

Improve Healthcare Capacity for Our Nation

COVID-19 Hospital Solutions



Recent CDC scenarios estimate there will be a large **increase in hospitalizations** in the United States due to COVID-19 and that the hospital space required **greatly exceeds the current capacity**. Hospitals and government officials are looking for **alternative solutions to care for patients** and aid the nation's medical system.

Alternatives range from building pop-up hospitals to converting **other facilities** including **hotels, schools, churches,** and **dorms** into:

- ICU hospital rooms
- Temporary non-critical hospital wards
- Quarantine areas
- Triage spaces
- Short-term homeless shelters



Hotel to Healthcare Concept Support

Sevan can help quickly and efficiently support all phases of the conversion including:

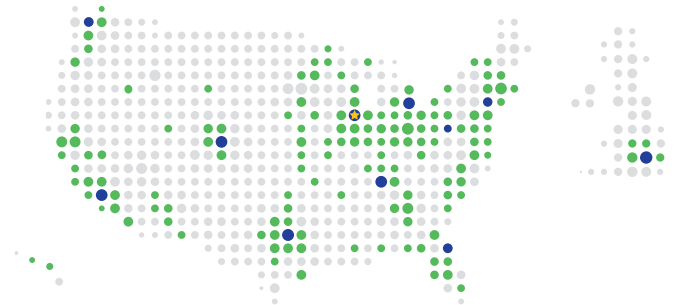
- Providing documentation of the original property condition and inventory of fixed and non-fixed assets with 360° images & virtual tours prior to hospital move-in.
- Project Management services for the conversion from start to finish.
- Transformation of hotel back to its prior condition based on initial assessment and your specifications across all impacted properties.



ABOUT SEVAN MULTI-SITE SOLUTIONS, INC.

Sevan is a global leader in innovative design, program management, construction services, and data analytics. We serve the unique needs of companies planning to expand, rebrand, and update their portfolio of sites across the world. Our ability to bring a consistent approach regardless of the location enables us to meet your program goals on-time and on-budget.

- 🌟 Headquartered in Downers Grove, Illinois
- 🌐 European office in London, UK



- 400+ Team Members: 40+ states
- GC Licenses: 20 states
- Architectural Licenses: 50 states



00Corp, Contract No. 47QRAA18D0072
03FAC, Contract No. 47QSHA19D0019

WORKING TOGETHER, WE CAN PROVIDE INNOVATIVE SOLUTIONS



HOSPITALS

Healthcare Benefits

Quickly add additional spaces for triaging, caring for the patients, and quarantining



HOTELS

Hotel Benefits

Meet urgent national need for our country while generating income from closed properties



GOVERNMENT

Government Benefits

Help hospitals meet growing patient demands cost effectively

EXTENSIVE EXPERIENCE DEPLOYING MULTI-SITE SOLUTIONS

1

Facility Feasibility Analysis

Sevan will quickly identify facilities that can be transformed into healthcare spaces including hotels, schools, churches, and colleges. We will offer comprehensive analysis, key considerations, and feasibility reports for prompt and efficient site selection and approvals.

4

Conversion Execution

Sevan and our partners have vast experience in executing multi-site transformation programs for clients like HCA, Walgreens, Mayo Clinic, Vanderbilt University, Cleveland Clinic, and more. Services include technology planning and installation, medical equipment planning, transition planning, and patient move management.

2

Existing Condition Assessment

Sevan equips clients with consistent, streamlined facility survey data of sites across the country. Our technology delivers virtual tour and dashboard options allowing for interactive analysis and insight on building spaces. The resulting information documents an objective and thorough baseline of the current state of the facilities to ensure they are returned to their previous condition.

5

Ongoing Facility Management

Sevan will supply site support once the facility is converted for hospital use. Solutions offered may include management of critical building systems, scheduling maintenance, and sourcing materials and labor.

3

Program Management & Planning

Sevan excels at delivering comprehensive program management services to multi-location organizations. We will provide end-to-end conversion planning including playbook creation, multi-site recommendations, schedule optimization, project scope documentation, vendor selection and management, progress documentation and reporting, estimating, and more.

6

Restoration of Original Facilities

Sevan's 400+ team members across the country will help restore sites to their original purpose and condition quickly and systematically. The existing condition assessment will be critical in documenting the required scope of this work.

Multi-Site Solutions for Iconic Global Brands

The majority of our growth comes from existing customers, a strong indication of the performance we deliver. Below is sampling of the national brands and major accounts that we are proud to serve.



