senator
 Judy Lee Senator
 Dick Dever Senator
 Terry Wanzek Senator
 Cole Conley Senator

ND DOCR:
 Chad Pringle JRCC Warden

NDIT:
 Doran Eberle
 John Sheldon Communications Manager
 Doug Hay
 Tana Sorgaard IT Team Lead
 Brian Hieber

North Dakota Forest Service:
 Lezlee Johnson Team Lead

State Historical Society of North Dakota:
 Andrew Clark Director/Deputy SHPO
 Kimberly Jondahl Director
 Bill Peterson Director/ND SHPO

Stutsman Title:
 Jenny Mathias Title Processor

Stutsman Rural Water District
 Geneva Kaiser General Manager
 Jesse Hewson Distribution Manager

PROJECT TEAM – DESIGN AND CONSTRUCTION CONSULTANTS

DESIGN TEAM

JLG Architects
 Todd Medd Principal In Charge
 Mark Honzay Principal
 Michael Vetter Project Manager
 Shauntel Fett Project Architect
 Helen White Job Captain
 Zoe Huber Job Captain
 Jill Yri Job Captain
 Zach Nelson Project Associate
 Kerry Kennedy Project Associate
 Madeline Knoll Intern Architect

architecture + Behavioral Health Expert
 Francis Pills Principal
 Michael Bergen Principal
 Alethea Splitgerber Senior Project Coor.
 Hiroki Sawai Project Architect
 Julie Borden Interior Designer
 Lauren Brock Interior Designer
 Malk Sanders Job Captain

Interstate Eng. Civil Engineer
 Travis Dillman Principal Engineer
 Ben Aaselh Project Engineer

Heyer Engineering Structural Engineer
 Darren Neff Principal
 Isabella Skoblik Engineer Intern

CMTA Mechanical Engineer
 Steve Hoepfner Project Manager
 Jorge Fosslund Mechanical Designer

CMTA Electrical Engineer
 Tony Nelson Director Operations
 Derek Gooselaw Electrical Designer
 Ben Larson Electrical Designer

DESIGN TEAM

Confluence Landscape Architect
 Maelo Maldonado Principal
 Laura Bowles Associate

FCD Food Service Designer
 Bryce Van Klein Principal
 Emily Rebb BIM Manager

JLG/a+ Furniture Planning & Design
 Karen Mutschelknaus Designer
 Jessi Larson Designer
 Alison Carlson Designer
 Sara Wengert Principal
 Julie Borden Interior Designer
 Lauren Brock Interior Designer

architecture + Equipment Planning & Design
 Sara Wengert Principal
 Julie Borden Interior Designer
 Lauren Brock Interior Designer

Architecture + Signage Planning & Design
 Michael Bergen Principal
 Hiroki Sawai Project Architect
 Julie Borden Interior Designer

TBD Low Voltage
 TBD

TBD Enclosure
 TBD

TBD Commissioning

CONSTRUCTION MANAGER

Mortenson
 Joanna Slominski General Manager
 Travis Cleem Project Executive
 Kevin Heisdorffer Senior Design
 Phase Manager
 MEP Design Phase Manager
 General Superintendent
 Project Manager

Kevin Smith
 Brian Boe
 Rachel Iverson

GEOTECHNICAL ENGINEER

Terracon
 Bill Olson Department Manager
 Hilary Clifton Senior Associate
 Jason Bivens Project Manager

SITE SURVEY & WETLANDS DELINEATION

Interstate Engineering
 Travis Dillman Principal Engineer
 Ben Aaselh Project Engineer
 Nick Chicos Survey Manager
 Jason Bivens Project Manager

KEY LEGISLATOR, GOVERNING BODY, GOVERNOR'S OFFICE, AND COMMUNITY ENGAGEMENT DATES

2023

- Kick-off Meeting with HHS Commissioner**
August 8, 2023
- Governing Body Meeting**
September 11, 2023
- Governor's Office Meeting**
December 19, 2023



Jamestown City & Public Community Engagement
June 25, 2024

2024

- SD Workshop #2 - Legislator Design Update Meeting**
February 6, 2024
- Governing Body Meeting**
March 11, 2024
- Governor's Office & HHS Commissioner On site Meeting**
April 17, 2024
- NDSH Staff Engagement & Legislator Design Update Meeting**
May 8 - 9, 2024
- DD Workshop #2 - Legislator Design Update Meeting**
June 4, 2024
- Jamestown City & Public Community Engagement**
June 25, 2024
- ND HHS Budget Decision Package**
August 2024
- DD Package Submission**
August 16, 2024
- Governor's Office Design Update Meeting**
October 24, 2024
- Governor's Office Review Meeting**
November 4, 2024
- Governor's Office & Legislator Design Update Meeting**
November 14, 2024

- Over 110 meetings between design & construction team and key stakeholders
- Governing Body Updates Every Quarter



ND State Hospital Staff Engagement
May 8-9, 2024

MEETING HISTORY

MEETING TITLE	DATE	LOCATION	AUDIENCE	HIGH LEVEL MEETING SUMMARY
			<i>(see project team pages for specific individuals)</i>	<i>(meeting minutes provided in appendix)</i>
Project Kick-off	June 26, 2023	ND State Capitol, Bismarck, ND	Chris Jones, Maria Sara Stok, Pam Sagness, Sally Mauer, Julie Howe, Todd Mead, Mark Hanratty	Reviewed Project Super (goals, program), Schedule, Site Selection Process, Stakeholders, Owners' Requirements, construction delivery method, professional services, and next steps.
Owner Kick-off	August 8, 2023	Remote via MS Teams	Chris Jones, Todd Mead, Mark Hanratty	Reviewed Stakeholders, Owners' Requirements, CMAR RFIQ and Timeline, Schedule and Workshops, Site Selection Process updates, Professional Services updates, and communication plan.
Owner Meeting	August 15, 2023	Remote via MS Teams	Chris Jones, Mark Hanratty	Reviewed Stakeholders, Owners' Requirements, CMAR RFIQ and Timeline, Schedule and Workshops, Site Selection Process updates, Professional Services updates, and communication plan.
Pre-Design Kick-off Workshop	August 18, 2023	Remote via MS Teams	Chris Jones, Pam Sagness, Dr. Eduardo Tabat, Maria Nazer, Todd Mead, Adam Houtz, Shoumik Path, Frank Pitt, Michael Berger	Production, project kick-off, establish project context and preliminary guardrails and guidance. Discuss schedule, preliminary benchmarking, establish user groups, and next steps.
Owner Meeting	August 22, 2023	Remote via MS Teams	Chris Jones, Todd Mead, Mark Hanratty	Reviewed Stakeholders, Owners' Requirements, CMAR RFIQ and Timeline, Future Workshops, Site Selection Process updates, Professional Services updates, and communication plan.
Owner Meeting	August 29, 2023	Remote via MS Teams	Sara Stok, Amy Jangala Johnson, Dr. Yusef, Aaron Olson, Ben Sattum, Todd Mead, Mark Hanratty	Reviewed Stakeholders, Owners' Requirements, CMAR RFIQ and Timeline, Future Workshops, Site Selection Meeting, Professional Services updates, and feedback on first design work session.
Owner Meeting	September 5, 2023	Remote via MS Teams	Chris Jones, Pam Sagness, Sara Stok, Amy Jangala Johnson, Dr. Yusef, Todd Mead, Mark Hanratty	Reviewed Stakeholders, Owners' Requirements, CMAR RFIQ and Timeline, Future Workshops, Site Selection Meeting, Professional Services updates.
Governing Body Meeting	September 11, 2023	Remote via MS Teams	ND State Hospital Governing Body	Project updates.
Owner Meeting	September 12, 2023	Remote via MS Teams	Reps from the State of North Dakota, ND Health & Human Services, NDH Executive Leadership, JIC	Reviewed Stakeholders, Owners' Requirements, CMAR RFIQ and Timeline, Future Workshops, Site Selection Meeting, Professional Services updates.
Pre-Design Workshop #1	September 13-14, 2023	Onsite at NDH	NDH Executive Leadership, JIC, architects, AI, NDH User Groups	The existing NDH facilities were toured, and team members visited a number of potential relocation sites. After a virtual visit to some green hospitals and a discussion about the vision and drivers of those projects and an outline of the benchmarks that would help to target NDH's probable size and cost, participants confirmed the project key programing goals in terms of things like the projects overarching vision, goals, and objectives together with the number and distribution of beds and other data driving individual program elements. Using questionnaires, individual User Group meetings focused on identifying performance criteria and drivers that would influence each department's space program.
Owner Meeting	September 19, 2023	Remote via MS Teams	Reps from the State of North Dakota, ND Health & Human Services, NDH Executive Leadership, JIC	Reviewed Stakeholders, Owners' Requirements, CMAR RFIQ and Timeline, Future Workshops, Site Selection Meeting, Professional Services updates.
Site Selection Meeting	September 21, 2023	Remote via MS Teams	Reps from the State of North Dakota, ND Health & Human Services, NDH Executive Leadership, JIC	BJC lead a site analysis presentation which considered 4 potential options that had been recommended by the NDH team. Items that were discussed for each site where: is the land currently owned by the State of ND, is the site within city limits, what are the adjacent land uses, access to existing utilities, distances from both JRC and the existing NDH campus, access to the site, the availability of the site, and the potential to creating a healing environment. A site selection proposal would be created with the topics previously listed for the NDH team to review and input. A follow up meeting with the governor's office was discussed to be scheduled to review the site analysis and selection.
Owner Meeting	September 26, 2023	Remote via MS Teams	Reps from the State of North Dakota, ND Health & Human Services, NDH Executive Leadership, JIC	Reviewed Stakeholders, Owners' Requirements, CMAR RFIQ and Timeline, Future Workshops, Site Selection Meeting, Professional Services updates.
Owner Meeting	October 3, 2023	Remote via MS Teams	Reps from the State of North Dakota, ND Health & Human Services, NDH Executive Leadership, JIC	Reviewed Stakeholders, Owners' Requirements, CMAR Update, Future Workshops, Site Selection Meeting, Professional Services updates.
Owner Meeting	October 10, 2023	Remote via MS Teams	Reps from the State of North Dakota, ND Health & Human Services, NDH Executive Leadership, JIC	Reviewed Stakeholders, Owners' Requirements, CMAR Update, Future Workshops, Site Selection Meeting, Professional Services updates.
Pre-Design Workshop #2	October 12-13, 2023	Onsite at NDH	NDH Executive Leadership, JIC, architects, AI, NDH User Groups	Updated bed and facility size benchmarks based on the projects more advanced status were shared. Project elements were confirmed as executed within the updated space program. Leadership confirmed continuing the following operations with existing facilities rather than add to new Hospital Museum, Park, Treatment Program, ICI for community hospital, kitchen, laundry. Updated departmental space programs were reviewed and updated to reflect review comments with all user groups.
Owner Meeting	October 24, 2023	Remote via MS Teams	Reps from the State of North Dakota, ND Health & Human Services, NDH Executive Leadership, JIC	Reviewed Stakeholders, Owners' Requirements, CMAR Update, Future Workshops, Site Selection Meeting, Professional Services updates, review workshop 2.
Pre-Design Workshop #3	October 31-November 1, 2023	Onsite at NDH	NDH Executive Leadership, JIC, architects, AI, NDH User Groups	Presentations were delivered and evaluated to establish a measure meant to provide the colors of food and influence further exploration. Leadership and user groups reviewed the draft space program confirming changes made during the last workshop and making some additional changes reflecting more current thinking about the project. Leadership and the individual user groups also reviewed building configuration for green hospital as a basis for confirming the overall Heli organizational pattern of the hospital and the relationships between the parts of the hospital as well as narrowing down the preferred organizational model for inpatient/residential treatment units.
Owner Meeting	November 7, 2023	Remote via MS Teams	Reps from the State of North Dakota, ND Health & Human Services, NDH Executive Leadership, JIC	Reviewed Stakeholders, Owners' Requirements, CMAR Update, Future Workshops, Site Selection Meeting, Professional Services updates, review workshop 2.

