

James A. Haley Veterans' Hospital Mental Health Center

LEO A DALY



“Strategies for Success”

ONE TEAM!

June 26, 2024

Introductions



Avery M. Sarden, AIA,
NCARB, LEED AP BD+C
Vice President
Director of Operations



Stephanie Webster
Senior Vice President
Director of Development



Peter A. Yakowicz, PE, MHA
Vice President
Director, Federal Healthcare



Kerry Hendricks
Senior Project Manager



Client-Focused,
Process-Driven &
Long-term Commitment

STRATEGY FOR SUCCESS

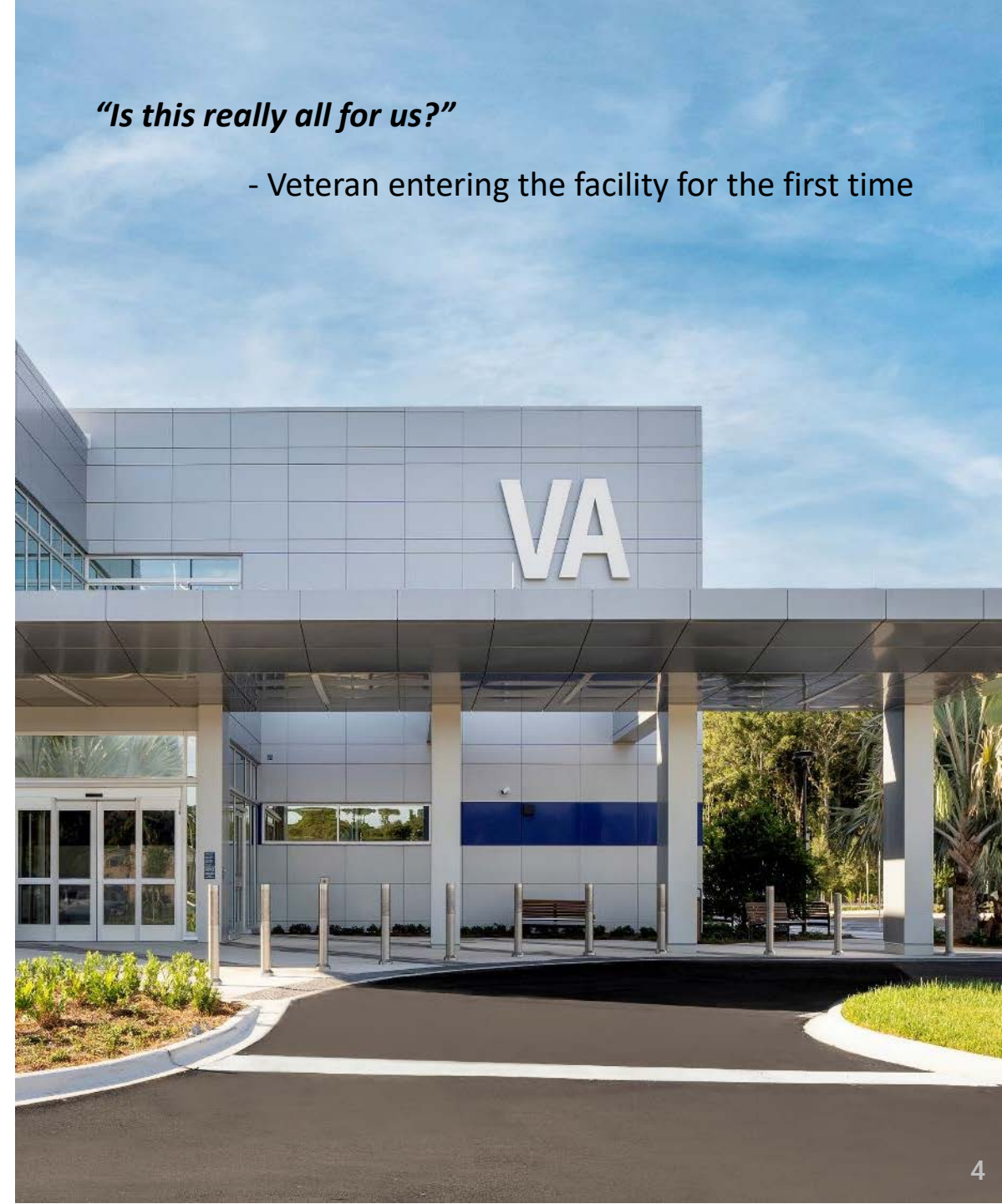
How Did We Get Here?