Contact Sevan for More Information:
www.SevanSolutions.com/COVID19
 312-756-7778

Sevan Multi-Site Solutions Capabilities Statement



Sevan Multi-Site Solutions, Inc., (“Sevan”) is an award-winning organization serving the unique needs of companies planning to expand, rebrand, and update their portfolio of sites across the world. Our vision is to be the best in the world at delivering innovative design, program management, construction services, and data analytics to organizations with multiple sites.

Sevan’s expertise spans numerous market sectors including government, healthcare, housing, hospitality, restaurant, grocery, retail, fuel and convenience stores, and banking. Our ability to bring a consistent approach regardless of the location allows us meet your program goals.



Technology & Data Analytics

- Mobile Data Collection
- Dashboards, Analytics, and Insights
- Digital Twins and Virtual Experiences
- Virtual Project Manager

Surveys & Facility Assessments

- Interactive 360° Virtual Reality
- Facility, Site, and Equipment Assessments
- As-Built Drawings
- ADA and Compliance Surveys

Architecture & Engineering Consultants

- Design Standards and Prototype Management
- Renderings and Virtual Reality
- Architectural and Civil Construction Drawings

Planning, Zoning, Permitting

- Site Analysis and Pre-Planning
- Due Diligence
- Zoning and Land Use Entitlements
- Permitting

Procurement & Logistics

- End-to-End Procurement
- Vendor and Material Sourcing
- Warehousing
- Logistical Planning Insights

Construction Services

- Pre-Construction Services
- Estimating
- General Contractor and Trade Procurement
- Construction Management

Company Designators



00Corp, Contract No. 47QRAA18D0072
03FAC, Contract No. 47QSHA19D0019

GENERAL DATA

DUNS Number - 079214567
CAGE Code - 74JC7

PSC CODES

Y1 - Construction of Structures & Facilities
Z2 - Repair or Alteration of Structures & Facilities

SIC CODE

1531 - Operative Builders

NAICS CODES

236220 - Commercial & Institutional Building Construction
541310 - Architectural Services
541330 - Engineering Services
541350 - Building Inspection Services
541611 - Administration Management and General Management Consulting Services
561210 - Facilities Support Services

JOINT VENTURES

Sevan Point, Mentor Protégé JV (SDVOSB)
Sevalus, LLC (VOSB) – Medical Outfitting

Program Management

- Program and Schedule Optimization
- Bid Management
- On-Site Construction Management
- Vendor Management
- Progress Documentation and Reporting

Portfolio & Asset Management

- Facility Management
- Asset Collection and Data Analysis
- Capital Planning Insights
- Building Maintenance and Repair Management
- Disaster Recovery

Relevant Experience

Walgreens

Program management services for over \$75 million, 6-year program: light remodels, new interior elements, finishes, pharmacy upgrades, parking lot maintenance, lighting and signage. Developed assessment tool and used tool to survey conditions at over 8,200 stores. Sevan provided program management and developed playbooks for the COVID-19 testing sites that consisted of a mobile office, site power, and tents for temperature validation, registration, testing, and decontamination.



AAFES

Fort Bragg Dual Food conversion remodel of North Post Exchange Food Court to provide new Boston Market and Qdoba, replacing Captain D's Seafood, Church's Chicken, and Anthony's Pizza.

HCA

Owner's representative / program manager for HCA's \$250 million Free-Standing Emergency Room (FSER) program, consisting of 32 11,000-sq. ft. buildings valued at \$8 million each. Work is being performed on an aggressive 7.5-month schedule to clinical standards.

Key Personnel

Carl Colwell (USMA '81, LTC, USA Ret.)

Vice President, Operations
carl.colwell@sevansolutions.com

Marc Sierra (USMA, '83)

Vice President
marc.sierra@sevansolutions.com

George Geczy (USMA '83, COL, USA Ret.)

