

# 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 April 30, 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 and department moves completed in March 2011.

**Enabling Phase 1D - Service Yard Relocations:** Construction started February 2011 and will complete in May 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. GSA issued an authorization to proceed with Construction Documents in January 2011. Demolition work is ongoing in Building V and will continue through May 2011. Site shoring and excavation is ongoing and will continue through June 2011. The 100% CD Main Building Package was received from Clark Design/Build in 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 issued an authorization to proceed with Construction Documents in January 2011. The 50% CD Main Building Package was received from Clark Design/Build in April 2011. Increment 1 Make-Ready Package and Increment 2 Demolition and Shoring Package are anticipated to be approved by OSHPD in May 2011.

**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 April 8, 2011. Neighborhood and Staff Updates are distributed monthly.

## PROCUREMENT

**Small, Local and Emerging Business Program (SLEB) / Enhanced Construction Outreach Program (ECOP):** As part of the ongoing outreach efforts targeted at building countywide awareness of the project and cultivating SLEB and ECOP contracting communities, the following accomplishments were realized in April 2011:

- Approximately \$750,000 in first tier contracts were executed with ECOP firms during the month of April.
- To date, Clark Design/Build has successfully assisted 63 firms to obtain SLEB or ECOP certification.
- To date, Clark Design/Build has met with 111 contractors to better understand and help develop solutions to each firm's unique challenges related to bonding, lines of credit, union affiliations and professional certifications.
- Clark Design/Build's Market Capacity Database includes 873 firms (186 firms have declined to be included).
- As part of Clark Design/Build's externship program, Clark will be doing educational seminars at Laney College and is planning student tours at the Highland Hospital construction site to provide first-hand knowledge about construction management.
- On April 13, 2011, Clark, GSA and Vanir hosted ACE Mentors' students on a tour of the Satellite Building construction site. Students were given a safety and schedule presentation before the tour.

## PROCUREMENT SCHEDULE

Project Phase & Procurement Package	Start	Finish	2010	2011	2012	2013	2014	2015
<b>SLEB All Phases: Design</b>	2010	2010						
Professional Services Packages			■					
<b>ECOP Phase I Packages: Satellite Building</b>	2010	2013						
Jobsite Services / General Conditions Packages			■	■	■	■		
Mobilization, Abatement, Demolition Packages			■	■	■			
Garage & Superstructure Packages			■	■	■			
Buildingout Package			■	■	■			
<b>ECOP Phase II Packages: Acute Tower</b>	2010	2015						
Jobsite Services / General Conditions Packages				■	■	■	■	■
Mobilization, Abatement, Demolition Packages				■	■	■		
Garage & Superstructure Packages				■	■	■		
Buildingout Package				■	■	■		
<b>Plan for Phase III to be developed by 2012</b>	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 has confirmed the budget for furniture and equipment for the project and is revising the budget as needed to address additional environmental impact report requirements for the SEIR to be issued in draft form in May 2011 and compliance with the Davis Bacon Act.