

MONTHLY REPORT

Highland Hospital
Acute Tower
Replacement Project

This Monthly Report is for the Highland Hospital ATR Project and describes current status of the project through February 28, 2011.



ENABLING/MAKE READY

Enabling Phase 1A - Highland Medical Records and Library Renovations: Construction is complete. Contract Notice to Proceed was issued on November 30, 2009 and the work was accepted at the October 26, 2010 County of Alameda Board of Supervisors Meeting. The space has been occupied.

Enabling Phase 1B - Fairmont Buildings A, C & E: Construction is complete. Contract Notice to Proceed was issued on March 9, 2009 and the work was accepted at the April 27, 2010 County of Alameda Board of Supervisors Meeting. The space has been occupied.

Enabling Phase 1C - Highland Buildings C, D & F Decanting: Construction substantially completed in February 2011.

Enabling Phase 1D - Service Yard Relocations: Construction started February 2011.

Enabling Phase 2 - Resident Sleep Rooms: Design is anticipated to start in 2012. Construction is anticipated to start in 2013 after completion of the New Satellite Building and spaces are made available in the E Building.

CLARK DESIGN/BUILD CONTRACT

Phase 1 - New Satellite Building: Notice to Proceed was issued on December 11, 2009. The project team continues to meet with ACMC to coordinate design and discuss site mobilization logistics. 100% Design Development documents were submitted to GSA in November 2010 for review. GSA issued an authorization to proceed with Construction Documents in January 2011. Demolition work is ongoing in Building V with structural demolition anticipated to begin in March 2011. Site shoring and excavation is ongoing and is scheduled to complete April 2011.

Phase 2 - New Acute Tower and Central Utility Plant: Notice to Proceed was issued on December 11, 2009. 100% Design Development documents were submitted to GSA in November 2010 for review. GSA authorization to proceed with Construction Documents was issued in January 2011. Clark Design/Build is developing the mobilization plan for the ACT site.

Phase 3 - Demolition of Building H, Construction of Link, and Sitework: Notice to Proceed was issued on December 11, 2009. Design Development User Group Meetings will continue through June 2011.

CLARK DESIGN/BUILD CONTRACT SCHEDULE

2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Phase 1 - New Satellite Building									
	Design								
	Construction			Closeout					
Phase 2 - New Acute Tower with Central Utility Plant									
	Design								
		Construction					Closeout		
Phase 3 - Demolition of H Building, Construction of Link and Sitework									
	Design								
							Construction	Closeout	



COMMUNITY OUTREACH

Neighborhood and Staff Update: The Neighborhood and Staff Update outlining project information and upcoming construction activities was distributed to the neighborhood and within the hospital on February 10, 2011. Neighborhood and Staff Updates are distributed monthly.

PROCUREMENT

Small, Local and Emerging Business Program (SLEB) / Enhanced Construction Outreach Program (ECOP): In September 2008, GSA and the D/B Entities launched outreach efforts targeted to building awareness of the project, County-wide, as well as in the SLEB and ECOP contracting communities. Clark Design/Build implemented their Small Business Strategic Partnership Program to provide businesses access to educational programs on a wide range of topics including estimating, scheduling, project management, insurance, bonding, accounting and marketing. This year's participants completed the educational portion of the program in February 2011 and will graduate in March 2011.

PROCUREMENT SCHEDULE

Project Phase & Procurement Package	Start	Finish	2010	2011	2012	2013	2014	2015
SLEB All Phases: Design	2010	2010						
Professional Services Packages			■					
ECOP Phase I Packages: Satellite Building	2010	2013						
Jobsite Services / General Conditions Packages			■	■	■	■		
Mobilization, Abatement, Demolition Packages			■	■				
Garage & Superstructure Packages			■	■				
Buildingout Package				■	■			
ECOP Phase II Packages: Acute Tower	2010	2015						
Jobsite Services / General Conditions Packages				■	■	■	■	■
Mobilization, Abatement, Demolition Packages				■				
Garage & Superstructure Packages				■	■			
Buildingout Package					■	■		
Plan for Phase III to be developed by 2012	2015	2017						

LABOR COMPLIANCE

Davillier-Sloan, under contract to Vanir Construction Management, is performing Labor Compliance Program (LCP) monitoring services for the project (as required by Public Contract Code). Their services include monitoring certified payroll, regular site visits and interviews. The County intends to utilize Build America Bonds (BAB) and Recovery Zone Economic Development Bonds (RZED) as part of the financing plan for the project. As part of the requirements for these bonds, the County will need to comply with Davis Bacon Act requirements. GSA and County Counsel are currently evaluating modifications to the labor compliance program to efficiently incorporate Davis Bacon Wage monitoring and reporting services.

COST MANAGEMENT UPDATE

The budget for the Highland ATR Project is \$668 million. GSA is managing the project to that budget as it continues to procure services and complete make-ready projects needed to vacate buildings on the Highland campus in preparation for demolition. The County is refining the budget for furniture and equipment for the project and revising the budget as needed to address additional environmental impact report requirements and compliance with the Davis Bacon Act.