Vice President
george.geczy@sevansolutions.com

Douglas Gafney (USMA, '96), PE, LEED AP

Director, Innovation & Analysis
doug.gafney@sevansolutions.com

Jim Furis

Chief Revenue Officer, Business Development
jim.furis@sevansolutions.com
(904) 501-5336

James A. Evans (USMA, '83)

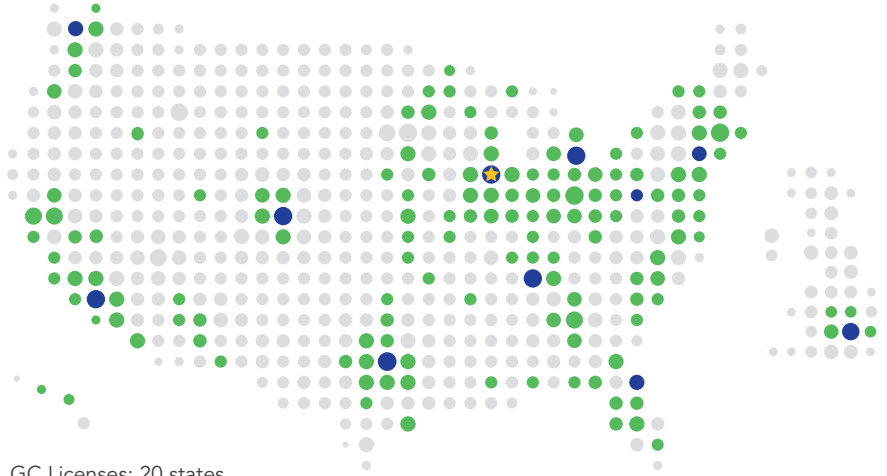
President & CEO
jim.evans@sevansolutions.com
(630) 442-2104

National strength. Local presence.

Headquartered in Downers Grove, Illinois.

Offices in Detroit, Michigan, and London, U.K.

Sevan's 400+ team members are geographically well positioned in 40+ states to support clients across the country. We offer the strength of nationwide presence and office locations to support programs of any size, including the most demanding national programs.



GC Licenses: 20 states

Architectural Licenses: 50 states

References

Walgreens

Client POC: Matt Mangold
Email: Matthew.mangold@walgreens.com
Period of Performance: 2015 to Present
(work is ongoing)

McDonald's

Client POC: Joe Collins
Email: joe.collins@us.mcd.com
Period of Performance: 2014 to Present
(work is ongoing)

HCA

Client POC: Brent Bachman
Email: brent.bachman@hcahealthcare.com
Period of Performance: 2017 to Present
(work is ongoing)

AAFES

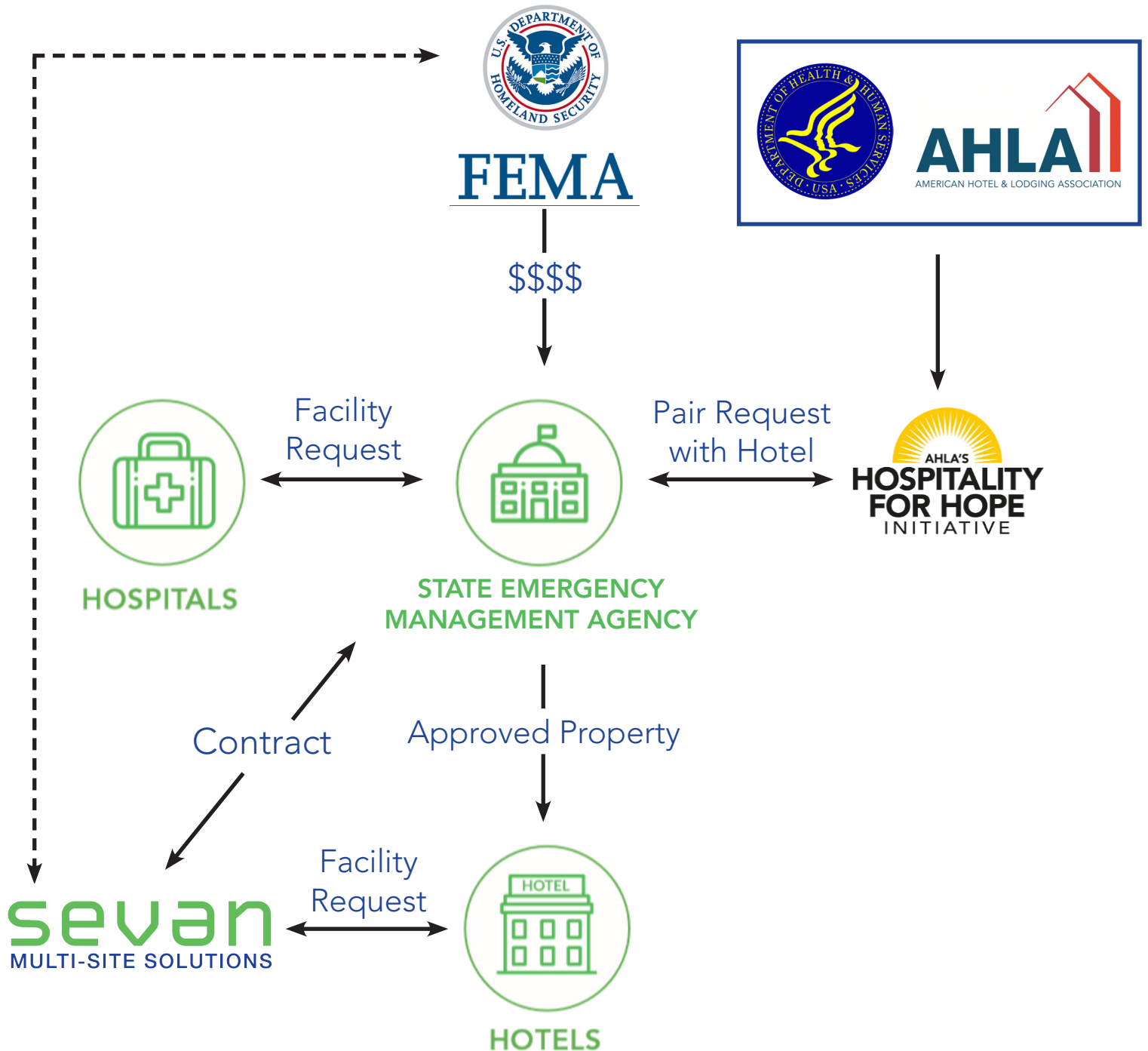
Client POC: Nikisha L. Knowlton
Email: knowltonn@aafes.com
Period of Performance: 2018 to Present
(work is ongoing)