PREDESIGN PHASE MEETINGS

MEETING HISTORY

Meeting Type	Date	Format	Participants	Key Topics / Outcomes	
PRE-DESIGN PHASE MEETINGS	Owner Meeting	November 14, 2023	Remote via MS Teams	Regs from the State of North Dakota, ND Health & Human Services, NDSH Executive Leadership, JIG	Reviewed Stakeholder, Owner's Key Timeline, CMAR Update, Future Workshops, Site Selection Meeting, Professional Services updates.
	Fit-Design Workshop #4	November 15-16, 2023	Onsite at NDSH	NDSH Executive Leadership, JIG, architecture, AI, NDSH User Groups	The updated space program was reviewed by user groups with minor additional changes. Detailed diagrams of the preferred layout of inpatient unit types were reviewed with a key focus on establishing patterns that were functional for purpose, flexible for future changes and with respect to the ability to stack similar unit types, and capable of being paired with a workable "hub" hospital structure. A preference was expressed for using the "wedge" model for paired inpatient units with a "butterfly" version of the wedge selected for the stacking of the SOIEP and Genomic inpatient units. NDSH and DOCK representatives met to confirm integration of support services between the two institutions as supported by the unified space program for the new NDSH building.
	Owner Meeting	November 21, 2023	Remote via MS Teams	Regs from the State of North Dakota, ND HSHS, NDSH Executive Leadership, Tegra Group, and JIG	Reviewed Stakeholders, CMAR Updates, Future Workshops, Site Selection Meeting, Professional Services updates.
	Owner Meeting	November 29, 2023	Remote via MS Teams	Regs from the State of North Dakota, ND HSHS, NDSH Executive Leadership, Tegra Group, and JIG	Reviewed Stakeholders, CMAR Updates, Future Workshops, Site Selection Meeting, Professional Services updates.
	Owner Meeting	December 5, 2023	Remote via MS Teams	Regs from the State of North Dakota, ND HSHS, NDSH Executive Leadership, Tegra Group, and JIG	Reviewed Stakeholders, CMAR Updates, Future Workshops, Site Selection Meeting, Professional Services updates.
	SOIEP User Meeting	December 5, 2023	Remote via MS Teams	JIG, architecture, NDSH Executive Leadership, SOIEP User Group	Reviewed Requirements for SOIEP wing.
	CMAR Kick-off Meeting	December 6, 2023	Remote via MS Teams	architecture team, JIG Team, Tegra Team	Prep for CMAR going the project.
SCHEMATIC DESIGN PHASE MEETINGS	Owner Leadership Meeting	December 13, 2023	Remote via MS Teams	NDSH Executive Leadership, architecture, JIG, Tegra, Abag Bergquist, Emily Miller, Jose Beekun, Maria Neeb, NDSH Executive Leadership, architecture, JIG, Tegra Group	Workthrough of predesign report issued 12/8. Review of building concept, site configuration, virtual tour of site visit, conversation around community engagement, approval to move into Schematic Design, SD workshop.
	Governance Meeting	December 19, 2023	Remote via MS Teams	NDSH Executive Leadership, architecture, JIG, Tegra Group	Introduction of project team, Site Selection Process, Governance Office Questions and Comments, Next Steps.
	Owner Meeting	December 19, 2023	Remote via MS Teams	Representatives from the State of North Dakota, ND Health & Human Services, NDSH Executive Leadership, Tegra Group, and JIG	Reviewed Stakeholders, CMAR Updates, Future Workshops, Site Selection Meeting, Professional Services updates, Potential site visit.
	Owner Meeting	January 2, 2024	Remote via MS Teams	Representatives from the State of North Dakota, ND Health & Human Services, NDSH Executive Leadership, Tegra Group, and JIG	Reviewed Stakeholders, CMAR Updates, Future Workshops, Site Selection Meeting, Professional Services updates, Potential site visit.
	SD Workshop #1	January 16-17, 2024	Onsite at NDSH	NDSH Executive Leadership, JIG, architecture, AI, NDSH User Groups	The construction manager started to issue preliminary plans so they could start working on a high-level estimate. There were code discussions about the State Hospital being a statutory hospital and what codes were applicable. The team recognized the importance of community engagement. User groups were brought in to review and react to high-level whole hospital block diagrams. A series of building layout sections were reviewed, and the design group gathered feedback from the user groups.
	State Attorney Meeting	January 24, 2024	Remote via MS Teams	NDSH Leadership Team, JIG Team, architect team, Tegra Team	Review current regulations and how they will influence the design.
	SD Workshop #2	February 6-8, 2024	Onsite at NDSH	NDSH Executive Leadership, JIG, architecture, AI, NDSH User Groups, Tegra Group	Efficiency in the proposed building design were reviewed. Mortenson presented the current cost model/estimate, architecture presented some past projects, experience, and program benchmarks. User groups reviewed developed plans and provided feedback. Civil, mechanical, and electrical systems were reviewed.
	SD Design Systems Workshop	February 21, 2024	Onsite at NDSH	NDSH Executive Leadership, NDSH User Groups, Assembly, JIG, architecture, NDSH Facilities, NDSH Maintenance, CMIA, Tegra Group, Mortenson, CMIA	Electrical systems, including utility, generator, UPS, lighting, and communications, were discussed with NDSH facilities staff. Mechanical systems including boilers, chillers, humidifiers, and plumbing fixtures were discussed with NDSH facilities staff. Room data sheets were introduced. Patient safety and security needs were discussed.
	Owner IRU Meeting	February 22, 2024	Remote via MS Teams	NDSH Executive Leadership, JIG, architecture, Tegra Group	Reviewed current plans and program decisions to date.
	SD Workshop #3	March 5-6, 2024	Onsite at NDSH	NDSH Executive Leadership, NDSH User Groups, Assembly, JIG, architecture, NDSH Facilities, NDSH Maintenance, CMIA, Tegra Group, Mortenson, CMIA	The site plan was reviewed and discussed, including parking, site funds, and the loading dock. Staff from North Dakota Department of Health & Human Services discussed the status of the State Hospital being a statutory hospital and some items in the North Dakota Administrative Code that pose challenges for the building type. Unresolved decisions were discussed, including site visit, double rooms, SOIEP options, and the total number of beds. User groups were brought in to review more detailed departmental plans including major furniture and equipment and provide feedback.
	Schematic Design User Meetings	March 15-22, 2024	Remote via MS Teams	NDSH Executive Leadership, AI, NDSH User Groups, Tegra Group, JIG, architecture, Mortenson	User Group meetings were held with each department to discuss Room Data Sheets.
	Preliminary Code Review with AHJ	March 26, 2024	Remote via MS Teams	State and Local AHJ, JIG	Introduction to project, overview of initial code information, questions/comments from AHJ.
	Owner SD Page Turn and Estimate	April 10, 2024	Remote via MS Teams	NDSH Executive Leadership, JIG, architecture, Tegra Group, Mortenson	Reviewed SD Set and SD Estimate to date.

MEETING HISTORY

DESIGN DEVELOPMENT PHASE MEETINGS	NDH Meeting	April 17, 2024	Remote via MS Teams	ND Health & Human Services (Robert Hobbelen), NDSH Executive Leadership, Mortenson, Tegra, JIG	Started conversation around responsibilities between NDH and NDSH
	Governor's Office Meeting & Site Tour	April 17, 2024	On site at NDSH	Tammy Miller, Commissioner Wayne Schler, State Health Office Dr. Wulfs, Deputy Commissioner Sara Sisk, NDSH Executive Leadership, architecture, JIG, Tegra Group	Project Update presentation, Governor's Office Questions and Comments, Next Steps discussion, on site tour of existing facilities
	Owner SD Scope and Alternate Review	April 19, 2024	Remote via MS Teams	NDSH Executive Leadership, NDSH Facilities MGMT, architecture, JIG, architecture, Mortenson, Tegra,	Review potential options for Scope Reduction and Alternates
	Hospital Security	April 19, 2024	Remote via MS Teams	NDSH Executive Leadership, NDSH User Group, architecture, JIG, Mortenson, Tegra	Safety and Security Review Meeting with architecture*
	Low Voltage Security	April 19, 2024	Remote via MS Teams	NDSH Executive Leadership, NDSH User Group, architecture, JIG, Mortenson, Tegra	Safety and Security Review Meeting with architecture
	Risk Management Zones	April 23, 2024	Remote via MS Teams	NDSH Executive Leadership, NDSH User Group, architecture, JIG, Mortenson, Tegra	Safety and Security Review Meeting with architecture
	Patient Safety - Plumbing and Sprinklers	April 23, 2024	Remote via MS Teams	NDSH Executive Leadership, NDSH User Group, architecture, JIG, Mortenson, Tegra	Safety and Security Review Meeting with architecture*
	Patient Safety Overview	April 23, 2024	Remote via MS Teams	NDSH Executive Leadership, NDSH User Group, architecture, JIG, Mortenson, Tegra	Safety and Security Review Meeting with architecture*
	Patient Safety - Terminal Devices	April 24, 2024	Remote via MS Teams	NDSH Executive Leadership, NDSH User Group, architecture, JIG, Mortenson, Tegra	Safety and Security Review Meeting with architecture*
	Patient Safety - Windows and Glazing	April 24, 2024	Remote via MS Teams	NDSH Executive Leadership, NDSH User Group, architecture, JIG, Mortenson, Tegra	Safety and Security Review Meeting with architecture*
	Patient Safety - Air/Barricade and Seclusion	April 26, 2024	Remote via MS Teams	NDSH Executive Leadership, NDSH User Group, architecture, JIG, Mortenson, Tegra	Safety and Security Review Meeting with architecture*
	Texas Site Visit	April 30, 2024	On-Site at Texas Facilities	NDSH Executive Leadership, Representatives from NDSH User Group Assembly, architecture, JIG, Mortenson, Tegra	Inspection site visits to four Texas State Hospital facilities
	Patient Safety - Bathrooms and Seclusions	May 6, 2024	Remote via MS Teams	NDSH Executive Leadership, NDSH User Group, architecture, JIG, Mortenson, Tegra	Safety and Security Review Meeting with architecture*
	Patient Safety - Electrical systems and lighting	May 7, 2024	Remote via MS Teams	NDSH Executive Leadership, NDSH User Group, architecture, JIG, Mortenson, Tegra	Safety and Security Review Meeting with architecture
	Site and Mechanical Decisions	May 7, 2024	Remote via MS Teams	NDSH Executive Leadership, NDSH Facilities MGMT, architecture, JIG, CMTA, Mortenson, Tegra	Review options for Site and Mechanical Systems for decision and direction
	Patient Safety - Door hardware	May 8, 2024	Remote via MS Teams	NDSH Executive Leadership, NDSH User Group, architecture, JIG, Mortenson, Tegra	Safety and Security Review Meeting with architecture*
	Patient Safety - Fasteners Seals and Finishes	May 8, 2024	Remote via MS Teams	NDSH Executive Leadership, NDSH User Group, architecture, JIG, Mortenson, Tegra	Safety and Security Review Meeting with architecture*
	ED Workshop #1	May 9, 2024	On site at NDSH	NDSH Executive Leadership, NDSH User Group Assembly, JIG, architecture, NDSH User Groups, Tegra Group, Mortenson, CMTA	JIG and NDSH leadership set up and hosted an NDSH employee community engagement session. The session was open house style where NDSH employees were able to review the presentation documents, engage with the design team and NDSH leadership and provide feedback to the design team. Feedback was collected in three methods: Post-it notes on a white board, note cards in a collection box, and a survey monkey survey.
	Representative Public Meeting	May 9, 2024		Jon Nelson, NDSH Executive Leadership, Tegra, Mortenson, JIG	Introductions, Presentation on project progress, possible presentation to legislators, coaches
	NDH Alignment	May 9, 2024	Remote via MS Teams	NDSH Leadership, architecture Team, JIG Team, CMTA, Mortenson, Tegra	Review Responsibility Matrix between NDH and NDSH
	ND Forestry Meeting	May 12, 2024	Remote via MS Teams	NDSH Leadership, architecture, JIG, Tegra, ND Forest Service	Review ND Forestry guidelines and engagement
	Room Data Sheet - Dental	May 29, 2024	Remote via MS Teams	NDSH Executive Leadership, NDSH User Group, architecture, JIG, Mortenson, Tegra	Room type detailed information review
	Room Data Sheet - Geriatric	May 29, 2024	Remote via MS Teams	NDSH Executive Leadership, NDSH User Group, architecture, JIG, Mortenson, Tegra	Room type detailed information review
	Room Data Sheet - SQTEP	May 29, 2024	Remote via MS Teams	NDSH Executive Leadership, NDSH User Group, architecture, JIG, Mortenson, Tegra	Room type detailed information review
	Room Data Sheet - Courtroom	May 30, 2024	Remote via MS Teams	NDSH Executive Leadership, NDSH User Group, architecture, JIG, Mortenson, Tegra	Room type detailed information review
	Food Service Kick-off	May 30, 2024	Remote via MS Teams	NDSH Executive Leadership, NDSH Clinical Academic, architecture, JIG, J/C/D, Mortenson, Tegra	Review of Food Service areas
	Room Names and Numbers	May 30, 2024	Remote via MS Teams	NDSH Executive Leadership, NDSH Facilities MGMT, architecture, JIG, Tegra, Mortenson	Review of Room Names and Numbering conventions

