



Health Center and Staff Quarters

St. Paul, Alaska



DOWL prepared an environmental assessment and site selection report for a new 20,000-square-foot health center and five staff housing units in St. Paul, Alaska, and we worked with the Denali Commission to secure funding to design the facilities. DOWL then managed the design process for the non-profit health corporation that will operate the new health center and housing. We coordinated the A/E selection process, negotiated the prime design contract, and served as the owner's representative throughout the design phase of the project. DOWL was responsible for the overall management of the design process, establishing construction and equipment budgets, developing and tracking the overall project schedule, writing scopes of work for specialty consultants that were added to the team at key times (e.g., medical equipment planners, data/ communication experts), and identifying other resources for input on special aspects of the project (e.g., Russian Orthodox clergy for the spiritual room). Three separate sets of construction documents were produced for the project (Early Utilities Package, Health Center, and Staff Housing).

The project also included a complicated land transfer process that proceeded concurrent with design and involved

“DOWL played a key project management role during both the design and construction phase of this long-awaited project at an extremely remote location with significant logistical challenges.”

Jay A. Farmwald, P.E.
Manager, Project Management
& Construction Administration



numerous organizations with specific, and sometimes inconsistent administrative requirements.

DOWL's pre-construction phase services included assistance in drafting the parent self determination contract between the Tribe and federal government, negotiating a separate contract for the Early Utilities Package, preparing the main subcontract between the Tribe and general contractor, managing a bidding process to select the General Contractor for the \$15 million project, and updating the overall project budget and schedule.

During the construction phase, DOWL administered the general construction contract (process pay applications, negotiate changes, project closeout, etc.), managed the services provided by the A/E team (submittal review, responses to DCVR's, periodic observations, etc.), coordinated owner activities (equipment purchase, move planning, etc.). DOWL and Alaska Testlab also provided Division 2 and 3-related material testing and inspection services. Construction was completed in December 2005.

Final design documents were issued in February 2003.

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