Multi-Site Solutions for Iconic Global Brands

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Sevan Process Flow



COVID19 ALTERNATE CARE SITES

Increasing Hospital Capacity through Collaboration with the Hotel Industry

Conceptual examples of alternative care facilities based on US Army Corps of Engineers outline and the requirements “of NFPA 99 Space Category” standards.

Types of Alternate Care Facility Conversions for Hotels

Conversion Solution COA based upon Patient Diagnosis and Acuity

■ COVID

○ Acute

- Single Patient Space per Room
- Requires new rooftop isolation exhaust air handling unit(s) with HEPA filtration connected to the each bathroom exhaust duct riser in order to achieve negative room pressure.
- Line of Sight to Patient (vision panel or camera)
- Floor Finishes and Doors Replaced
- Challenges will be mostly logistical as these ACF's will need to be supported by a nearby full service hospital to provide logistics, materials, and waste management support and nutrition care.

○ Non-Acute (positive or presumed positive pending testing)

- Airborne Infectious
- Not On Ventilator.
- May require supplemental oxygen
- Single Patient Space per Room
- No negative room pressure required
- Isolation by floor and room
- Line of sight not required (cameras to reduce contact)

■ Non-COVID

○ Non-Acute

- No Special Requirements
- No negative room pressure required
- Multi-patient room permissible
- Line of sight not required
- Not airborne infectious

○ Acute or Critical

- *Requires a higher level of infrastructure, care and support*
- *May require medical support spaces not available in ACF*

Non-Acute COVID

Example of a Hotel Conversion (H2HC)

Non-acute infectious COVID-19 patient alternative care facility based on US Army Corps of Engineers and the requirements of “NFPA 99 Space Category 3” (Basic Care)