MEETING HISTORY

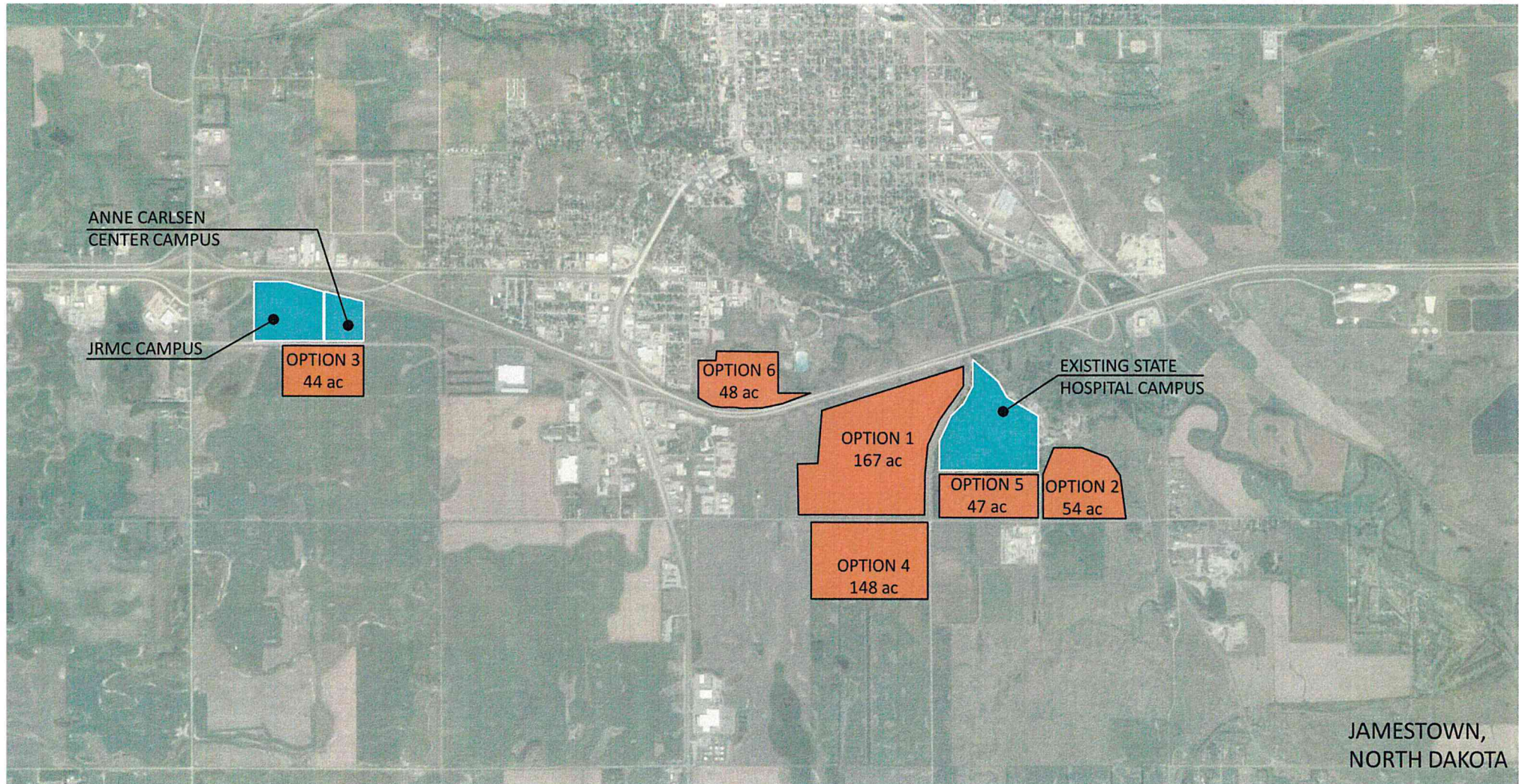
DESIGN DEVELOPMENT PHASE MEETINGS (CONTINUED)	All-Team Meeting	May 31, 2024	Remote via MS Teams	NDSH Executive Leadership, NDSH Hospital Services architect/interior, J.G.C. Tegra, Mortenson	Review of options for All-Team location
	Safety and Security	May 31, 2024	Remote via MS Teams	NDSH Executive Leadership, NDSH Hospital Services architect/interior, J.G.C. Tegra, Mortenson	Review security plan and risk levels
	DD Workshop #2	June 4-5, 2024	On-site at NDSH	NDSH Executive Leadership, NDSH User Group Assembly, J.G.C. architect/interior, NDSH User Group, Tegra Group, Mortenson, CMTA, LegiData Engagement	JG and Architecture hosted a two-day workshop with NDSH leadership and user group staff. The design team provided updates on the overall design, reviewed physical exterior, interior, and landscape design, interior and plans updates. The design team with NDSH leadership, held a joint meeting to provide a project update. Detailed user group meetings were held that discussed room data sheet advancement, doors, as well as furniture and equipment integration.
	Room Data Sheet - Lab	June 7, 2024	Remote via MS Teams	NDSH Executive Leadership, NDSH User Group architect/interior, J.G.C. Tegra, Mortenson	Room type detailed information review
	Room Data Sheet - Pharmacy	June 7, 2024	Remote via MS Teams	NDSH Executive Leadership, NDSH User Group architect/interior, J.G.C. Tegra, Mortenson	Room type detailed information review
	Room Data Sheet - Teaching Kitchen	June 12, 2024	Remote via MS Teams	NDSH Executive Leadership, NDSH User Group architect/interior, J.G.C. Tegra, Mortenson	Room type detailed information review
	Room Data Sheet - Music Therapy and Greenhouse	June 12, 2024	Remote via MS Teams	NDSH Executive Leadership, NDSH User Group architect/interior, J.G.C. Tegra, Mortenson	Room type detailed information review
	Room Data Sheet - Vocational	June 12, 2024	Remote via MS Teams	NDSH Executive Leadership, NDSH User Group architect/interior, J.G.C. Tegra, Mortenson	Room type detailed information review
	Room Data Sheet - Gym	June 13, 2024	Remote via MS Teams	NDSH Executive Leadership, NDSH User Group architect/interior, J.G.C. Tegra, Mortenson	Room type detailed information review
	Existing Utilities Meeting	June 17, 2024	Remote via MS Teams	architect/interior, NDSH Executive Leadership, NDSH Facilities MGMT, Tegra, J.G.C. CMTA	Review existing utilities on the NDSH Campus
	ICRF Entry and Access Security	June 18, 2024	Remote via MS Teams	NDSH Executive Leadership, NDSH Facilities MGMT architect/interior, J.G.C. Tegra, Mortenson	Room type detailed information review
	Room Data Sheet - Laundry and linen	June 19, 2024	Remote via MS Teams	NDSH Executive Leadership, NDSH User Group architect/interior, J.G.C. Tegra, Mortenson	Room type detailed information review
	DD Workshop #3	June 25-27, 2024	On-site at NDSH	NDSH Executive Leadership, NDSH User Group Assembly, J.G.C. architect/interior, NDSH User Group, Tegra Group, Mortenson, CMTA	JG and Architecture hosted a three-day workshop with NDSH leadership and user group staff. These were focused meetings that addressed operational elements, and 3D views to cover room layout, doors, windows, staircase, furniture, equipment, technology, mechanical, and electrical design.
	Food Service Review	July 1, 2024	Remote via MS Teams	NDSH Executive Leadership, NDSH Clinical Area, Room architect/interior, J.G.C. Tegra, Mortenson	Review Food Service design
	Health Facility, Critical Review	July 5, 2024	Remote via MS Teams	NDSH Executive Leadership, NDSH Facilities MGMT, J.G.C. Tegra, Mortenson	Review HIC options and direction
	DD Code Review with City of Jamestown	July 6, 2024	Remote via MS Teams	State and Local AHI, J.G.C. architect/interior	Overview of Current Project, Code Items, Questions/Concerns with City of Jamestown AHI
	DD Code Review with ND Dept.	July 7, 2024	Remote via MS Teams	State and Local AHI, J.G.C. architect/interior	Overview of Current Project, Code Items, Questions/Concerns with ND Dept. of Health
	Room Data Sheet - Lab	July 17, 2024	Remote via MS Teams	NDSH Executive Leadership, NDSH User Group architect/interior, J.G.C. Tegra, Mortenson	Room type detailed information review
	Room Data Sheet - Maintenance Shop	July 17, 2024	Remote via MS Teams	NDSH Executive Leadership, NDSH User Group architect/interior, J.G.C. Tegra, Mortenson	Room type detailed information review
	Room Data Sheet - Medical Storage	July 18, 2024	Remote via MS Teams	NDSH Executive Leadership, NDSH User Group architect/interior, J.G.C. Tegra, Mortenson	Room type detailed information review
	Room Data Sheet - Pharmacy	July 22, 2024	Remote via MS Teams	NDSH Executive Leadership, NDSH User Group architect/interior, J.G.C. Tegra, Mortenson	Room type detailed information review
	Room Data Sheet - Therapy	July 22, 2024	Remote via MS Teams	NDSH Executive Leadership, NDSH User Group architect/interior, J.G.C. Tegra, Mortenson	Room type detailed information review
	Patient Safety Workshop	July 30, 2024	Remote via MS Teams	NDSH Executive Leadership, NDSH User Group architect/interior, J.G.C. Tegra, Mortenson	Summary Review and Wrap-up of Patient Safety Meeting Series
	NDSH Meeting	July 26, 2024	Remote via MS Teams	ND Health & Human Services, NDSH Executive Leadership, Mortenson, Tegra, J.G.C. architect/interior, CMTA	Review NDSH Staging and responsibility matrix
	DD Workshop #4	July 30-31, 2024	On-site at NDSH	NDSH Executive Leadership, NDSH User Group, ND SOCC, Tegra, Mortenson, J.G.C. architect/interior	JG and Architecture hosted a two-day workshop with NDSH leadership and user group staff. The first day was focused on the interior finishes, material types and sections of all finishes were reviewed and discussed. The second day of the workshop was a review of the physical mock-up that was built in the basement of the existing building. The design team and NDSH leadership met with JGIC to discuss the current status, design, and items that will be required to build for the new location of the case hospital.
	HR Review Meeting	August 13, 2024	Remote via MS Teams	NDSH Executive Leadership, J.G.C. (Design and Furniture Team), Tegra, architect/interior	Prepare for HR site visit
	Firearm Safety	August 21, 2024	Remote via MS Teams	NDSH Executive Leadership, NDSH Facilities MGMT architect/interior, J.G.C. Tegra, Mortenson	Review Mortenson's firearm safety products and design decisions
	Fire Protection Review	August 27, 2024	Remote via MS Teams	State and Local AHI, CMTA, Mortenson, J.G.C.	Review of Mortenson's fire and building fire protection
	Patient Safety - Inpatient product Review	September 18, 2024	In-person and teleconference	NDSH Facilities MGMT, NDSH Inpatient Services, J.G.C. architect/interior	Review review of safety products and safety report

The Design Process

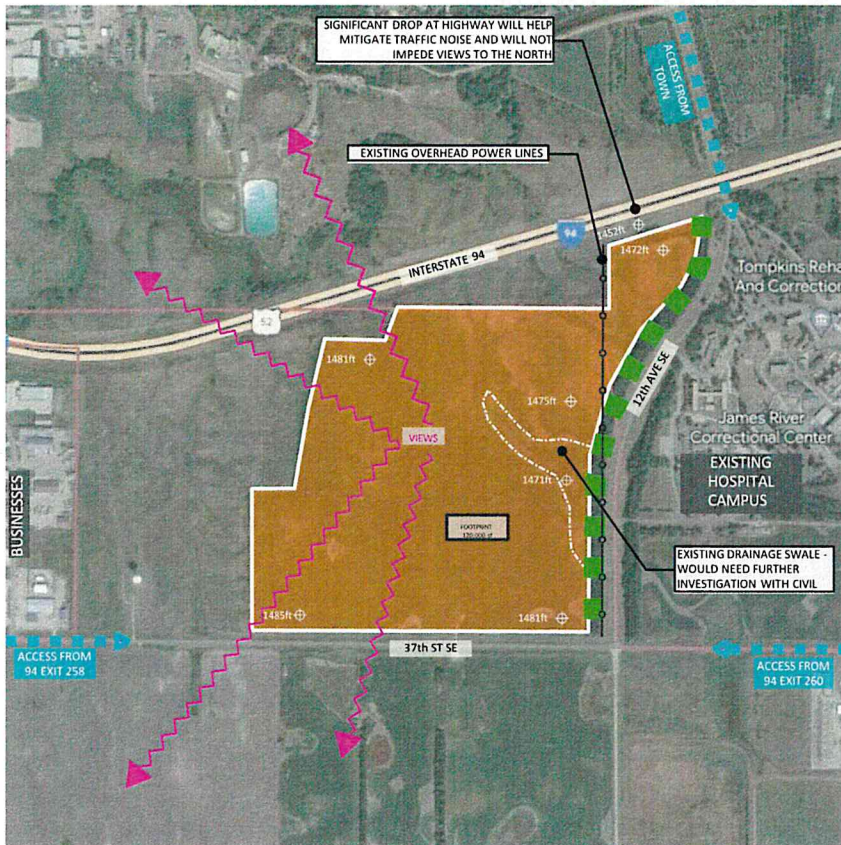
Site Selection & Design Overview

Benchmarks & Cost Validation

Project Scope Update



NORTH DAKOTA STATE HOSPITAL | SITE SELECTION



SIZE: 136 ACRES

OWNER: ND State Hospital. Currently Operated by Reimers General Partnership

MAIN ACCESS ROAD/INTERSECTION: Access could be from 12th Ave or 37th St

ZONING: Out of City Limits - One Mile Extraterritorial Limits POC (Public, Open Development and Conservation District)

STATS:

- Owned by the State of ND. Yes
- Within City Limits: Portion of lot is.
- Distance to Existing Hospital: 0.8 miles
- Distance to JRM: 3.2 miles
- Excellent Vehicle access from Interstate and City
- Minimal site elevation change
- Easy access to Water & Sewer
- Adjacent land: Public, Agriculture
- Minimal Interstate noise pollution

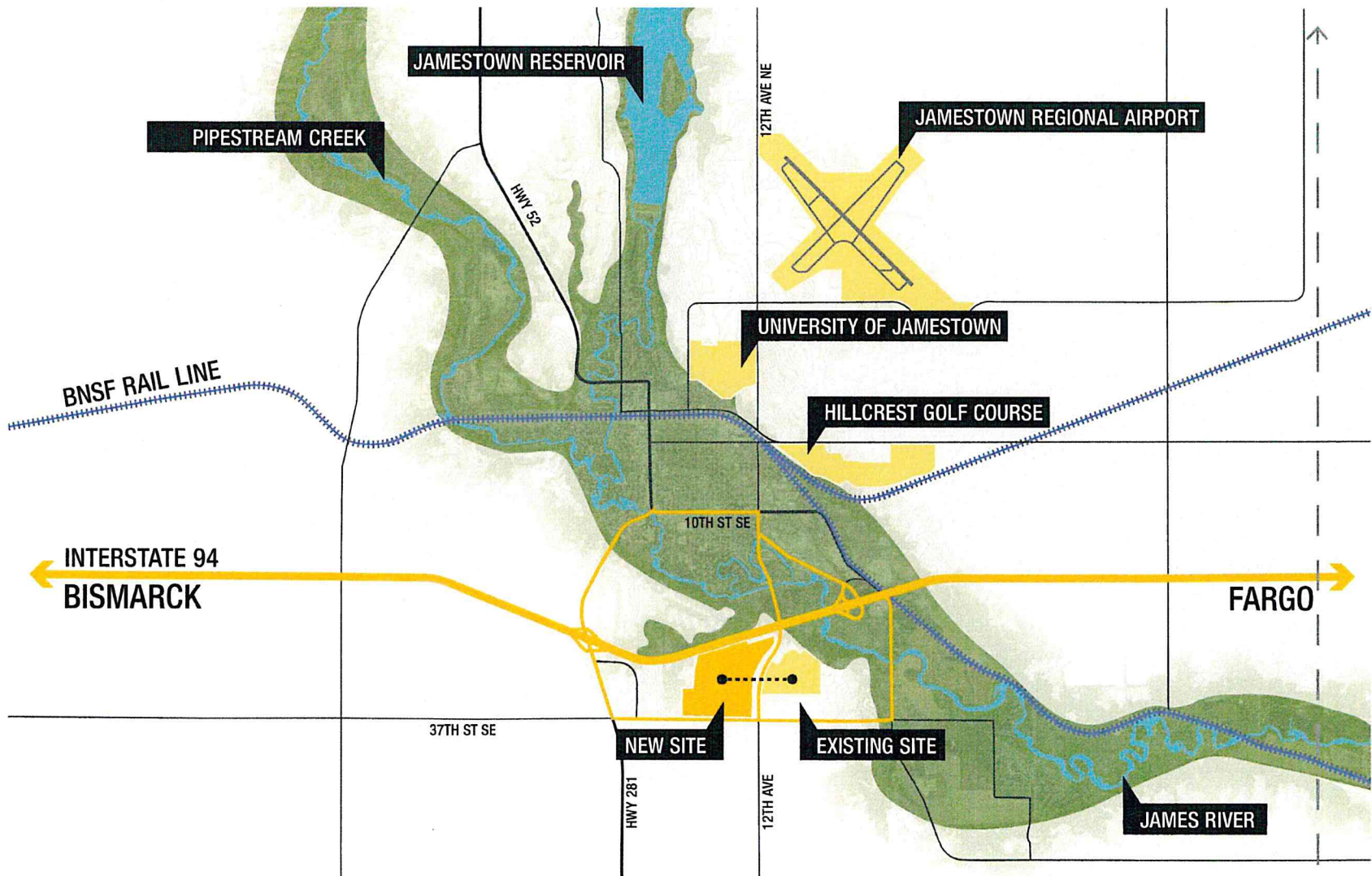
PROS:

- Close proximity to existing/remaining campus functions
- Scenic Views
- Near main traffic corridor but elevated above
- Thick tree line on east side of site
- Excellent Vehicle access from Interstate and City
- Large, relatively flat site.

