

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 December 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 was submitted to County of Alameda Environmental Services on September 22, 2011 and PWA on September 26, 2011 for final plan review. PWA approved the documents on October 25, 2011. The Construction Notice to Proceed with the Main Building Package was issued to Clark Design/Build on November 1, 2011. Structural steel erection completed in December 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 February 2012. Increment 4 was submitted to OSHPD on October 26, 2011 with permit issuance anticipated for July 2012. Increment 5 was submitted to OSHPD on August 5, 2011 with permit issuance anticipated for April 2012. Street work to install pathway for new 12kV service at E31st and Stuart Street will complete in January 2012. Structural demolition of C, D & F Wings will begin 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 delivered the 100% Design Development Package to GSA/Vanir on October 25, 2011. The 100% DD submittal did not include all information necessary to complete review. Notice to Proceed with Construction Documents will be issued following Clark's submittal of additional information and County verification of scope, budget and Contract compliance.

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 December 1, 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 December 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 December, Clark Design/Build held weekly meetings with Turner Group regarding timely inspections that give adequate notice to the inspector, and coordination with the construction schedule and key team members to ensure an on time delivery. These meetings are held to ensure adherence to the stringent standards of an OSHPD 3 project.
- On December 15, 2011, members of the Clark Design/Build team interviewed 5 candidates for a semester long internship opportunity. After working with the Dean of Vocational studies and the Chair of the Construction Management program at Laney College, Clark Design/Build was able to source a total of 9 candidates for the position, 5 of which the team decided to interview for the position. The internship will be part-time and in addition to earning an hourly wage, the students will earn course credit through the Laney CM program for the skills they attain on the job. Although the team was only able to select 1-2 students for the Spring 2012 internship, Clark's community affairs consultant Andrea Lowe is planning to connect with other local construction firms to assess the possibility of placing the remaining students.
- To date, Clark Design/Build has successfully assisted 72 firms to obtain SLEB or ECOP certification.
- To date, Clark Design/Build has met with 126 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 905 firms (192 firms have declined to be included).
- Clark sponsored the Cypress Mandela Training Center at the Green Champion level with a \$10,000 donation. The funds will go toward helping Cypress Mandela continue to provide vital pre-apprenticeship training to the community.

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. GSA/Vanir has completed coordination of the contract requirements and a PCO has been issued to Clark Design/Build for their execution. Clark Design/Build is currently working on their implementation plan with assistance from GSA and Vanir.

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.