Hotel

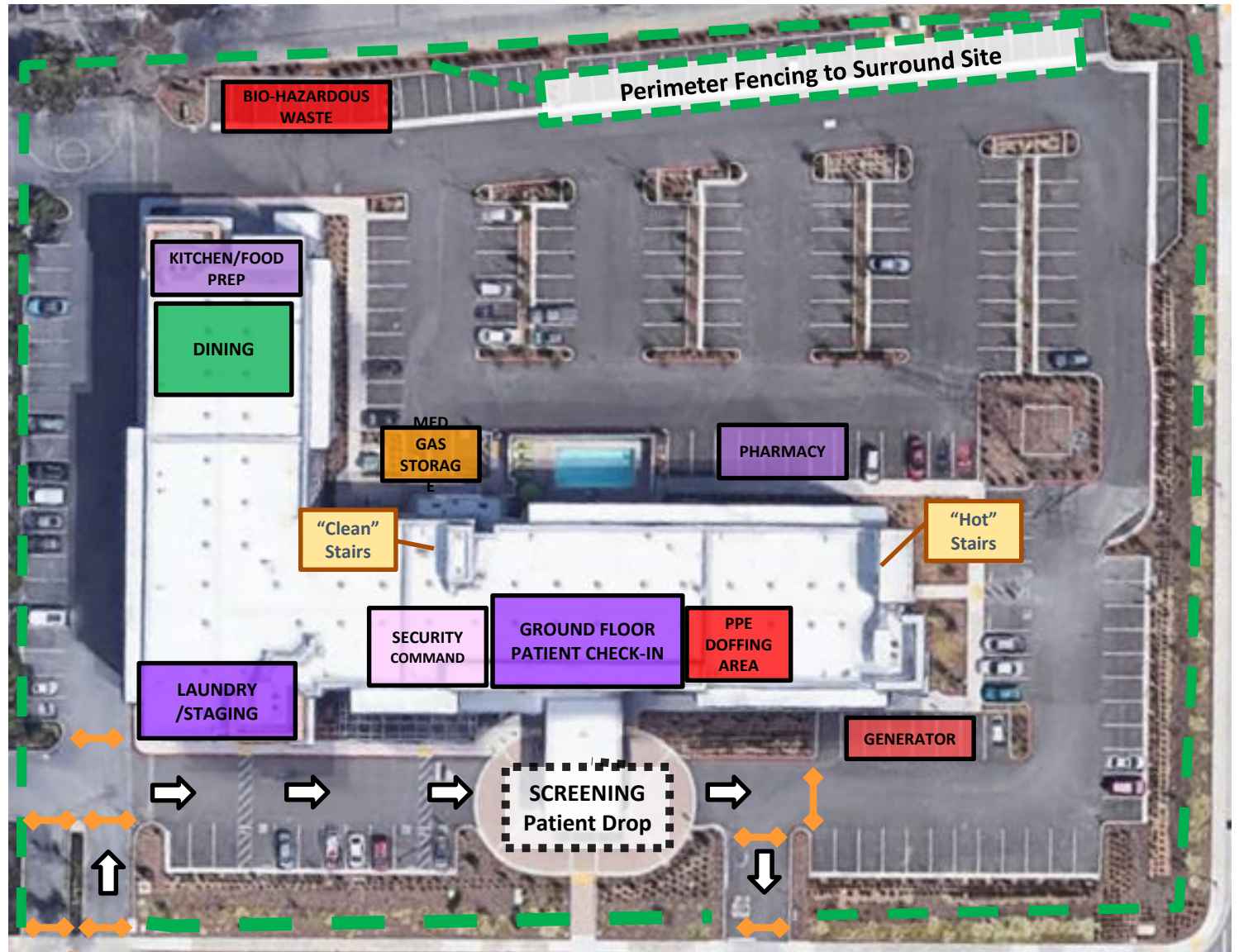
- Within 10 miles and 30 minutes of
 - A permanent medical hospital, hazardous waste disposal site, linen-laundry service, and pharmacy
 - Built or Renovated after 1990
 - Building shall be free of asbestos, lead paint and mold
 - Single Rooms with attached Bathroom
 - Ability to Install exhaust on Exterior walls if needed
 - Sprinklered and meets Fire Code
 - Modern Power 3 Phase, 3 Wire

Contractor Engineering

- Install Perimeter Fencing
- Provide, install, and maintain a generator (trailer mounted or skid-mounted)
- Install a Patient Screening Tent
- Add Exterior Pharmacy
- Add Access Control Point(s)
- Add Bio-Hazard Disposal Container/Area
- Hot Zone reminder gates
 - No centralized medical gas is to be provided. The Contractor shall provide bottled oxygen to be utilized and stored in dedicated hazardous storage.