CONS:

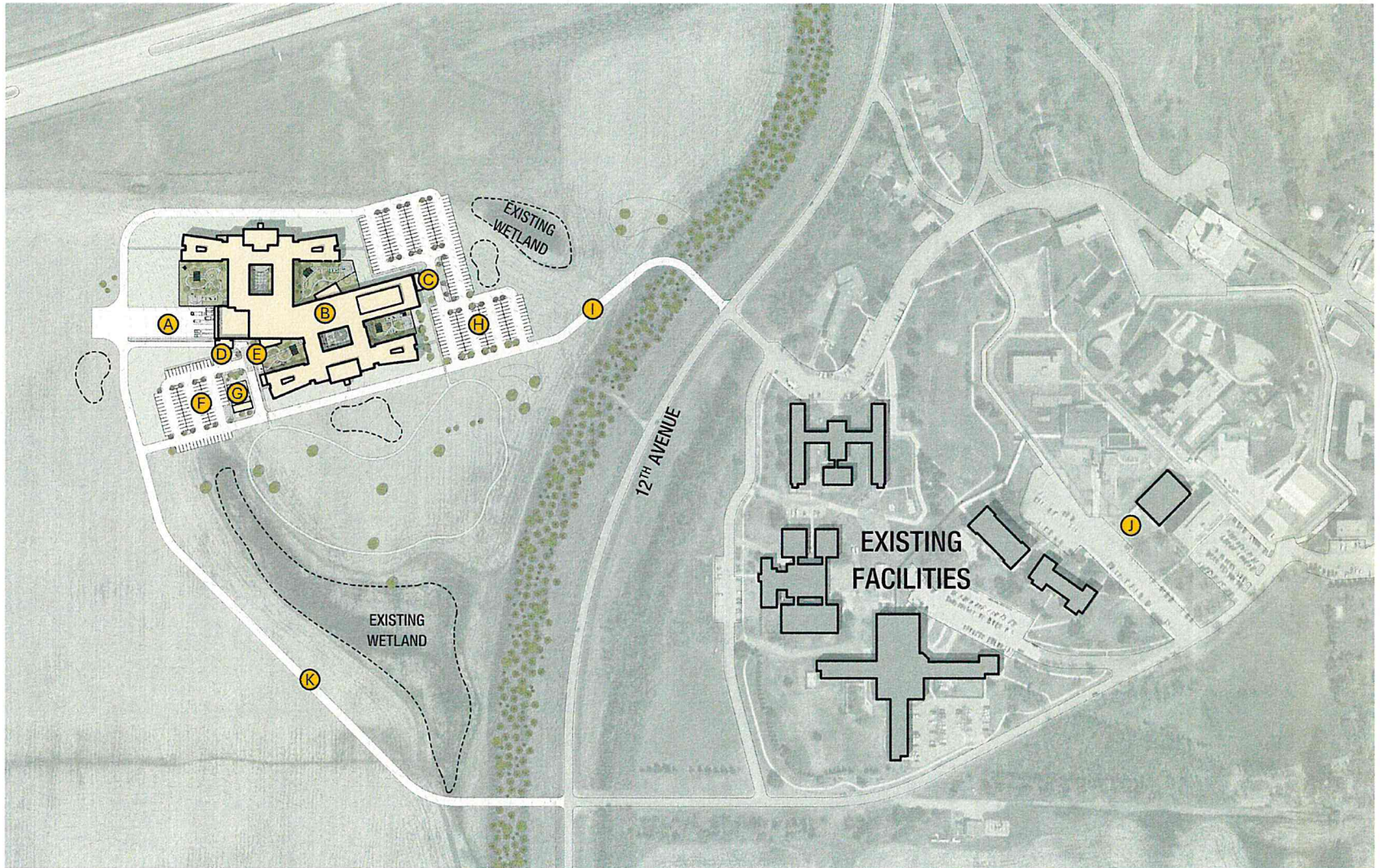
- Proximity to Correctional Center
- Portion of lot outside of City limits
- Minimal Interstate noise pollution



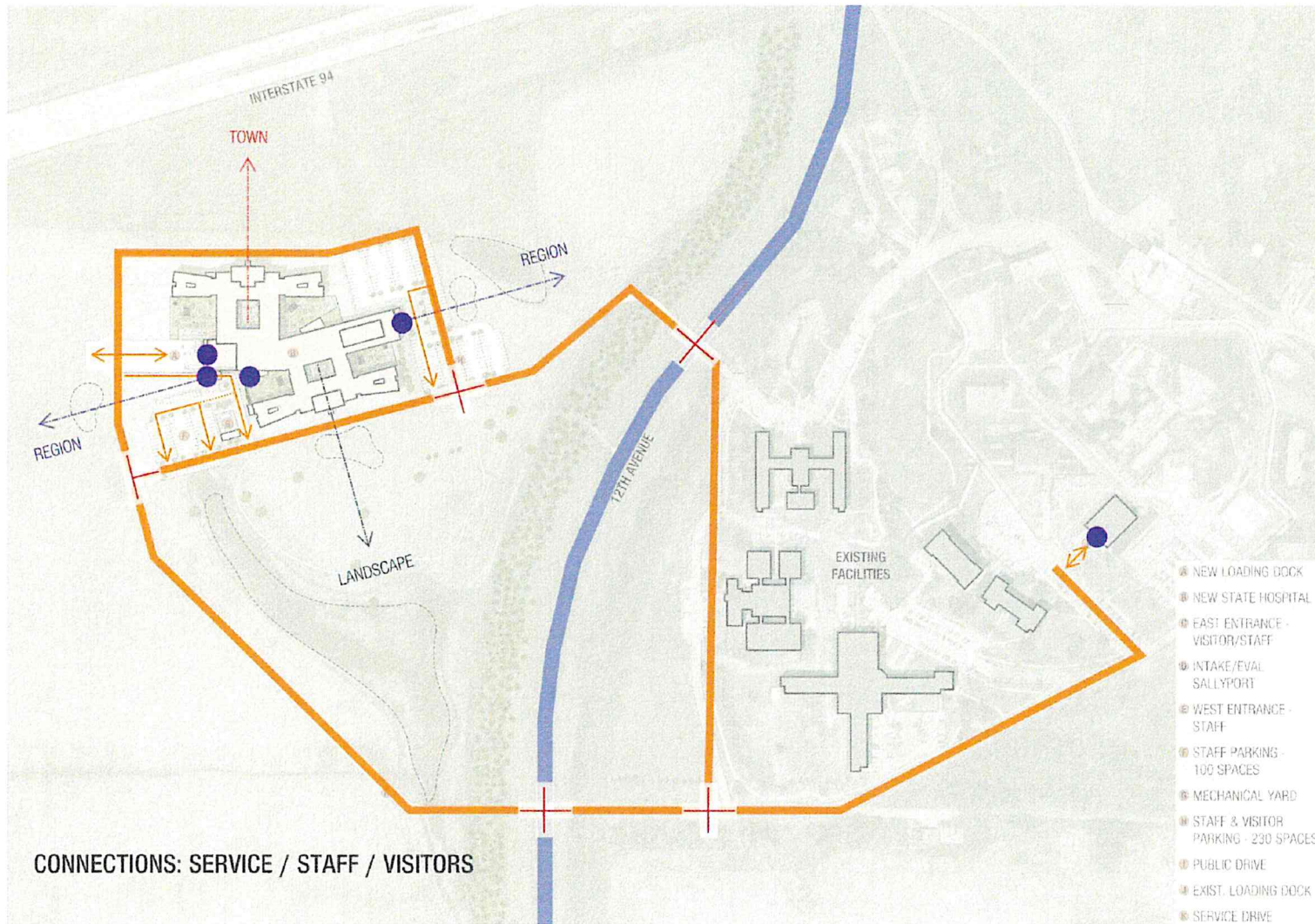


NORTH DAKOTA STATE HOSPITAL | PROJECT SITE VICINITY MAP

- (A)** NEW LOADING DOCK
- (B)** NEW STATE HOSPITAL
- (C)** EAST ENTRANCE - VISITOR/STAFF
- (D)** INTAKE/EVALUATION SALLYPORT
- (E)** WEST ENTRANCE - STAFF
- (F)** STAFF PARKING - 100 SPACES
- (G)** MECHANICAL YARD
- (H)** STAFF & VISITOR PARKING - 230 SPACES
- (I)** PUBLIC DRIVE
- (J)** EXISTING LOADING DOCK
- (K)** SERVICE DRIVE



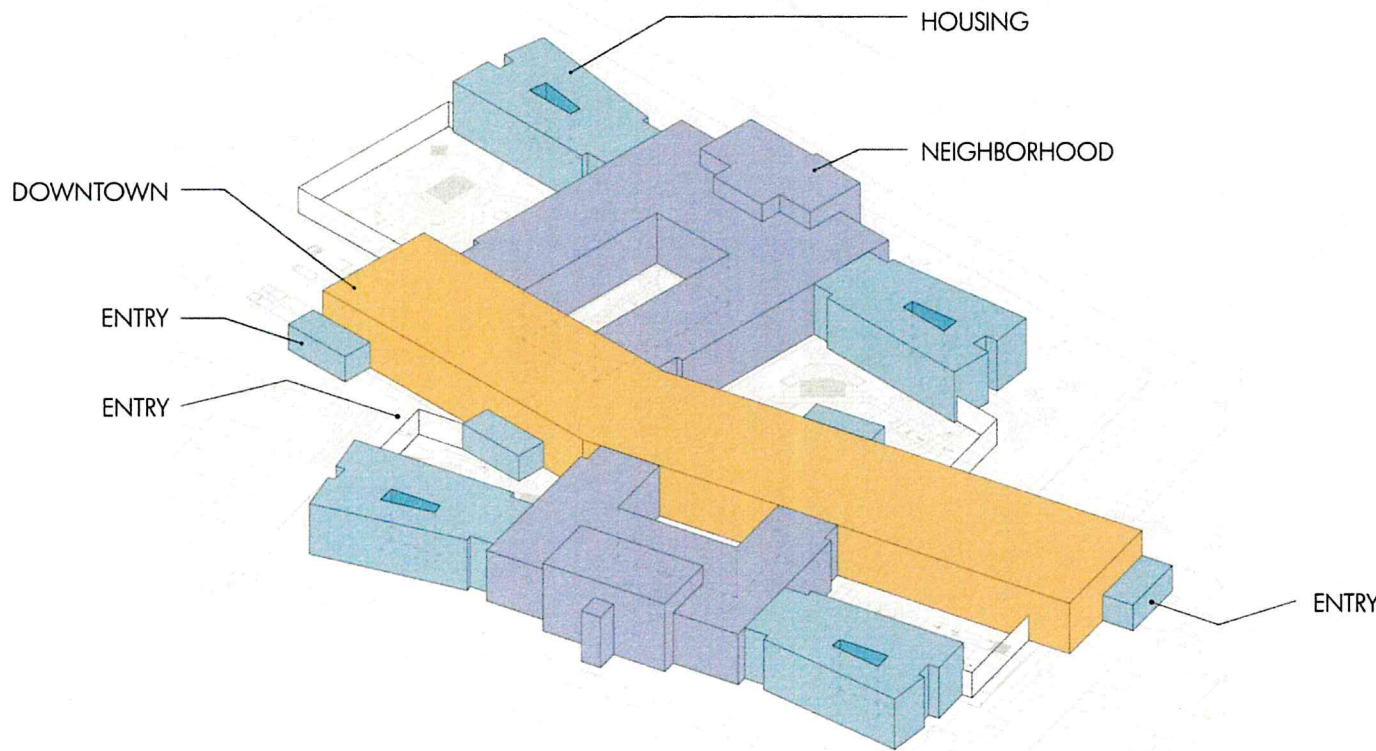
NORTH DAKOTA STATE HOSPITAL | SITE PLAN



NORTH DAKOTA STATE HOSPITAL | SITE CONNECTIONS

BUILDING CONCEPT: A HEALING COMMUNITY SETTLED IN THE LIGHT AND LANDSCAPE ABOVE JAMESTOWN

The building is organized around three major programs: **Housing**, **Neighborhood**, and **Downtown**. This organization mimics the sequence in a typical town with Downtown as the primary hub or heartbeat of the facility, servicing as the primary connections to the outside. The Neighborhoods, serve as a transition from the active Downtown to the more intimate spaces of the Housing wings.

