



Status Report Presented to the
**CITIZENS GENERAL OBLIGATION
BOND OVERSIGHT COMMITTEE**

September 10, 2009





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EXECUTIVE SUMMARY

In November 2008, 84 percent of San Francisco voters (a record number) passed Proposition A approving the issuance of \$887.4 million in general obligation bonds for the purpose of providing a new acute care hospital on the San Francisco General Hospital Campus. To date the SFGH Rebuild Program Cost Forecast are below Budget Limits. Currently the aggressive Schedule presents the largest challenge to the SFGH Program. However, the majority of schedule milestones are being met and areas of weakness are being addressed. The SFGH Rebuild Program status by major Program Components is as follows:

SITE UTILITIES RELOCATION

Design & Permitting: December 2007 – July 2009

Construction: August 2009 – March 2010

Status Summary

- Design: Construction documents complete with coordination continuing
Review & Permitting: City Permits obtained, OSHPD plan review in process
Bids & Contracting: Site Utilities Project awarded to Local Business Enterprise (LBE) Subcontractors
Construction: City jurisdiction work underway, OSHPD jurisdiction work pending

Current & Upcoming Activities:

The first phases of Site Utilities Project are underway with initial tree relocations, and parking lot development near Building 4 is near completion. Initial tunnel utilities bypass work is on-going with required interior abatement completed. Approval of utilities under OSHPD jurisdiction – particularly the 12 kVa work in Building 5 – has been the most challenging for the design team to achieve, and plan review is continuing. The management team is addressing schedule delays associated with this work, both through re-sequencing to mitigate and contractually to preempt reoccurrences.

INCREMENT 1 – SHORING & EXCAVATION

Design & Permitting: June 2007 – December 2009

Construction: December 2009 – October 2010

Status Summary

- Design: Construction Documents Completed
Review & Permitting: OSHPD Permit Imminent
Bids & Contracting: Subcontractor Bids Received & Under Review
Construction: Notice to Proceed (NTP) Target December 2009

Current & Upcoming Activities:

Completed Construction Documents and Structural Analysis were submitted to the Office of Statewide Healthcare Planning and Development (OSHPD) for review and approval. OSHPD and the California Geological Survey (CGS) approved geological Studies. Approval of Shoring Design is imminent and the Bidding Process is underway. Utility coordination utilizing Building Information Modeling (BIM) 3D modeling is complete and incorporated in the Bidding Documents.



INCREMENT 2 – STEEL FRAMING (GRAVITY/SEISMIC/NONSTRUCTURAL)

Design & Permitting: June 2007 – December 2009

Bidding & Fabrication: September 2009 – June 2011

Construction: June 2011– April 2012

Status Summary

- Design: Construction Documents Completed
- Review & Permitting: OSHPD Phased Plan Review Underway
- Bids & Contracting: Pre-qualification Completed and Currently Bidding
- Construction: NTP for Shop Drawings Targeted First Quarter 2010

Current & Upcoming Activities:

Completed Construction Documents and Structural Analysis were submitted to the Office of Statewide Healthcare Planning and Development (OSHPD) for review and approval. Approval of the Gravity Design has been achieved. The Seismic Structural Computer Model acceptance is imminent. Building Information Modeling (BIM) 3D model is complete and actively utilized in coordination of Architectural, Mechanical, and Electrical Design advancement.

INCREMENT 3 – MAT FOUNDATION

Design & Permitting: June 2007 – December 2009

Construction: February 2011 – March 2011

Status Summary

- Design: Construction Documents Completed
- Review & Permitting: OSHPD Phased Plan Review Underway
- Bids & Contracting: Subcontractor Bids Received and Under Review
- Construction: Notice to Proceed (NTP) Target February 2011

Current & Upcoming Activities:

Completed Construction Documents and Structural Analysis were submitted to the Office of Statewide Healthcare Planning and Development (OSHPD) for review and approval. Design refinement is underway regarding hold-down requirements to optimize design, schedule, and cost constraints. With the Base Isolator Design and Prototype Test approved by OSHPD and the Geological Seismology characterization approved by OSHPD and the California Geological Survey (CGS), the procurement and fabrication of base isolators has been initiated.



INCREMENT 4 – CORE & BUILDOUT

Design & Permitting: June 2007 – April 2011

Construction: May 2011 – November 2014

Status Summary

- Design: 50% Construction Documents Submittal Scheduled for September 2009
- Review & Permitting: OSHPD Submittal Scheduled for March 2011
- Bids & Contracting: Trade Packages being developed
- Construction: Scheduled to begin May 2011

Current & Upcoming Activities:

Design Development (DD) will be 100% complete once FCA obtains departmental sign-off of all room data sheets. Fong & Chan Architects (FCA) is preparing the 50% Construction Documents (CDs) for submission on 9/30/09. At that time FCA, Webcor, and Jacobs will prepare cost estimates and perform constructability reviews. The Architectural, Mechanical, Plumbing, and Electrical BIM 3D model is well developed and advancing design coordination and constructability refinements. The design team is addressing OSHPD Preliminary Design review, City Agency review, Construction Management/General Contractor, and Executive Construction Management constructability review comments.