Supplies Needed

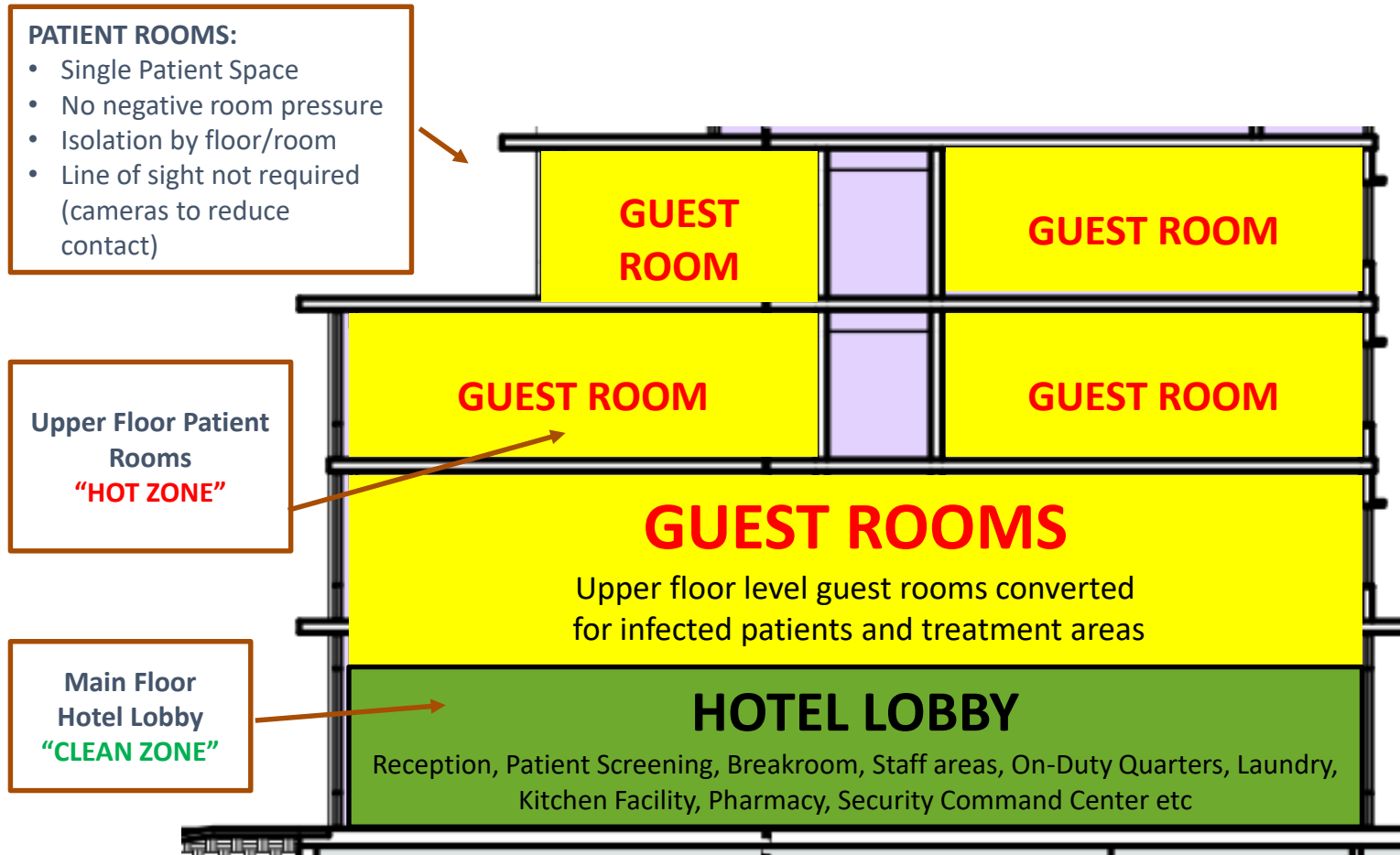
- Alternate Care Facility shall be supported by a nearby full service hospital to provide logistics, materials, laundry and waste management support, and nutrition care.
- Metal Detector (Ground Floor)
- Eye Handwash Stations
- VCT in Security Area
- Special Medical Equipment for non-acute COVID Airborne Infectious Not On Ventilator.
- May require supplemental oxygen
- Nurse Call System
- Workstations/Equipment



Conceptual Site Plan for illustration purposes only.