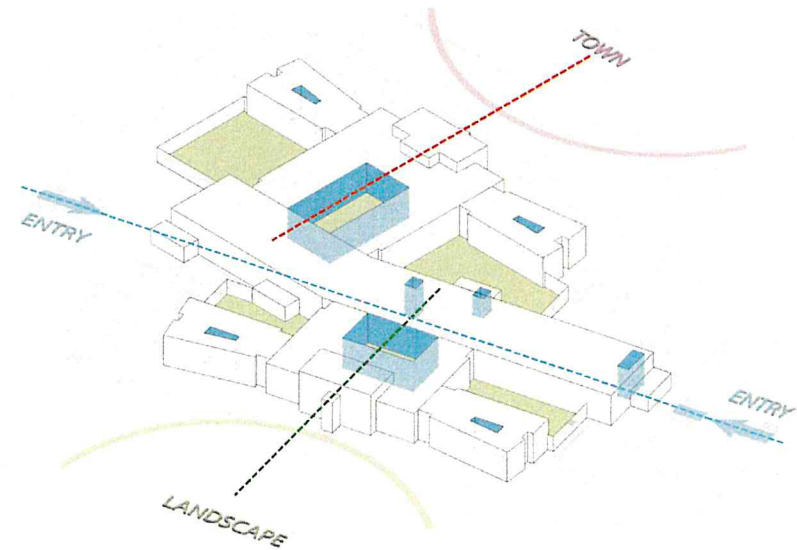
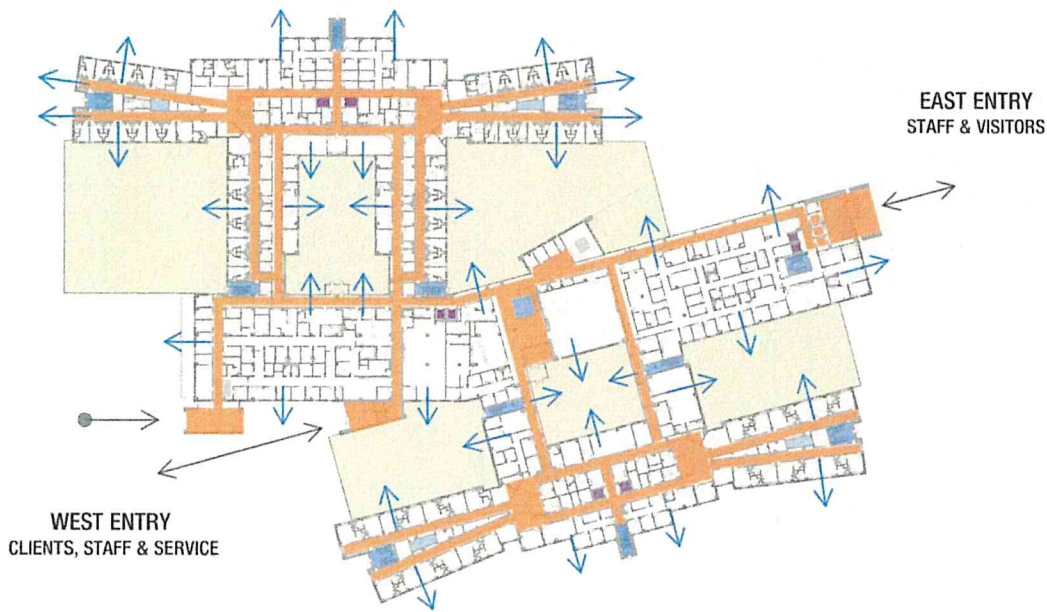


100% PRIVATE BEDROOMS

- Improved sleep.
- Reduction in general violence and aggression
- Reduction in person-on-person patient room predation
- Increased social interaction and therapy participation
- Infection control (having an all-private environment was a boon during the pandemic)
- Greater flexibility in room assignment and resulting higher occupancy rates and shorter wait times for hospitalization
- Improved patient satisfaction
- Reduced average length of stay
- Easier to use a patient-safe bathroom door while safeguarding patient toileting privacy in a private bedroom

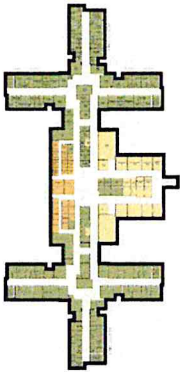
CONNECTIONS: MOVEMENT/DAYLIGHT/VIEW

As part of the healing experience, access to natural light and outdoor space is an important goal. Each Housing wing hosts a central lightwell with adjacent quiet spaces to bring sunlight into the center of these areas. Each of the Neighborhoods then provides access to dedicated courtyards for different patient groups, simultaneously providing more access to views and light.

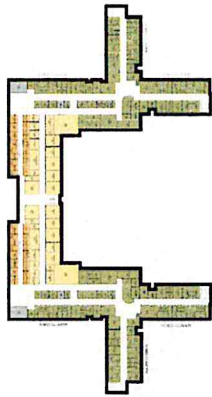


INPATIENT UNIT (IPU) LAYOUT ANALYSIS

The design team, NDSH Leadership, and NDSH staff reviewed 7 options on layouts for the Inpatient Units. The 'WEDGE' layout was selected for various reasons related to patient care and safety and also was the most efficient layout.



IPU - t
43,142 SF
50 BEDS
863 SF/BED



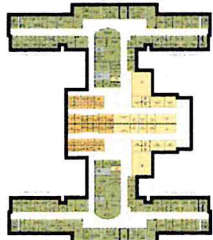
IPU - L
46,504 SF
50 BEDS
930 SF/BED



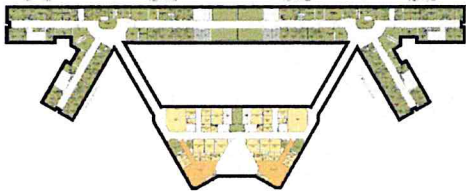
IPU - BAR 1
50,211 SF
50 BEDS
1,004 SF/BED



IPU - BAR 2
46,312 SF
50 BEDS
926 SF/BED




IPU - FLATTEN T
43,912 SF
50 BEDS
878 SF/BED



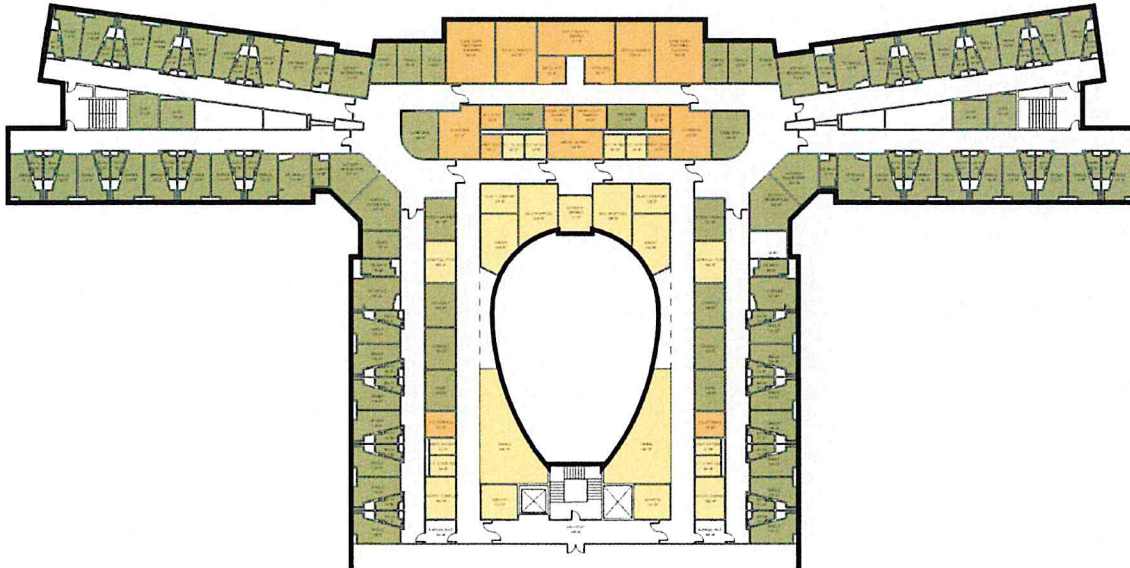
IPU - Y
51,884 SF
50 BEDS
1,038 SF/BED

SELECTED DESIGN



IPU - WEDGE	Unit SF
38,445 SF	# of Beds
50 BEDS	SF per BED
769 SF/BED	

INPATIENT UNIT (IPU) LAYOUT ANALYSIS



SELECTED DESIGN

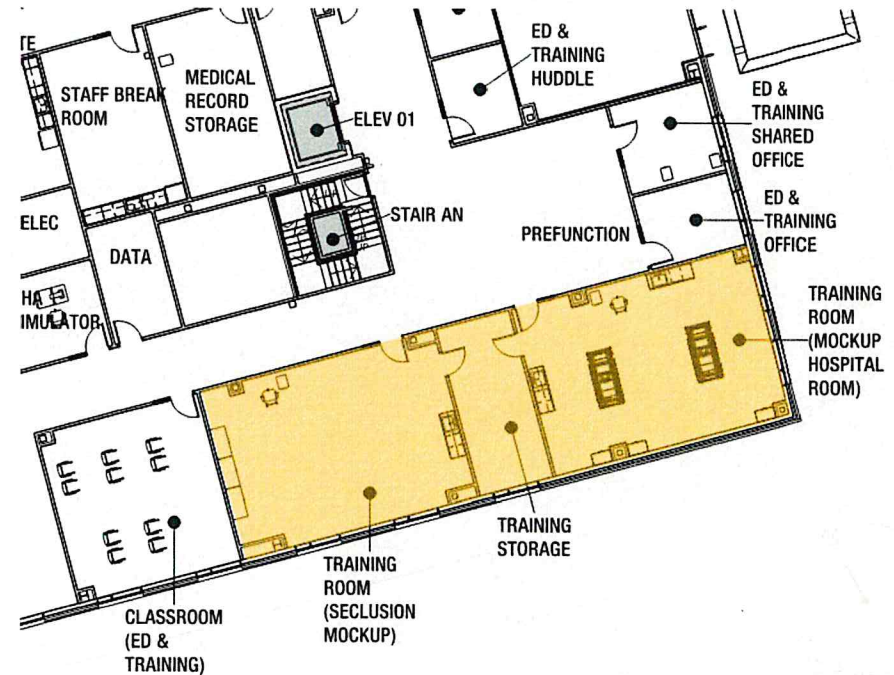
IPU - WEDGE

38,445 SF	Unit SF
50 BEDS	# of Beds
769 SF/BED	SF per BED

- Selected by NDSH staff and leadership as most aligned to care model
- Most efficient construction/cost
 - Smallest footprint
 - Smallest wall to floor ratio
 - Least expensive option
- Efficient to staff: No client bedrooms are across the hall from each other – less client agitation = less staff intervention
- Evidence Based Care Results: 7 to 9 client subclusters allow smaller relationship circles = less disruption and conflict

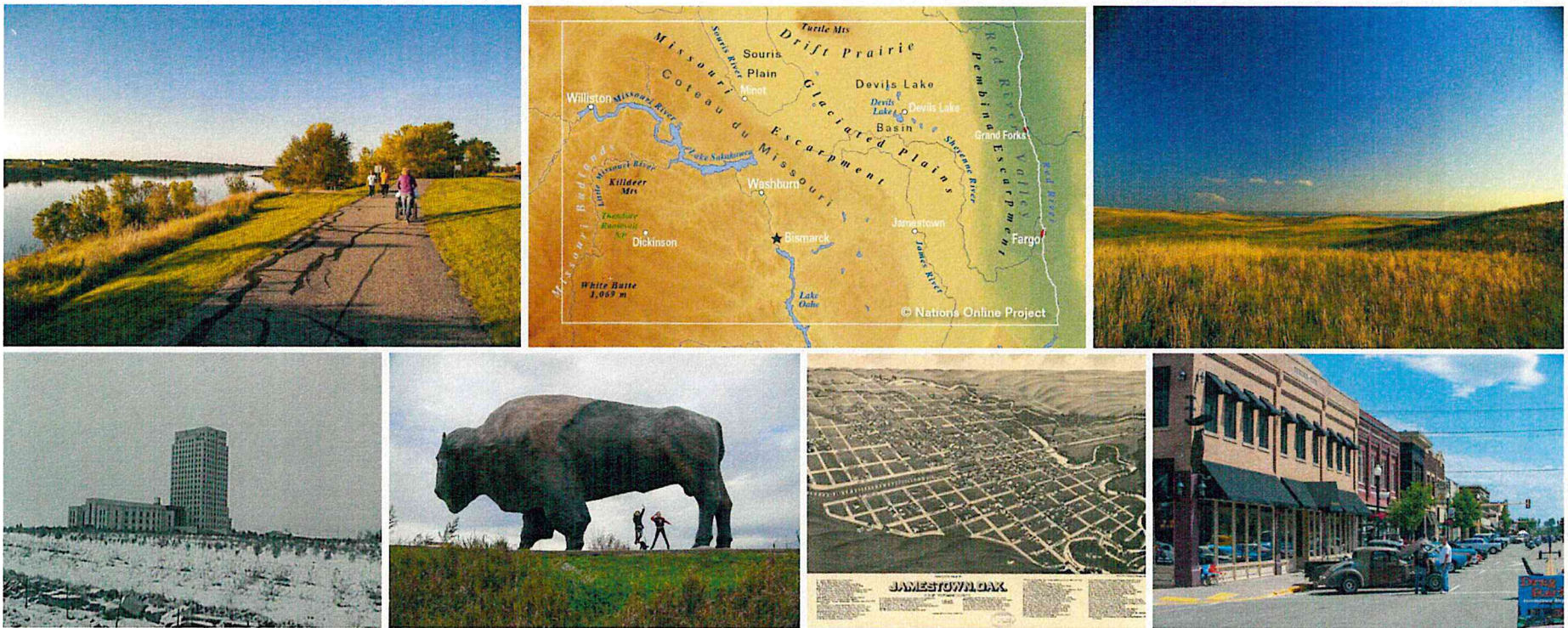
GROWING THE WORKFORCE, TRAIN, AND RECRUIT

- The new State Hospital Design features dedicated, flexible, and state of the art training and simulation spaces
- NDSH is the only public health care institution in ND that provides inpatient training and education for medical, nursing, and university students
 - School of medicine
 - Nursing schools
 - High school students
 - Private college students
- 40 students per biennium come to NDSH for training for inpatient psychiatric education training
- Allowing them to train and receive on-site residency programs in North Dakota, and at NDSH, improves the likelihood of those future health care providers remaining in ND to practice