ONE TEAM

- Commitment and Passion for Veterans
- Alternative Delivery – Developer led build-to-suit
 - GSA led procurement – pilot program with VA
 - Long term lease with GSA
- Our Team
 - Worked together for 2 years on the project approach
 - Understood the Project Mission/Vision
 - Like minded firms – aligned value set
 - Clear goals – mitigate risk, maximize efficiency and provide utmost in care
 - Communication, collaboration, and transparency was key

“Is this really all for us?”

- Veteran entering the facility for the first time





Consolidated Facility Creates Efficient, Streamlined Care

PROJECT OVERVIEW

One-Stop Shop For Veterans' Mental Health Services



\$100M
TOTAL PROJECT COST



\$66M
CONSTRUCTION



1 COMPREHENSIVE
MENTAL HEALTH FACILITY



20+
ACRES



120,000 SF
2-STORY CLINIC



256
CONSULTATION ROOMS



30,000 SF
60-BED DOMICILIARY



800
PARKING SPACES



Best Value Procurement

- The selection process:
 - Quality of site and location
 - Quality of building and design concept
 - Quality of project execution
 - Balancing above aspects with price
 - Overall objective was to demonstrate the best ability to deliver a therapeutically enriching environment





Unique Requirements and Stakeholder Involvement

WHY THIS SITE?

Site Selection



Finding the **RIGHT** Site

- Location and access
 - Ease of access to/from major highways
 - Proximity to James A. Haley Hospital campus
 - No flood zone issues
- End user unique requirements
 - Bus routes
 - Area amenities
 - Fire station and ER proximity
 - Zoning flexibility
 - No incompatible uses



Key partnerships

- Seller, City, County, Community
- Right sizing the property
- Advocating for the project
- Rezoning
- Annexation into the City from the County
- Community buy-in
- Mr. Talent (neighbor) was willing to let us use their water and land for support





Creating a Restorative Space for Veterans

SITE & CLINIC/DOMICILIARY PLANNING

An Environment Tailored to Veterans' Needs

ONE TEAM

- Meeting unique needs for the VA
 - RLP, ASR, LDN, PFD, etc.
- Clinic building & Domiciliary
- Shared recreation space
- Walking paths / Garden spaces
- Other site requirements
 - 800 parking spaces
 - Storm detention
 - Traffic and pedestrian circulation
 - Staff considerations, deliveries, etc.



An Environment Tailored to Veterans' Needs

- The "Lego Alligator"
- 45⁰ Domiciliary – shared recreation space
- Created active and quiet pathways, gardens
- Maximized daylighting, abundant views of nature
- Detention ponds to the west, unobtrusive
- Most parking near clinic, Private staff areas



SITE PLANNING



An Environment Tailored to Veterans' Needs

- Translated 1-level concept to 2-level solution
- Reduces travel distances, aids wayfinding
- Placed higher intensity spaces on 1st floor
- Two entrances monitored by VA Police
- "Squared" building to save space
- Domiciliary support functions moved to clinic building