HOTEL CONVERSION

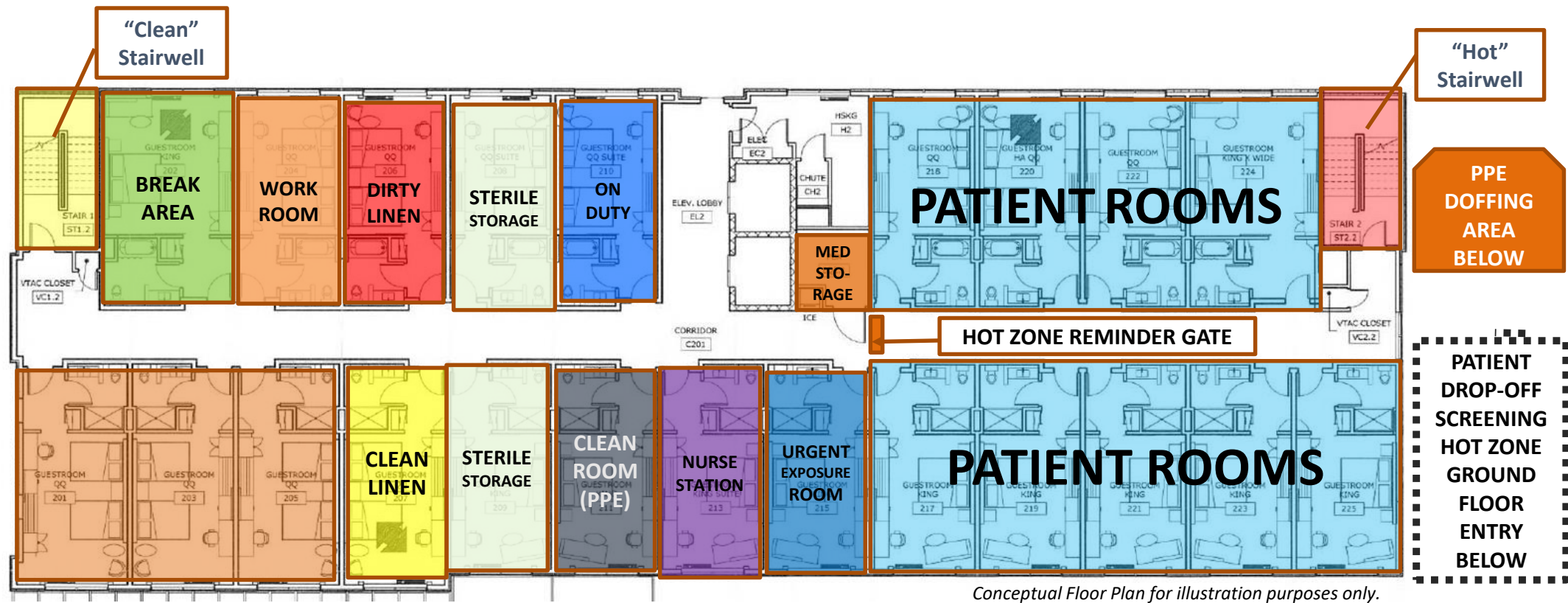
Non-Acute Basic Care (COVID positive or presumed COVID positive pending test)



Conceptual Plan for illustration purposes only.

Operational Concepts

- Non-acute infectious COVID-19 patient care facility based on the requirements of NFPA 99 Space Category 3 (Basic Care)
- Patients are all considered ambulatory and capable of self-preservation, infectious and NOT on ventilators (i.e. The use of oxygen with either nasal tube or mask)
- Standard hotel layouts provide the opportunity for single patient rooms with private bathrooms and isolation by floor
- Utilize Existing Hotel infrastructure's built-in fire protection and life safety safeguards
- Ground floor level/segregated section will be considered a "clean zone" (Reception, Patient Screening, Dining, Laundry, Breakroom, Staff areas, Pharmacy, Command Center)
- Upper floor levels/segregated section will be considered "Dirty (hot) zones" for infected patients/ treatment.
- Staff do not enter upper floors without appropriate PPE.
- Transfer patients only. No walk-ins



Hotel Infrastructure to Re-Purpose and Remain

- Existing Wifi Network
- Existing Phone System
- Existing CCTV/Cameras
- Existing Card Reader Systems
- Each room will have a single patient. Double rooms are prohibited
- Building shall be free of asbestos, lead paint and mold

Contractor Engineering

- No centralized medical gas is to be provided. The Contractor shall provide bottled oxygen to be utilized and stored in dedicated hazardous storage
- Security measures shall be assessed and provided, door access control and security guards. Security guards shall be a service contract with a local security company
- Modified Elevator Controls
- Electrical per specifications

Supplies Needed

- Medical Linens for Bed
- Each room will have a single patient. Double rooms are prohibited.
- Nurse Call System
- Workstations/Equipment
- Additional special Medical Equipment as specified