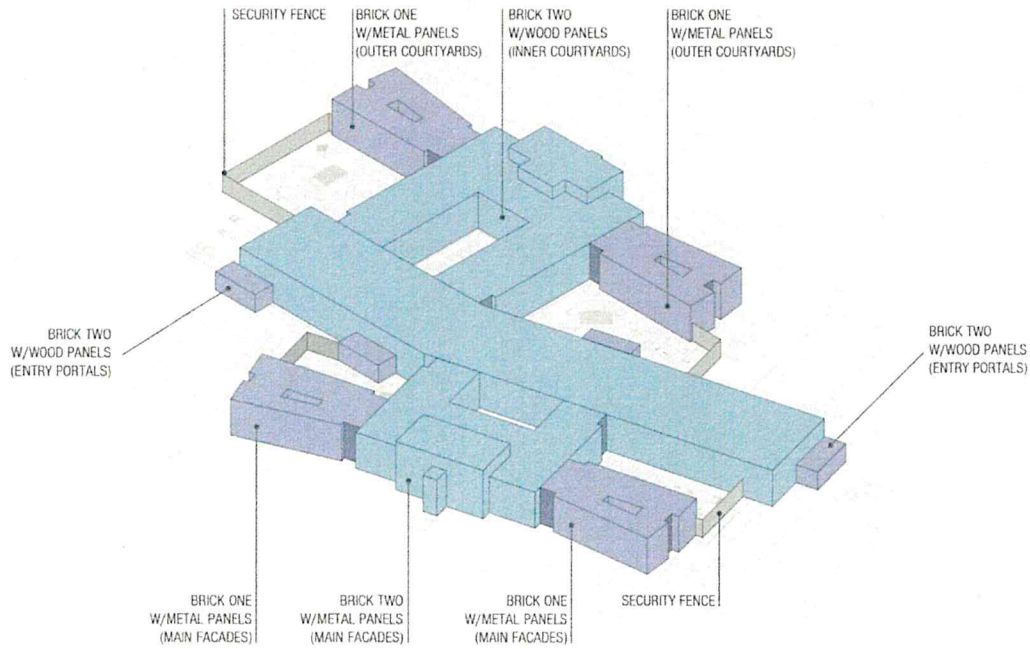


REGIONAL CONTEXT

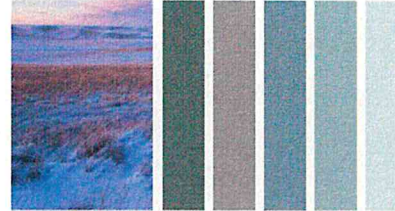
The new facility is being planned south of Interstate 94, overlooking the James River Valley and surrounding glaciated plains. The design draws inspiration from the North Dakota prairies and the existing brick structures within Jamestown, celebrating the state's culture and history.