VA Design Concept



1st Floor Concept

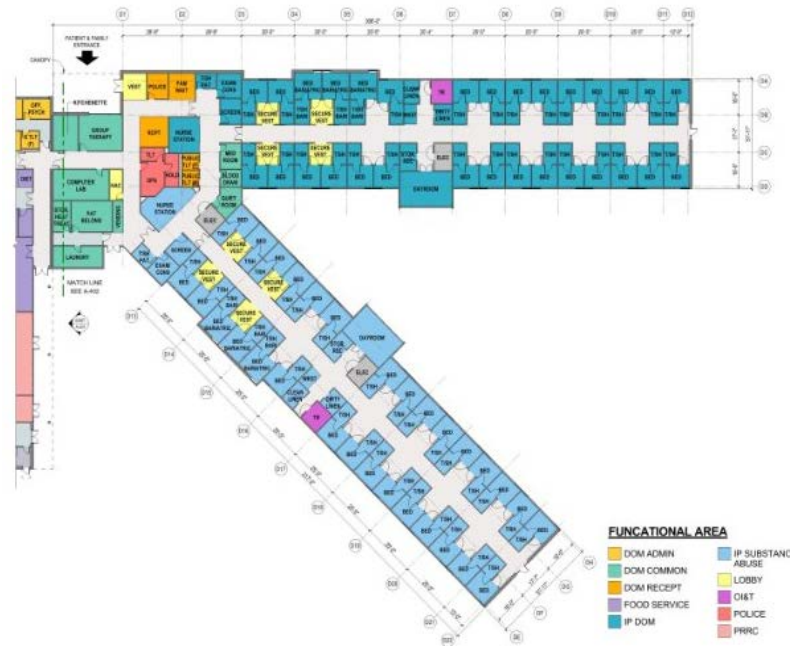


2nd Floor Concept



An Environment Tailored to Veterans' Needs

- 60-Bed Domiciliary (Homeless and Substance Abuse)
- All Patient rooms have views of nature
- Separate, monitored entrance
- Nurse stations monitor each wing
- Support spaces at connection to clinic
- Private, secured, outdoor spaces for protection of patients





Centering Patients With Every Design Choice

EVIDENCED-BASED DESIGN

Centering Patients with Every Design Choice - **Evidenced-** Based Design

Site and Building Design - Clinic

- Applying “Trauma Informed Design” principles
 - o Familiar environment
 - o Clinic in a Prominent location / **inviting** to patients
 - Two story entrance
 - Covered drop off – **inviting, safe and secure** visibility
 - o Building facade – **calm** and inviting colors
 - Sandstone Brick color – **warm** local environment
 - Gray metal panel with blue accents
 - North facing windows
 - o Landscape – the local region
 - Create familiar community – calm exterior environment
 - **Views of Nature**



Centering Patients with Every Design Choice - *Evidenced- Based Design*

Interior Design - Clinic

- Applying “Trauma Informed Design” principles
 - o Interiors – calm, secure, and engaging spaces
 - o Clear wayfinding
 - o Lower – level MH services
 - o Upper – level clinic waiting



Centering Patients with Every Design Choice - *Evidenced- Based Design*

Site & Building Design - Domiciliary

- Domiciliary placement creating **safe and secure** environment for resident patients
- Design with a residential scale
- Natural light and landscape
- Design shared amenities secure and safe zone to protect patient



Centering Patients with Every Design Choice - *Evidenced- Based Design*

Interior Design - Domiciliary

- Applying “Trauma Informed Design” principles
 - o Interiors – calm, secure, and engaging spaces
 - o Entry lobby
 - o Common space – calming colors and textures



Centering Patients with Every Design Choice - *Evidenced- Based Design*

ONE TEAM

- Focus on Mission
 - o Best in Class Mental Health Facility
 - o Patient Centered Design decisions
- Leverage Teams Expertise
 - o Process for engagement
 - o RESULTS focus
 - o Unexpected events will occur
 - o Collaborate and Be Nimble





Building for Veterans

BUILDING A QUALITY PROJECT

Construction Best Practices

- QA/QC Review & Process
 - Weekly Priority Meetings
 - Attention to Detail
 - Team Comradery
 - Buy-in from every level