Conversion of a Hotel into a *Non-Acute* COVID Patient Care Facility

Re-Purposed Hotel Furnishings

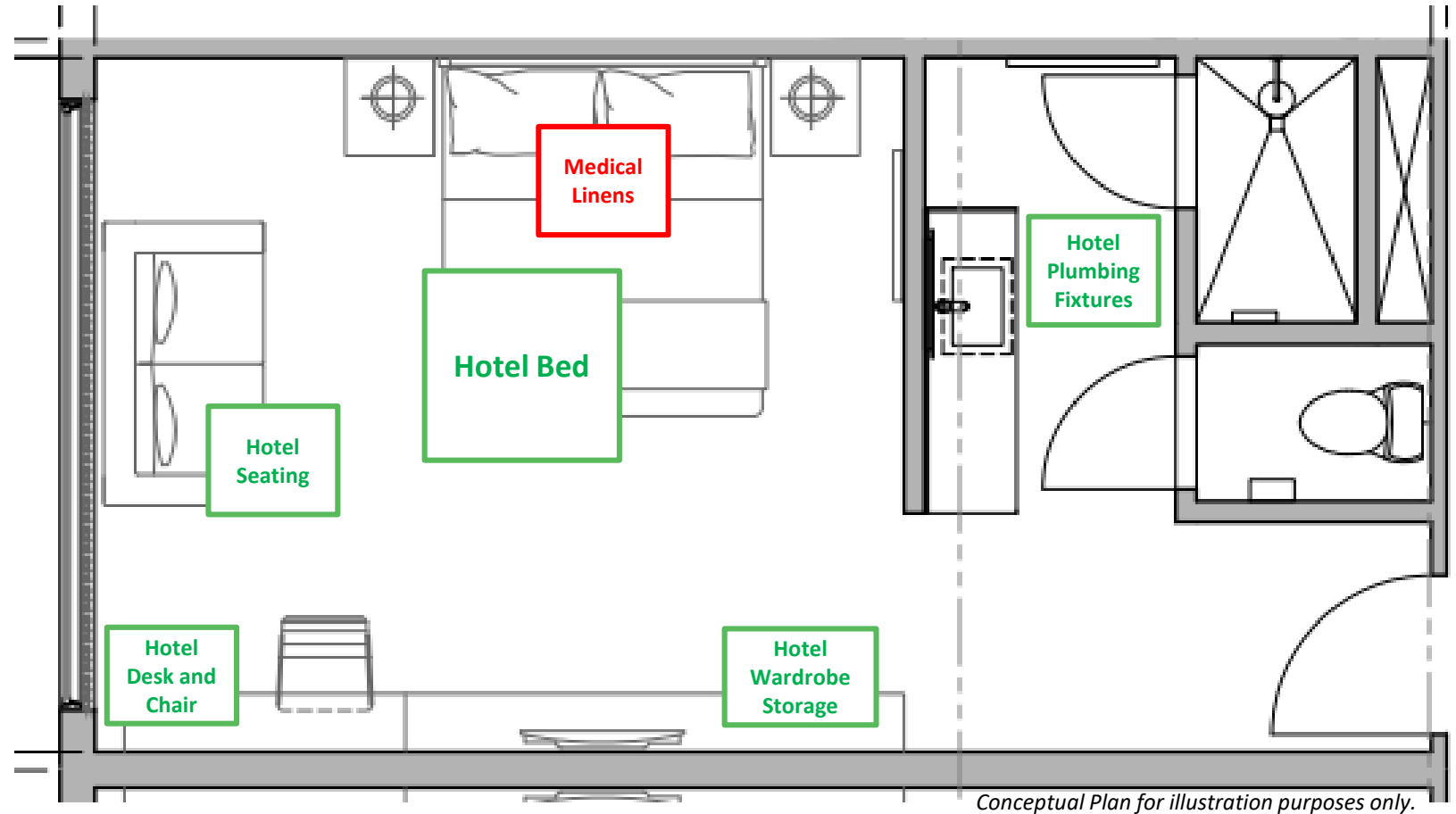
- Existing beds and furniture shall be utilized for patients
- Hotel Plumbing fixtures
- Each room will have a single patient
- Family visitation capabilities will not be provided

Supplies Needed

- Special Medical Equipment as Specified
- Medical Linens for Bed

Contractor Engineering

- Existing Flooring and Ceiling Finishes to remain
- Electrical, light fixtures and Receptacles installed per guidelines in COA
- The Contractor shall provide, install, and maintain water and sanitary connections as needed to serve medical equipment and nutrition care



Non-acute infectious COVID-19 patient care facility based on the requirements of NFPA 99 Space Category 3 (Basic Care)