MATERIAL THEME



WINTER



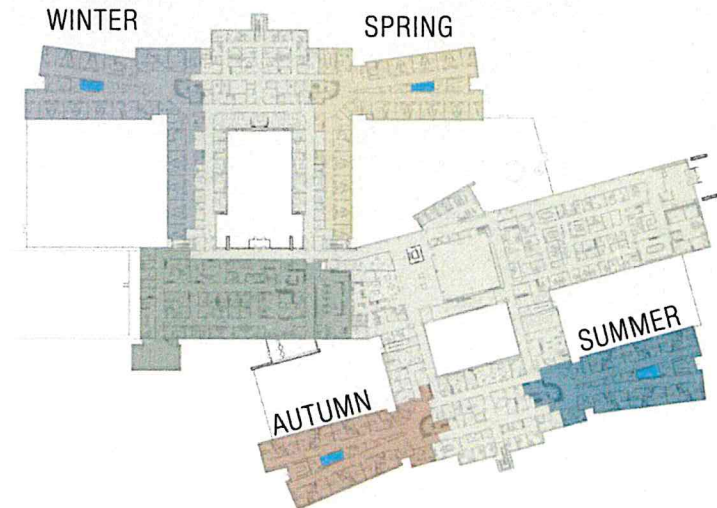
SUMMER

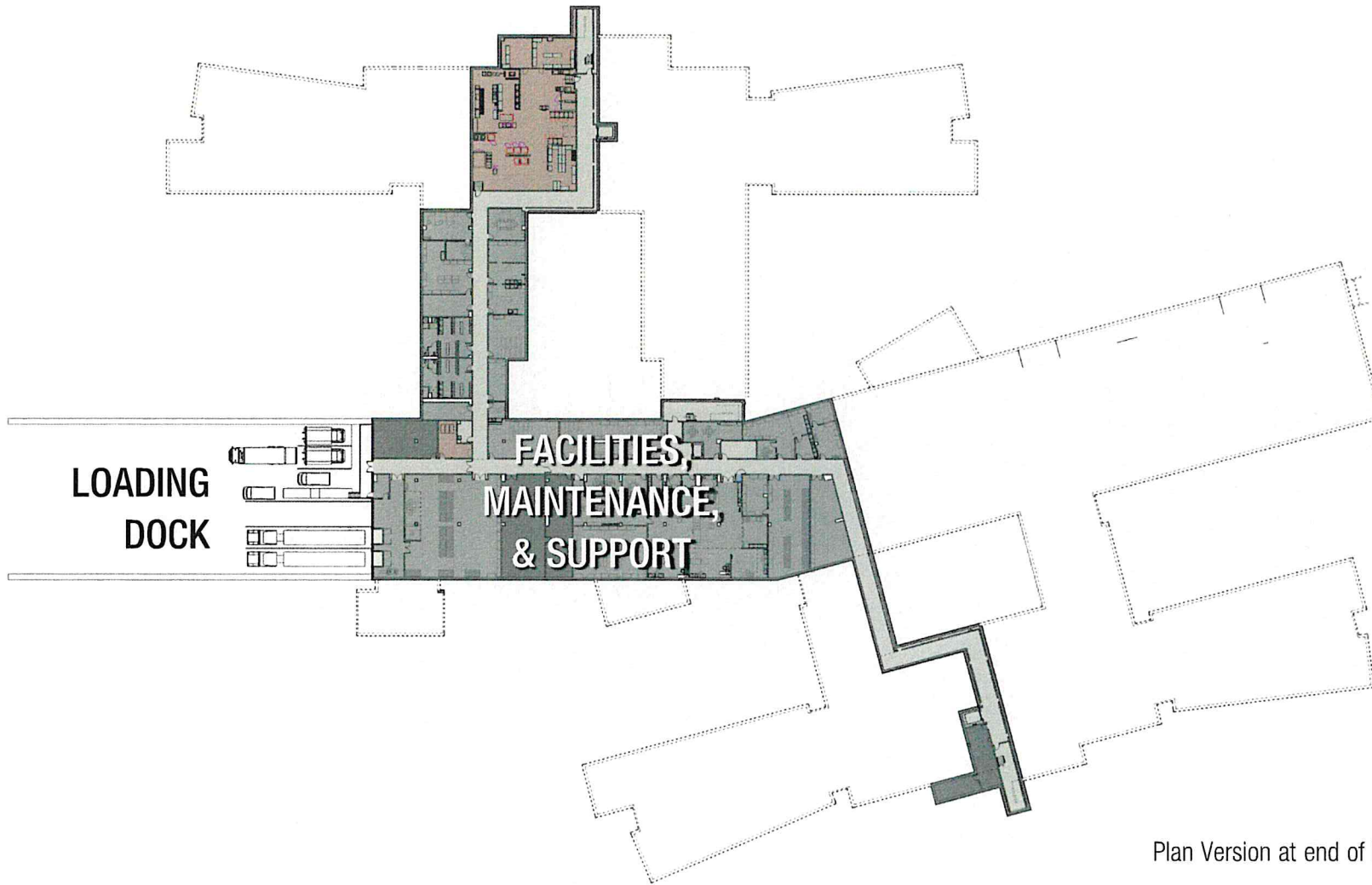


SPRING

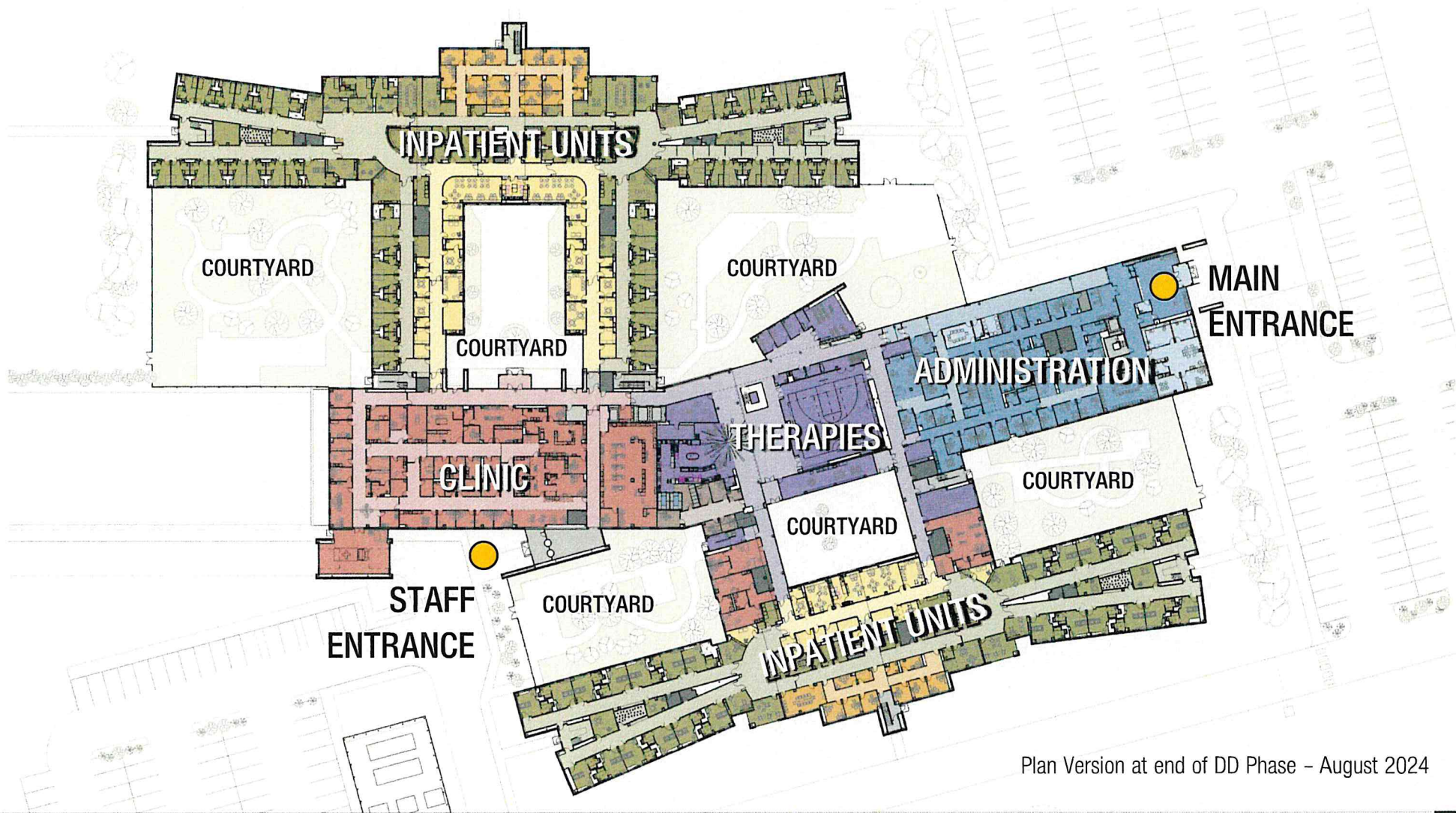


FALL

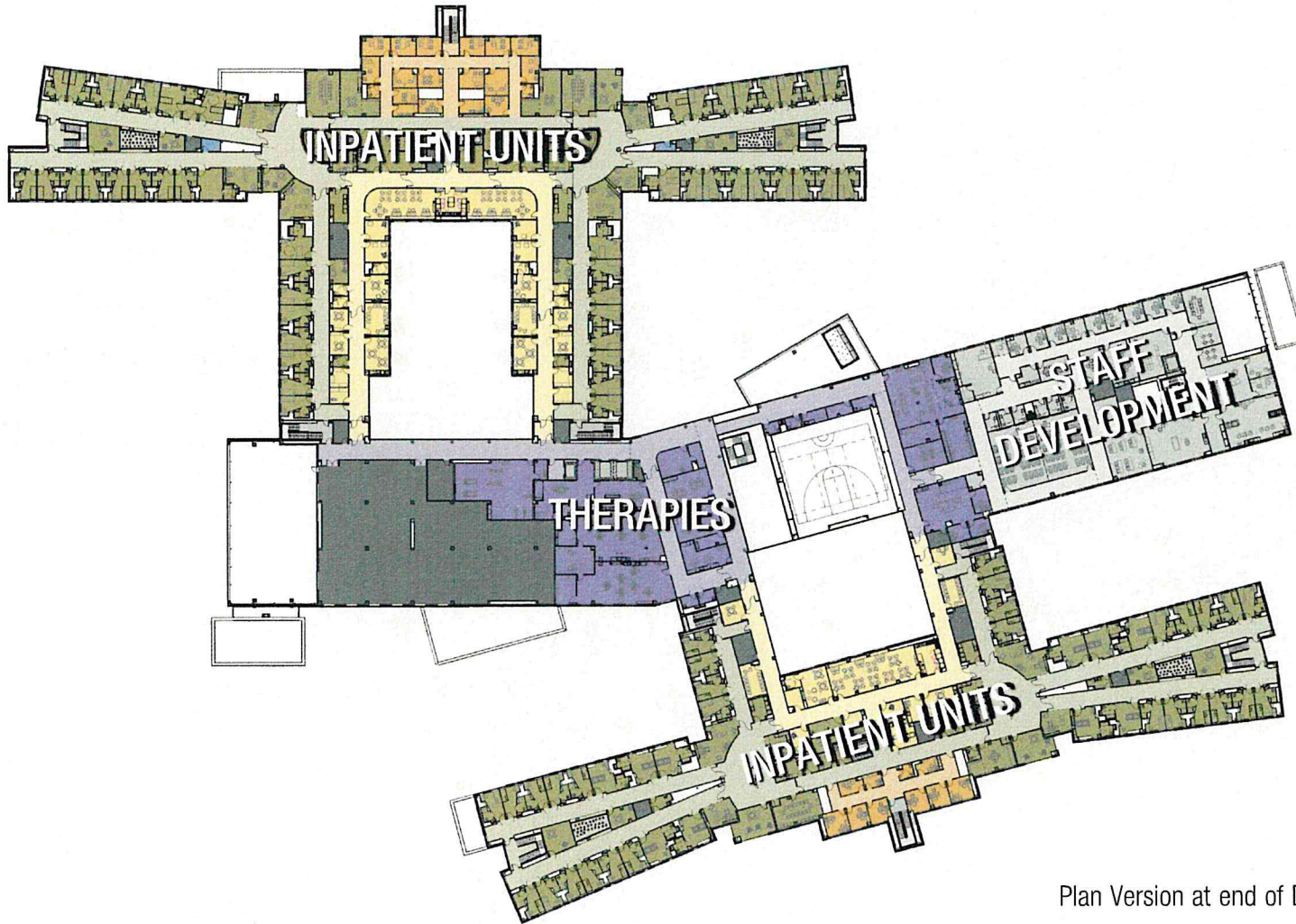




Plan Version at end of DD Phase - August 2024



Plan Version at end of DD Phase - August 2024



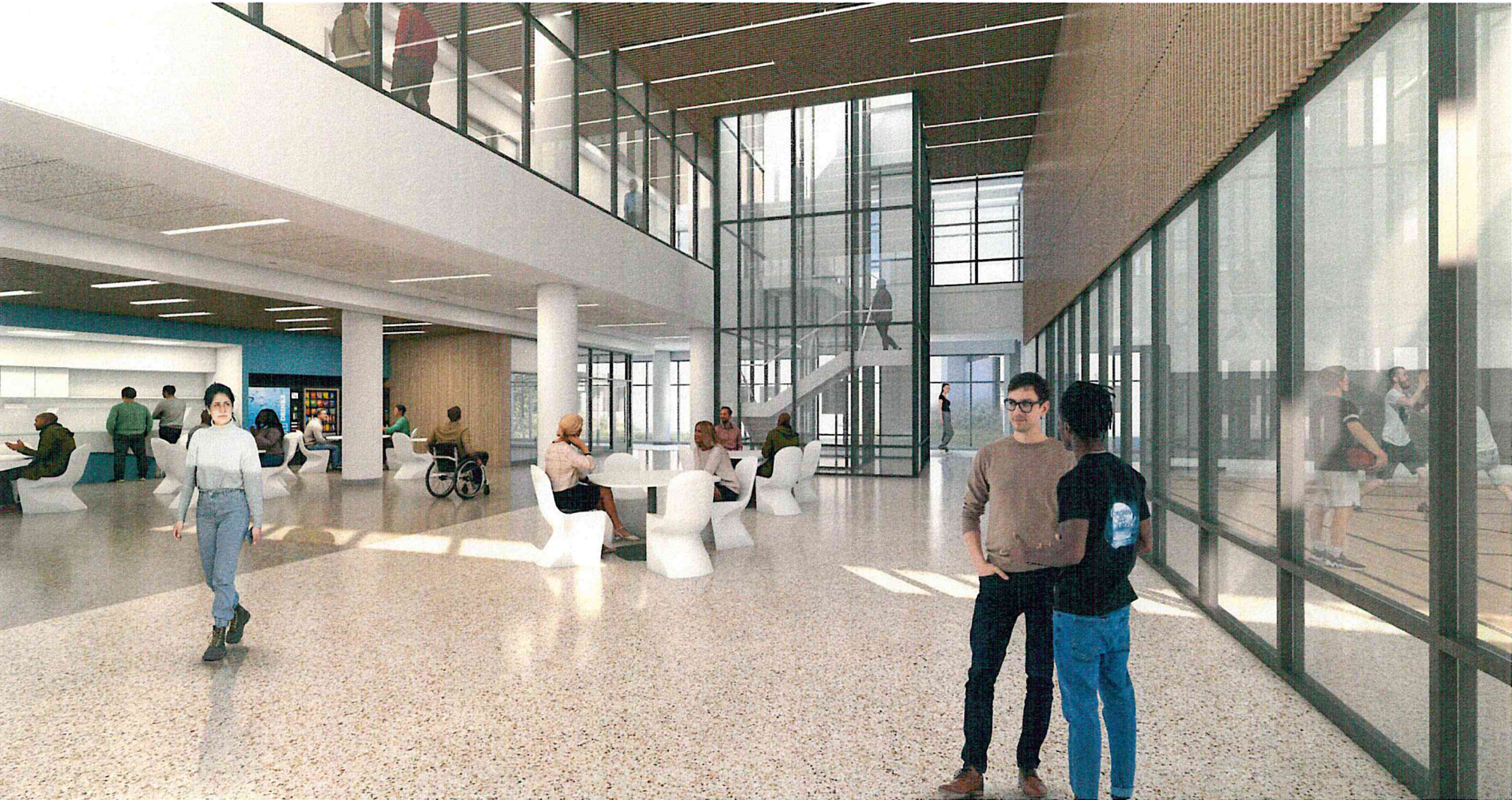
Plan Version at end of DD Phase - August 2024



NORTH DAKOTA STATE HOSPITAL | OVERALL AERIAL VIEW FROM SOUTH



NORTH DAKOTA STATE HOSPITAL | VIEW FROM EAST



NORTH DAKOTA STATE HOSPITAL | COMMONS



NORTH DAKOTA STATE HOSPITAL | CHAPEL



NORTH DAKOTA STATE HOSPITAL | PATIENT BEDROOM

The Design Process

Site Selection & Design Overview

Benchmarks & Cost Validation

Project Scope Update

PROGRAM ALIGNMENT

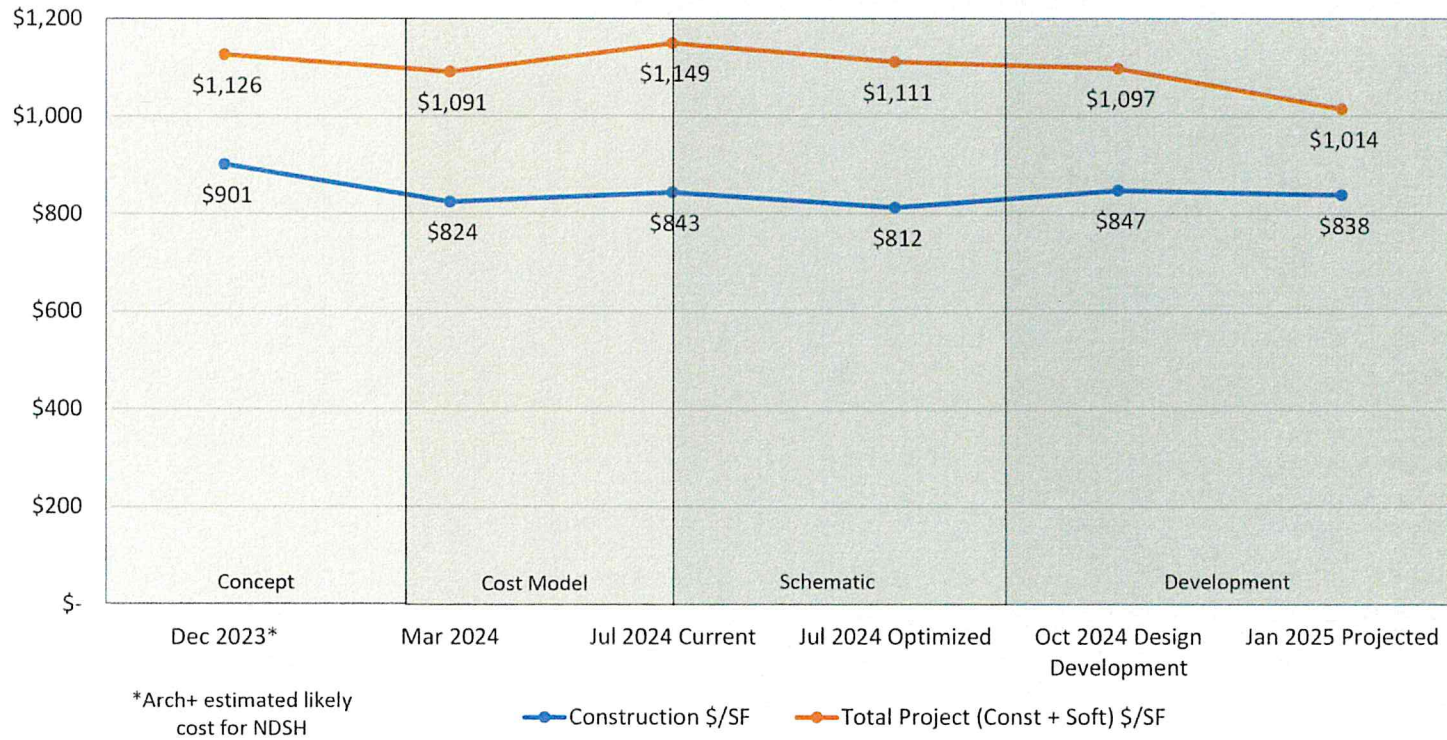
The following list of spaces and building elements were, at one point in the design process, requested by NDSH staff, users, or leadership stakeholders. After the design team reviewed the requests against National Inpatient Psychiatric Hospital benchmarks and project goals, these spaces and building elements were either eliminated or reduced in size from the original request to better align with the project goals.

1. All office and workstation sizes were standardized based upon general practice in new state hospitals elsewhere. Many existing offices and workstations are currently larger than what is planned in the new NDSH
2. Shared offices for part-time staff in lieu of private offices
3. Vocational Technology space size and scope reduced to reflect current needs and practices
4. Movement studio and staff/client exercise spaces adjusted in size and number reflecting more efficient use patterns and actual likely usage by staff and clients
5. The total number of elevators was reduced
6. Size of main gymnasium reduced from a full-sized basketball court to a half-sized basketball court to reflect practices at peer state hospitals
7. Recreation and Social space provided in amounts consistent with peer state hospitals
8. Aquatics/Pool Eliminated
9. Grounds Building reduced in size to only support equipment needing in the immediate proximity of the new hospital
10. Transportation/Fleet Vehicle Storage Building eliminated
11. Artifact/Museum not provided
12. SUD (Residential Treatment) Facility/Wing not included in project
13. Central Laundry not included in project
14. Full Central Kitchen not included in project
15. Warehousing beyond the immediate needs for the new hospital with longer term warehousing retained elsewhere on campus
16. Even as the number of handicapped-accessible and skilled nursing bedrooms increased, we've managed to minimize impacts on overall project sizes by optimizing during design with a series of small adjustments:
 - a. Reduced the number of Medication Rooms in Geriatric Psychiatry
 - b. Shared support space between units at core space within the Adult IPU's
 - c. Fine tuning of support staff accommodations within the building basement

PROJECTED TOTAL PROJECT COSTS



NDSH Project Budget Trending (\$/SF)



Name	Location	Beds	Construction Cost	Year of Cost	Construction Cost for 2025 and Adjusted for Jamestown	Construction Costs Per Bed	Total Project Costs Per Bed	Construction Costs Per SF	Comments
Caro Center	Caro, MI	100	\$69,698,852	2021	\$110,269,551	\$1,102,696	\$1,433,504		Worked into a budget developed on the basis of an erroneous assumption. Cut corners at every opportunity. This is a new building on an existing campus that is relying on services and supports from elsewhere on the campus. As such, the investment in food support services, administrative spaces, and adjunctive therapy spaces is far less than at NDSH.
Eastern State Hospital, Kentucky	Lexington, KY	230	\$108,000,000	2011	\$289,192,888	\$1,257,360	\$1,634,568		Less expensive RTF beds are a significant part of the project, nearly 20% of the bed complement. This is an older project budgeted by the State with more than half the bds being semi-private
Center for Forensic Psychiatry	Ann Arbor, MI	210	\$93,000,000	2002	\$326,979,811	\$1,557,047	\$2,024,160		
Rusk State Hospital	Rusk, TX	200	\$168,681,096	2020	\$320,714,388	\$1,603,572	\$2,084,643	\$954	This is a new bed building on an existing campus with clinical ancillary services, adjunctive therapies, administration, IT, Ed and Training and building/hotel support services being provided elsewhere on the campus.
North Dakota State Hospital	Jamestown, ND	141	\$248,000,000	2024	\$248,000,000	\$1,758,865	\$2,127,660	\$838	
Austin State Hospital	Austin, TX	240	\$210,000,000	2020	\$389,641,095	\$1,623,505	\$2,110,555	\$861	This is a new bed building on an existing campus with building/hotel support services being provided elsewhere on the campus.
San Antonio State Hospital	San Antonio, TX	296	\$282,224,723	2020	\$532,721,236	\$1,799,734	\$2,339,654	\$990	Comparable to NDSH, but adds kitchen and warehousing supporting the hospital.
Hawaii State Hospital, Forensic Patient Care Facility	Kaneohe, Hawaii	144	\$140,000,000	2017	\$260,256,686	\$1,807,338	\$2,349,539		
UW/MC Northwest Behavioral Health Teaching Facility	Seattle, WA	150	\$224,500,000	2021	\$290,354,217	\$1,935,695	\$2,516,403		

If values are left blank, that indicates that no information was available to be shared

