

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 July 31, 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 completed in June 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. The Permit Set Main Building Package is scheduled to be submitted to PWA for final plan review on August 22, 2011. Permit issuance is anticipated on August 31, 2011. Shoring and excavation work completed in July 2011 and Podium Package foundation work is ongoing with structural steel erection anticipated to begin in November 2011.

Phase 2 - New Acute Tower and Central Utility Plant: Notice to Proceed was issued on December 11, 2009. GSA issued an Authorization to Proceed with Construction Documents in January 2011. The 100% CD Main Building Package is scheduled to be completed in August 2011. OSHPD has approved Increment 1 & 2. Increment 3 has been submitted to OSHPD for review and Increment 4 is planned to be submitted in September 2011. Increment 5 will be submitted to OSHPD on August 4, 2011. Structural demolition of C, D, & F Wings is scheduled to start in December 2011.

Phase 3 - Demolition of Building H, Construction of Link, and Sitework: Notice to Proceed was issued on December 11, 2009. Design began with an Authorization to Proceed on July 19, 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 July 8, 2011. Neighborhood and Staff Updates are distributed monthly. On July 14, 2011 at 7pm, a Landscape Design Workshop was held at the Highland Hospital cafeteria. A presentation was made by Alameda County's design team to explain the impacts to the historic landscape along 14th Avenue. The County's landscape architect also described preliminary plans for the area.

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 July 2011:

- Clark Design/Build continues the Small Business Strategic Partnership Program with the following classes being taught in July 2011 at no costs to the participants: Financial Statements and Accounting, Blueprint Reading, Microsoft Excel, and Scheduling. This year's class is comprised of 31 small businesses from Oakland and the bay area.
- Clark Design/Build is developing a General Contractor Mentoring Program aimed at small, local, disadvantaged general contractors. The purpose of the program is to provide protégé firms with management and technical assistance and business assistance with the hope that protégé firms will be capable of pursuing and executing similar work without assistance in the future.
- On July 11, 2011, Clark Design/Build hired an intern from the ACE Mentors Program for eight weeks until the individual starts UC San Diego in Fall 2011.
- To date, Clark Design/Build has successfully assisted 65 firms to obtain SLEB or ECOP certification.
- To date, Clark Design/Build has met with 121 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 884 firms (189 firms have declined to be included).

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 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 issued in draft form in May 2011 and compliance with the Davis Bacon Act.