Hoar Construction				CONSTRUCTABILITY REVIEW CHECKLIST				SAFETY - QUALITY					
Project Name:		VA Mental Health Clinic & DOM		Precon Reviewer		Mark Cameron		CRC Show All		CRC Collapse All		CRC Hide NAs	
Project Description:		150k SF 2 Story Clinic and Domiciliary Wings		PM Reviewer		Kerry Hendricks							
Level of Design:		CD's		Field Reviewer		Joey Mathews		CRC Safety Items		CRC Quality Items		CRC Precon Items	
Drawing Date:		10/20/2021				*Number and Letter in Column C Correspond to Attachment J							
Instructions: Answer every box for your discipline, no exceptions												Total Rows: 543 Manually Hidden & Collapsed Rows: 0 Filtered Out Rows: 0	
S/Q	DIV	Attach J	DESCRIPTION	Applicable	Precon	PM	FIELD						
SAFETY													
	DIV 07	Q DIV 07	(Thermal Moisture) Water Air Barrier/Waterproofing										
	DIV 07		Always opt for "systems" as oppose to combining multiple manufacturers' components			KH	JMM						
	DIV 07		Always consider weather requirements as a factor when buying out these systems, (most require 40 degrees and rising to apply). If projects are to install in cold temperatures choose product that can withstand low temperatures (get add/alternate)			KH	JMM						
	DIV 07		Sheathing Exposure: Dens Glass Sheathing is covered by a 12-month limited warranty for exposure to normal weather conditions. A five-year limited warranty against manufacturing defects and a 12-year limited warranty when used as a substrate for EIFS. Always verify exposure limits for the sheathing to be used on your project.		Not Applicable for Precon	KH	JMM						
	DIV 07		Always verify UV exposure time for waterproofing products as it relates to project sequence. We prefer products that are "self-sealing", most often we penetrate them with fasteners. If not self-sealing include means to render as such (i.E. stripe of peel and stick behind brick ties or sealant at screw penetrations). DETAIL		Not Applicable for Precon	KH Once Boutout, will confirm	JMM Once Boughtout, will confirm						
	DIV 07		Always involve product manufacturer's technical reps (not salesman) in not only preinstallation meetings but also subsequent inspections (always request documentation). PMs add language to A1		Not Applicable for Precon	KH	JMM						
	DIV 07		Always ask product representative to "approve" substrate, at least inspect and provide feedback		Not Applicable for Precon	KH We will request periodic inspections where applicable	JMM We will request periodic inspections where applicable						
	DIV 07		Always include detailing of waterproofing around either MEPs or other penetrations in the waterproofing subcontractors' scope		Not Applicable for Precon	KH This will be reviewed in our Pre Install meetings as well as our Skin Meeting	JMM This will be reviewed in our Pre Install meetings as well as our Skin Meeting						
	DIV 07		Below grade, always recommended positive side waterproofing (bentonite sheet goods fluid applied with protection board...). DETAIL		Not Applicable for Precon	KH Positive Side waterproofing, no protection board shown	JMM Positive Side waterproofing, no protection board shown						

Overcoming Obstacles

- Expect the Unexpected
 - o Hurricane Ian
 - o Supply Chain Delays
 - o Material Price Escalations
 - o City Staff Turnover
 - o Plumbing Contractor Closing Shop
 - o VA Requested Design Changes



Lessons Learned

ONE TEAM

- Do not work in a silo – Be a Team
 - o Teamwork
 - o Being Humble
 - o Be Relentless
 - o Have a Plan but Be Flexible