The Design Process

Site Selection & Design Overview

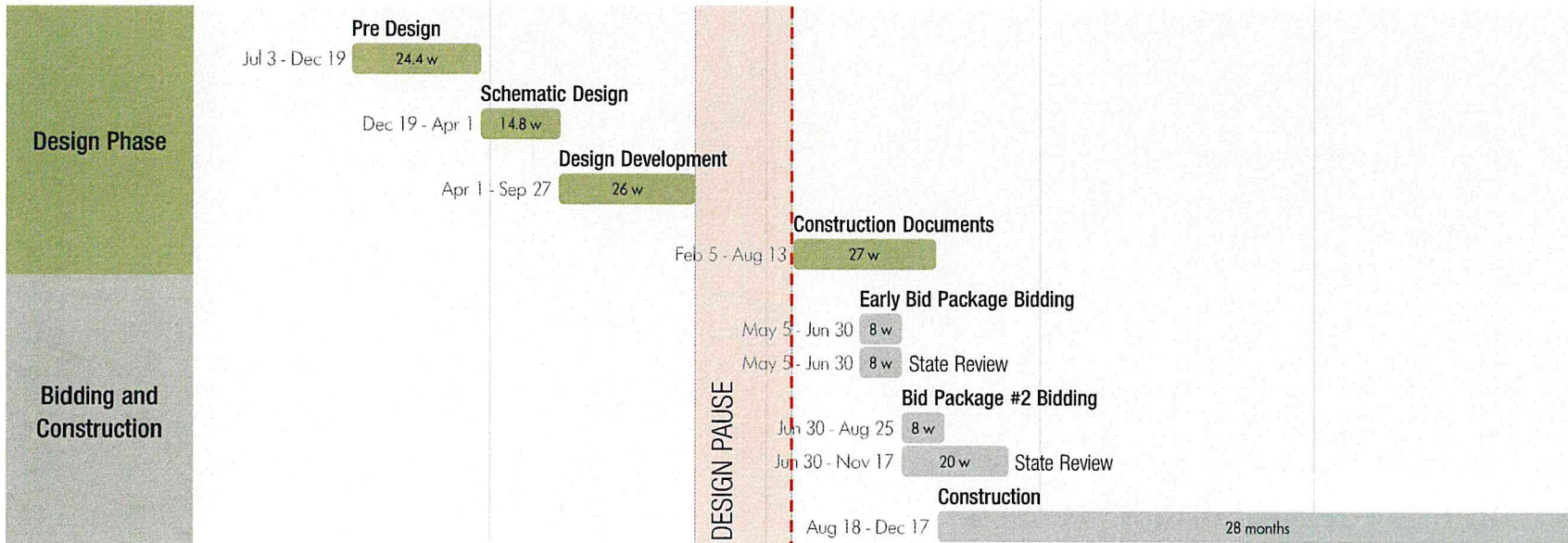
Benchmarks & Cost Validation

Project Scope Update

Bed Count	Total Project Budget	Requires Early Bid Packages	Construction Start Date	Occupancy Ready
141	\$300M	Yes	August 2025	December 2027

Occupancy Ready
Dec 20, 2027

2023 2023 2024 2025 2026 2027 2027



TOTAL BEDS

EXISTING HOSPITAL	122
NEW HOSPITAL	141

TOTAL PROJECT COST

\$332M - \$32M = \$300M

\$12M Reduction in Scope/Program

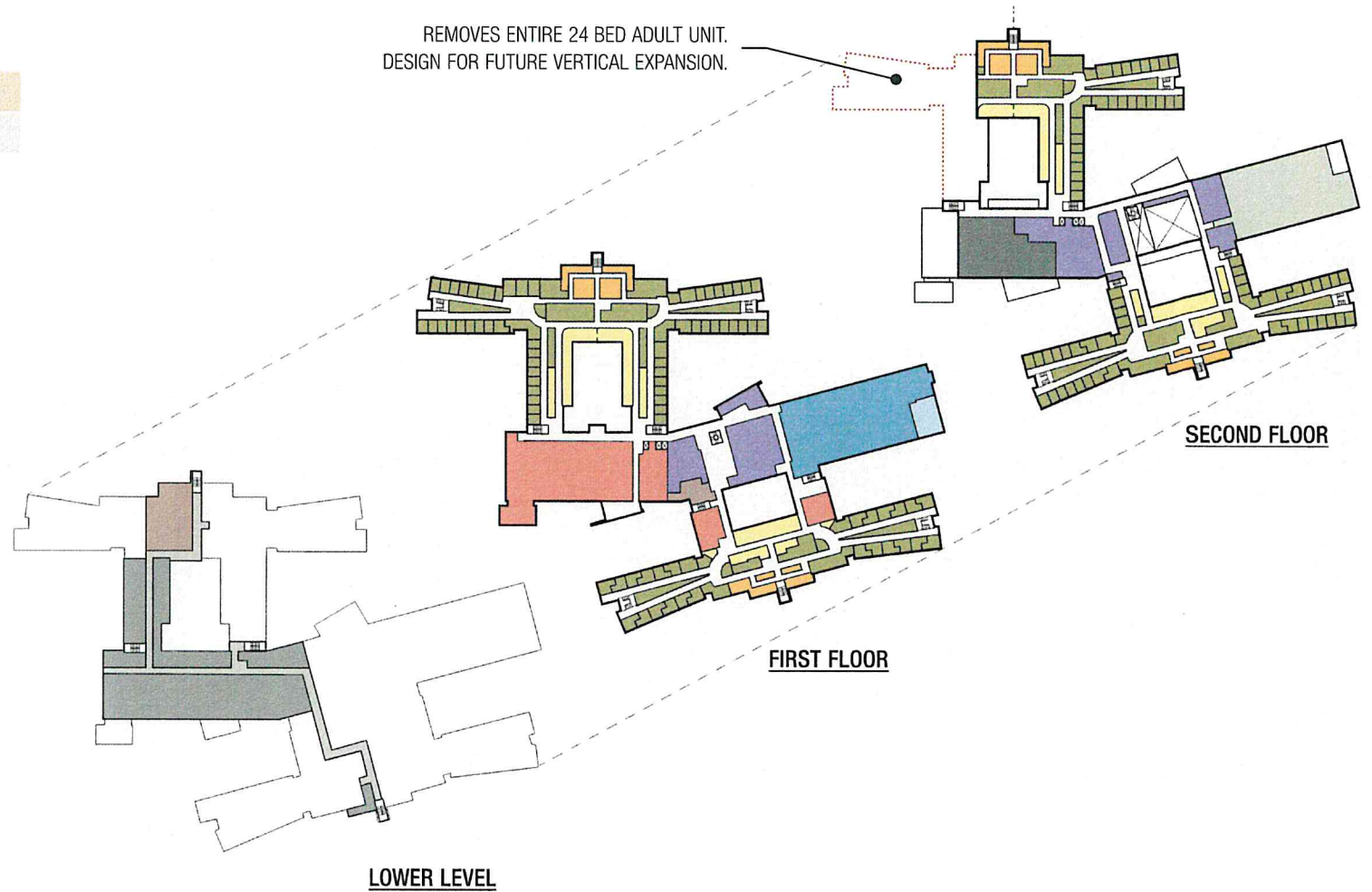
- Removes One inpatient Unit

\$8M Reduction in Features/Quality

- Site access road, type of pavement
- Finishes and materials

\$12M Reduction in Soft Costs/Equipment

- JRCC Loading Dock enhancements
- Equipment and Furniture
- Contingency



\$	332,000,000	Current Total Project (CTP) Estimate
\$	(32,163,504)	Proposed Changes
\$	299,836,496	Adjusted CTP with Proposed Changes
\$	300,000,000	Total Project Budget Goal

PROGRAM/SCOPE CHANGE OPTIONS		
Remove Greenhouse from Project	\$ (551,250)	Remove program space from building. Clients and staff would not be able to utilize plants for year round therapy and treatment activities.
Remove Fit Up of 1 Courtyard	\$ (350,000)	This will include the removal of benches, plantings, trees, client exercise equipment, and shade structures.
Remove Fit Up of 1 Additional Courtyard	\$ (350,000)	This will include the removal of benches, plantings, trees, client exercise equipment, and shade structures.
Eliminate Maintenance Out Building	\$ (300,000)	This building was requested to provide on-site storage for maintenance equipment needed in the immediate vicinity of the new building.
Remove 24 Psych Rehab Beds on 2nd Floor (Provide Design Provisions for future Vertical)	\$ (9,373,200)	Remove entire 24
PROGRAM/SCOPE CHANGE TOTALS:	\$ (10,924,450)	

BUILDING QUALITY CHANGE OPTIONS		
Remove South Site Access Loop Road	\$ (900,000)	This will eliminate the dedicated site service road. Public, staff, and service traffic will need to share a single road into site from the east. This will increase potential traffic conflicts between service, staff, and visitor vehicles.
Provide Asphalt Paving at site	\$ (1,700,000)	Provide asphalt paving in lieu of concrete paving. This will increase maintenance costs (seal coat every 5 - 10 years, mill and overlay every 15 years).
Remove Irrigation System	\$ (891,000)	This will remove 100% of the irrigation planned for planted outdoor spaces. This will require NDSH to have staff manually water landscaping/turf areas or hire a contractor on a yearly basis to water these areas.
Remove Screenwall At Mechanical Yard	\$ (322,000)	Removal of this screen will make the generators, electrical transformers, and CT cabinets exposed to view in staff parking lot.
Remove Screenwall At Second Story Mechanical Yard	\$ (300,000)	Removal of this screen will make the chillers and rooftop equipment exposed to view.
Remove Second Patient Window	\$ (400,000)	This will decrease the amount of natural light available in client bedrooms by 16%.
Reduce Interior Glazing by 10%	\$ (250,000)	Removing glazing from the major public spaces on the interior of the building.
Reduce Exterior Glazing by 10%	\$ (500,000)	Removing glazing from the major public spaces on the exterior of the building.
Replace Terrazzo flooring with Ceramic Tile	\$ (300,000)	This material is being planned in the high traffic public and staff/client circulation spaces. Replacing with Ceramic Tile will increase grout lines and joints and will increase maintenance and cleaning frequency and costs.
Replace Solid Surface Shower surround with Ceramic Tile	\$ (513,000)	Solid surface was selected to reduce the grout lines required to be cleaned in all client rooms. Changing to ceramic tile will increase grout lines and joints and will increase maintenance and cleaning frequency and costs.
Reduce quantity of wood panel by 25%	\$ (200,000)	Removing a portion of wood paneling from the major public spaces.
Remove Wall and Door Protection	\$ (176,000)	Removes all hand rails, bumper rails, wall protection sheets, and corner guards (except hand rails at geriatric units). This will increase the amount of damage the wall will be susceptible to and increase maintenance and patching/repair costs.
Remove Folding Partition (Training Room)	\$ (106,000)	Removes room divider in admin training/conference room. This will eliminate 2 medium sized rooms from the room inventory, which will increase scheduling challenges and may require NDSH to rent space off campus for certain meetings.
Reduce VAVs by 10%	\$ (750,000)	This will remove about 10% of HVAC zoning throughout the building, which will limit individual temperature control zones. This may increase the frequency of staff/client human comfort complaints, which add to staff and maintenance workload.
Remove Snow Melt System	\$ (270,000)	This will remove the exterior below slab snow melt systems from the project. This will increase the workload for facilities staff to clear snow and may lead to decreased response times and access issues during snow/ice events.
Remove Heat Recovery Chiller	\$ (500,000)	This would remove the heat recovery chiller from the project, reduce chilled water redundancy and impact energy use and operational cost.
Backup Generator (Life Safety Only)	\$ (250,000)	This will remove electrical redundancy for full facility backup and limit the amount of electrical devices not provided with generator backup. This may lead to loss of supplies, features, and functions during power outages.
Defer Saloon Bathroom Doors at Client Rooms to next Biennium	\$ (310,000)	Defer purchasing of client toilet room doors.
BUILDING QUALITY CHANGE TOTALS:	\$ (8,638,000)	

NORTH DAKOTA STATE HOSPITAL | PATH TO \$300M TOTAL PROJECT COST



\$	332,000,000	Current Total Project (CTP) Estimate
\$	(32,163,504)	Proposed Changes
\$	299,836,496	Adjusted CTP with Proposed Changes
\$	300,000,000	Total Project Budget Goal

PROJECT SOFT COST CHANGE OPTIONS		
Reduce Project Contingencies aligned with budget/scope reduction	\$ (5,700,000)	Reduction of contingency based on reduction of overall project scope and cost.
Furniture Reduction for Bed Count Reduction	\$ (220,400)	Remove 44 bedrooms and 2nd Floor Psych Rehab Wing Furniture
Furniture Budget Alignment	\$ (1,329,765)	Original Budget was \$7,978,589, New Estimate is \$6,648,824. Align with new estimate.
Low Voltage/IT Design Service Fee Reduction	\$ (235,709)	Original Fee was \$816,230, New Fee is \$580,521. Align with new fee.
Move all Vehicles to Owner Budget, not Project Budget	\$ (410,000)	Expense could be delayed until a subsequent biennium or moved to an operations budget. This includes forklifts, delivery trucks, bobcats, etc.
Building Envelope Commissioning	\$ (124,467)	Remove all building envelope commissioning items above code minimum. This eliminates initial costs, but also eliminates the potential savings of \$50,000 per year of reduced energy costs to heat/cool the building.
FS Smallware's	\$ (100,000)	Expense could be delayed until a subsequent biennium. Procurement and installation would need to be managed by NDSH.
Equipment Relocation Expense (Medical Equipment)	\$ (80,000)	Expense could be delayed until a subsequent biennium. Procurement and installation would need to be managed by NDSH.
Equipment Relocation Expense (Facilities Equipment)	\$ (30,000)	Expense could be delayed until a subsequent biennium. Procurement and installation would need to be managed by NDSH.
Moving Expense Delayed until next Biennium	\$ (300,000)	Expense could be delayed until a subsequent biennium. Procurement and installation would need to be managed by NDSH.
Specialty Equipment	\$ (250,000)	Remove from project budget, NDSH would need to manage procurement and installation, or plan for as a future operating expense.
Artwork Expense Delayed until next Biennium	\$ (400,000)	Remove from project, NDSH will manage procurement and installation directly.
Disposal of existing equipment	\$ (175,000)	Remove from project, NDSH will manage directly.
Specialty Technology Relocation	\$ (150,000)	Remove from project, NDSH will manage internally.
Network Printers / Copiers	\$ (151,875)	Remove from project, NDSH will manage internally.
Duress Alarm System (Panic/Personal Protection)	\$ (230,857)	Remove from project NDSH will need to continue to use existing radios.
Public Address System	\$ (958,246)	Remove from project. Will require staff to use cell phones, walkie-talkies, fire alarm system, or other means to communicate across entire facility.
Sound Masking	\$ (329,735)	Remove from project. Will reduce the acoustic performance of some spaces which may lead to increased client and staff concerns with privacy and acoustic separation.
JRCC Loading Dock (Existing Loading Dock at Warehouse)	\$ (1,425,000)	Remove from project. NDSH & JRCC will need to finalize an operational plan to utilize the existing loading dock, or plan for this as a stand-alone project.
PROJECT SOFT COST CHANGE TOTALS:	\$ (12,601,054)	

NORTH DAKOTA STATE HOSPITAL | PATH TO \$300M TOTAL PROJECT COST



THANK YOU

