

# 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, 2012.



### 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 2013/2014 after completion of the Highland Care Pavilion and spaces are made available in the E Building.

### CLARK DESIGN/BUILD CONTRACT

**Phase 1 - Highland Care Pavilion<sup>1</sup>:** 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. Construction completed to date includes hazardous materials abatement, demolition of existing buildings, utility relocations, shoring, installation of concrete podium structure, structural steel, mechanical, electrical, plumbing rough-in, and interior framing. Work currently underway includes exterior sheathing, waterproofing, roofing and interior sheetrock.

**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 and a permit issued on March 6, 2012. Increment 4 was submitted to OSHPD on October 26, 2011 with permit issuance anticipated for September 2012. Increment 5 was submitted to OSHPD on August 5, 2011 with a permit issued on July 27, 2012. Construction completed to date includes hazardous materials abatement and utility relocations. Work currently underway includes demolition of existing buildings, underground utilities, and shoring.

**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 Design/Build'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 - Highland Care Pavilion		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

<sup>1</sup> On June 19, 2012, the Alameda County Board of Supervisors approved the Alameda County Medical Center Board of Trustees' recommendation to name the new building on the corner of Vallecito and East 31st Street the Highland Care Pavilion.



**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 6, 2012. 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 July 2012:

- Clark Design/Build has developed and is implementing a General Contractor Mentoring Program aimed at small, local, disadvantaged general contractors with the purpose of equipping protégé firms with management, technical, and business tools needed to pursue larger projects and alleviate assistance going forward. The program is designed to train protégé firms and supplement their current capabilities. It is structured interactively to expose the protégé firm to real-time activities on a construction site aiding in the learning process. Additionally, the protégé firm is able to integrate into the operations staff which allows them to work hand-in-hand on a daily basis with Clark Design/Build. In July 2012, Clark Design/Build continued to work with Turner Group assisting them with compiling salvage tickets for recycled metal and concrete materials from the C-Wing demolition. This marks the first LEED project that the Turner Group has undertaken. With Turner Group's contract coming to a close in August 2012, Clark Design/Build contracted with their second protégé firm Corbin Building. Corbin has partnered with ISEC, Inc. on the Doors and Hardware packages on both the Highland Care Pavilion and Acute Care Tower. Corbin and ISEC have been working together to compile contract submittals. ISEC has also assisted Corbin by augmenting their administrative staff to generate RFIs and provide technical assistance on plan review. Clark Design/Build will continue to meet with Corbin on a regular basis over the life of the project.
- The 3rd year of the Small Business Strategic Partnership Program kicked off on July 10, 2012 with words from Clark Design/Build's senior management and Aki Nakao of GSA and other community leaders. This program provides businesses access to Clark Design/Build's in-house staff and training programs. A wide ranges of topics is offered including estimation, scheduling, project management principals, presentation skills, and plan reading. Clark Design/Build also uses resources from the local community to teach insurance, bonding, accounting, and marketing. Classes are available once a year through 2013 at no cost to the participant. To participate in the program, subcontractors are required to submit an application and participate in a phone interview.
- To date, Clark Design/Build has successfully assisted 75 firms to obtain SLEB or ECOP certification.
- A total of 56 packages have been procured, with 36 of those packages let to ECOP firms for the SAT & ACT.
- To date, Clark Design/Build has met with 129 contractors to better understand the unique challenges of each company, and develop solutions that would position them to be more competitive in the future.
- Clark Design/Build's Market Capacity Database includes 907 firms (192 firms have declined to be included).

**PROCUREMENT SCHEDULE**

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

**LABOR COMPLIANCE**

Davillier-Sloan (DSI), 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 executing their implementation plan with assistance from GSA and Vanir/DSI. Clark Design/Build began rolling the plan out in late May 2012 with an initial kick-off meeting. Since then, Clark Design/Build has been meeting with their sub-contractors to complete the required documentation. GSA/Vanir are working to finalize the change order language.

**COST MANAGEMENT UPDATE**

The budget for the Highland ATR Project is \$668 million. 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.

