

Old With the New

SAN QUENTIN STATE PRISON'S HEALTH CENTER INCORPORATES MODERN ARCHITECTURE.

California's oldest correctional facility is getting a facelift with the addition of the approximately 135,000-square-foot central health services center (CHSC), scheduled to be completed by the end of 2009 after two years of construction.

Vanir Construction Management Inc. is serving as the construction manager while Colorado-based Hensel Phelps serves as the design-builder/general contractor. HOK Architects is the project's architect, and KKO Labs is providing the medical and dental equipment for the facility.

The five-story health services building is being built right in the middle of the historic San Quentin state prison. Once completed, it will house a 50-bed in-patient floor, along with spaces for medical, mental and dental clinics.

It also will include a prison receiving and release function on the ground floor, and the top level will house the medical administration, according to Vanir Executive Vice President and Principal-in-Charge Mani Subramanian. The project is valued at \$146 million.

Subramanian recently spoke with *Construction Today* about CHSC's unique factors, challenges and keys to its successful completion.

Construction Today: What makes this project unique?

Mani Subramanian:

The design is being done to blend with the historic San Quentin, but the building is being constructed in 2009, so there's a good blend of modern and old architecture.

The preservation of the historic façade is integrated into the new building.

CT: How is design/build helping Vanir achieve the construction time frame?

MS: With a more traditional process, we would have to do the full set of documents. Everything has to be fully articulated, and it typically takes at least a year to go through the

San Quentin State Prison

- *Project value:* \$146 million
- *Location:* San Quentin, Calif.
- *Scope:* Health service center

"We recognize that we are partners, not just construction managers. That is the key part." —Mani Subramanian, executive VP and project manager



During demolition, crews focused on preserving parts of the prison that were of historic value.

preparation of construction drawings. Design/build is very lean. It eliminates many problems. The contractor can con-

trol their own destiny, and as for Hensel Phelps, they can control the design and fast track the project that is otherwise not possible. **CT:** What are some of the challenges you've dealt with so far on this project, and how have you resolved them?

MS: The first challenge was that there were old buildings we needed to demolish. Some of the buildings were built between the 1880s to 1930s. The challenge was historic preservation and we had to do a full environmental impact report consistent with the California

Providing Health Access

According to the California Department of Corrections and Rehabilitation (CDCR), the CHSC project is being completed for two primary reasons. These are:

- "The federal courts have determined that inmates at the San Quentin state prison have inadequate access to health, mental and dental care and that an adequate mental facility is needed to provide for a minimum standard of care for inmate patients; and
- "To create a clinical environment where healthcare professionals can provide improved medical care to inmate patients at the [prison]."

Environmental Quality Act. We worked very closely with the State Historic Preservation Office and looked at what's important to preserve vs. what's old and has no historic value. We preserved a dungeon that was built in 1856 and the historic façade.

We will complete the project in three years from conception to occupancy.

(Also), we're building this massive building in the middle of a fully functional, old prison. (We need) to do this with all the security requirements while still allowing contractors efficient access to the prison and without compromising the integrity of the prison.

We were able to overcome this by doing a lot of preplanning and fully understanding the prison's operations and concerns, as well as identifying the means by which the contractor can be efficient.

CT: To what do you attribute the project's success so far?

MS: Having a collaborative culture, which includes collaborating with the institution and understanding the security needs and being sensitive to it. We also work with healthcare professionals and make sure everyone's included in the process.

We recognize that we are partners, not just construction managers. That is the key part.

Other components include the use of BIM (building information modeling). Since it is a correctional environment, there are many concerns about if (officers) will have a clear view from the outside into an (inmate's) room, and making sure there are no blind spots. We were able to show them that there will be no blind spots by using BIM.

CT: What makes Vanir good for this project?

MS: Our ability to provide a comprehensive package of services from concept to completion that included architectural programming and development of the design-build criteria documents. We manage things all the way from the big picture to the details of construction change-orders and everything else in between. We are a one-stop shop for all of (our clients') needs. ♦

KKO Labs KKO Labs Construction, a Disabled Veteran Business Enterprise, has provided turnkey healthcare packages to the construction industry for the past 16 years. With extensive work installing medical, dental and radiology systems in correctional facilities, KKO Labs understands the demands and complexities of the correctional environment. KKO Labs is working with Hensel Phelps Construction and is providing all of the medical and dental equipment for the new five-story central health services building soon to be completed at San Quentin State Prison.

By the Numbers

\$210 million

Annual prison operating budget

1,033

Number of custody staff

685

Number of support services staff

3,317

Designed bedspace

432 acres

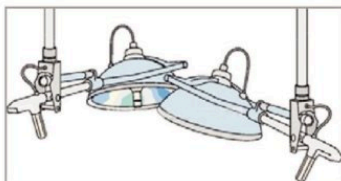
Total land space

SOURCE: CDCR



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KKO Labs Construction Congratulates; The California Prison Health Care Receivership Corporation, Hensel Phelps Construction Co., HOK Architects and Vanir Construction Management on the successful completion of the San Quentin Central Health Services Building Design-Build Project.

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