March 2022



June 2022

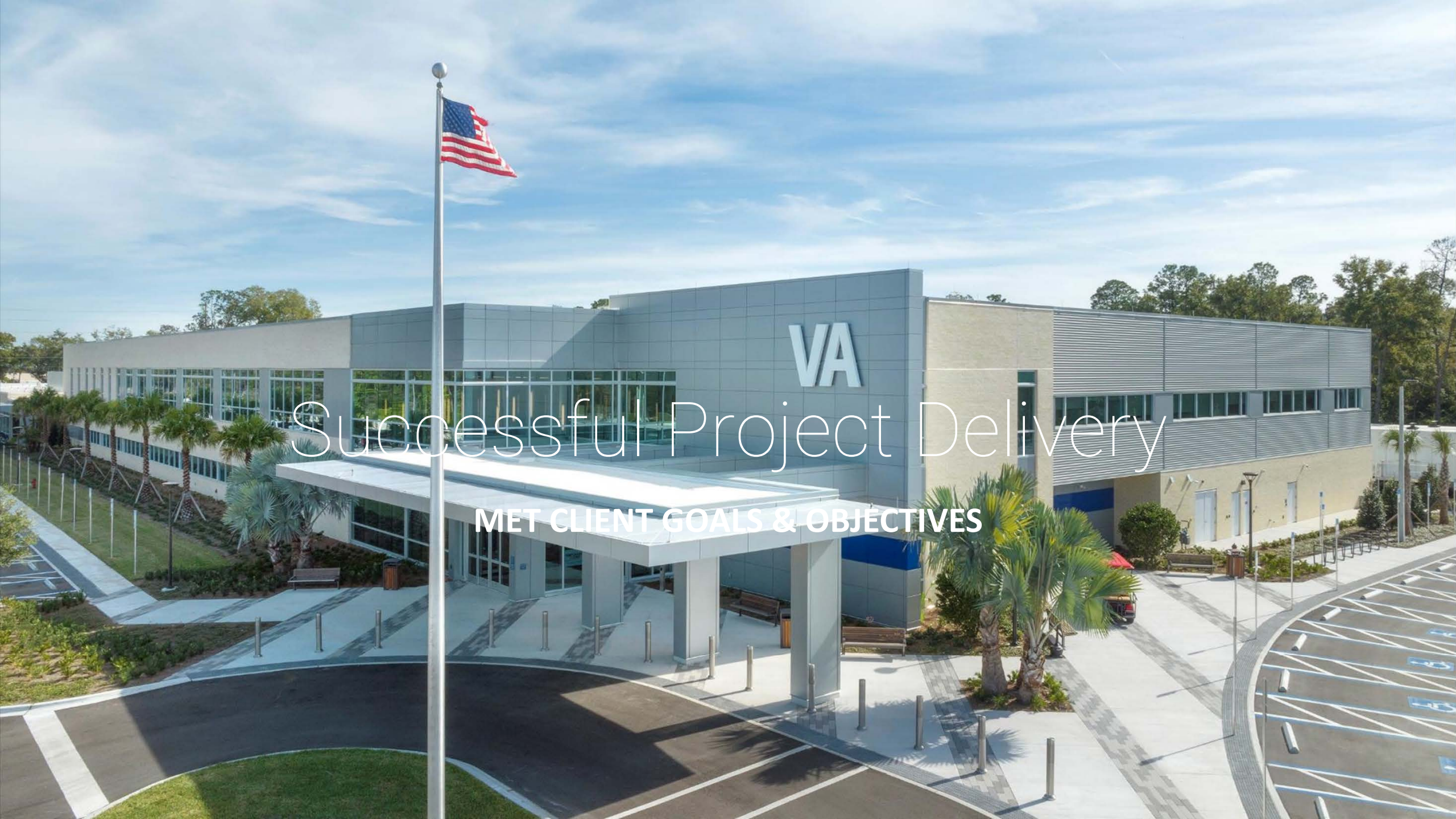


December 2022



August 2023





Successful Project Delivery

MET CLIENT GOALS & OBJECTIVES

Working As One Team

- Alignment of VA's mission focusing on
 - o Mitigating risk
 - o Maximizing efficiency
 - o Providing the utmost care
- What drove successful project delivery?
 - o Alternative Delivery
 - o Realistic planning
 - o Disciplined execution
 - o Project leadership
 - o Team coordination and management
 - o Overcoming Challenges



Recognized As Industry Leaders



2024, GSA Construction Excellence
Merit Award for a Lease Project



2024, CoStar Impact Award
Commercial Development of the Year



2024, SAME Merit Design Award

AWARDS!





"WOW! How beautiful. What an awesome addition to all the great care facilities you already! Congrats!"

*-- Suzanne Tate, Acting Associate Director
James A. Haley VA Medical Center*

"It's just one of the many ways we are healing Veterans each day."

*-- Dr. Glenn Smith
James A. Haley VA Medical Center*

"Our staff love coming to work here."

*-- Bradiel Perez Pagan, Clinic Manager
James A. Haley VA Mental Health Center*

"Is this really for us?"

-- Unknown Veteran entering the facility for the first time



Q&A

Thank You



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Center Ribbon Cutting Ceremony (January 19, 2024)

Top Right: David Dunning, Executive Director, James A. Haley VA Hospital and Clinics
Center: More than 200 guests gather to await facility tours
Bottom: Andy Ross, Mayor (blue jacket) and City Council Members
Images courtesy of John C. Cotey/Tampa Beacon

