

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 September 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 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 was submitted to County of Alameda Environmental Services on September 22, 2011 and PWA on September 26, 2011 for final plan review. PWA approval is anticipated in October 2011. 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. OSHPD has approved Increment 1&2. Increment 3 was submitted to OSHPD for review on December 10, 2010 with permit issuance anticipated on January 3, 2012. Increment 4 is planned to be submitted to OSHPD on October 24, 2011. Increment 5 was submitted to OSHPD on August 5, 2011. Soft demolition of C, D & F Wings began in September 2011 with structural demolition to start in January 2012.

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 September 9, 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 September 2011:

- Clark Design/Build continues the Small Business Strategic Partnership Program with the following classes taught at no cost to the participants: Estimating, Scheduling, Project Management Principles, Presentation Skills and Plan Reading. These classes occur every Wednesday from 6:00pm to 9:00pm with dinner provided and will continue once a year through 2013. The instructional portion of this year's program ended on September 29, 2011. The program participants will begin the 4-week preparation of their final presentations to be given on November 2, 2011.
- Clark Design/Build successfully implemented its 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. Clark Design/Build and Turner Construction Group entered into an approximately \$5M subcontract agreement to perform work on Increments I and II of the Acute Tower phase of the project. The primary objective of the program is to increase business opportunities and partnerships between Clark Design/Build and small businesses like Turner Construction Group.
- In September 2011, Clark Design/Build scheduled a meeting with the Dean of Construction Management and Vocational Services Departments at Laney College to finalize goals, objectives and milestones of the Externship Program. The overall goal of the program is to provide access to a current construction project which will allow students to have insight into how concepts they are learning in the classroom are applied in a real setting. Clark Design/Build's objective is to utilize guest lectures from the Highland Hospital Design/Build team and on-site tours to achieve the goal.
- To date, Clark Design/Build has successfully assisted 66 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 897 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 and compliance with the Davis Bacon Act.