INCREMENT 5 - MEDICAL EQUIPMENT

Design & Permitting: December 2009 – February 2011

Installation: September 2011

Status Summary: Currently integrated in Increment 4

Current & Upcoming Activities:

Medical Equipment are currently identified and included in Increment 4. Increment 5 will be activated by later stage Major Equipment selections as required.

INCREMENT 6 - CURTAIN WALL & EXTERIOR PRECAST PANELS

Design & Permitting: June 2007 – April 2011

Construction: May 2012 – March 2013

Status Summary

- Design: Design Drawings and Shop Drawings under concurrent development
- Review & Permitting: OSHPD Submittal Scheduled for December 2009
- Bids & Contracting: Trade Packages Awarded
- Construction: Scheduled to begin May 2011

Current & Upcoming Activities:

Contracts have been executed for Curtain Wall and Pre-Cast Systems. Both subcontractors are participating in design coordination meetings and submitting shop drawings for FCA to review. Increment 6 is on track for OSHPD submittal in December 2009 with both construction documents and subcontractor's engineered shop drawings concurrently, thus avoiding Deferred Approvals with OSHPD – which historically have caused much delay cost and schedule issues on traditionally delivered projects.



SERVICE BUILDING MODIFICATION

Design & Permitting: June 2007 – December 2009

Construction: September 2010 – September 2011

Status Summary

- Design: 50% Construction Documents in coordination
Review & Permitting: Preliminary Submittal in progress with OSHPD 100% CDs on target for December Plan Review with OSHPD
Bids & Contracting: Generators Procured & Design Build Contract in Place
Construction: Scheduled to begin Fourth Quarter 2010

Current & Upcoming Activities:

SFGH Rebuild-related Service Building Modifications have been integrated with a separate Emergency Generator Project addressing legacy compliance issues with the Service Building. The delay in the Emergency Generator Project represented a potential severe schedule impact to the SFGH Rebuild. Integration of Project Scopes on the Service Building Modification component has restored the schedule and enhanced coordination. The Design-Build Team of Rubecon/MSA has been contracted, and the design is in the 50% Construction Document (CD) phase. SFGH Rebuild-related construction remains under CM/GC implementation.

FURNITURE, FIXTURES & EQUIPMENT (FF&E)

Design & Coordination: June 2007 – December 2011

Procurement & Installation: August 2009 – December 2014

Status Summary: Majority of equipment selection finalized. Procurement advancing.

Current & Upcoming Activities:

FF&E fundraising opportunities are under development with the SFGH and SFGH Foundation. FF&E Procurement and Transition Planning strategy initiated with responsible City departments.

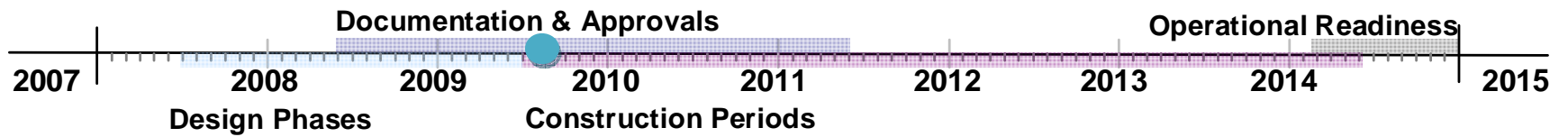


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EXHIBITS



Exhibit 1 – Program Schedule



Architectural & Engineering Team



Construction Manager/ General Contractor + Design Assist Core Sub-Subcontractors



Sub-Contractor Trades





Exhibit 2 - Program Budget

1.	Construction		
	Site Utilities Relocation		
	Service Bldg. Modifications		
	Increment # 1-Shoring and Excavation		
	Increment #2 – Steel Framing		
	Increment #3 – Mat Foundation		
	Increment # 4-Core and Buildout		
	Increment #5 – Medical Equipment*		
	Increment # 6-Curtain Wall and Exterior Precast Panel		
	Sub Total:		\$717,100,000
	Construction related costs		
	Temporary relocation	\$1,100,000	
	DTIS-allowance	\$3,000,000	
	City agencies		
	Art Enrichment Program	\$7,060,000	
	Sub Total:		\$11,160,000
2.	Project Control		
	Environmental & Regulatory services	\$21,444,000	
	Architectural/Engineering Services	\$96,695,305	
	Project management DPW/DPH	\$20,060,695	
	City Agencies-support services	\$1,050,000	
	Sub Total:		\$139,250,000
3.	Program Costs		
	Program wide Contingency	\$10,650,977	
	CGOBOC Fees (\$887,400 included in #4 Finance Costs)		
	Sub Total:		\$10,650,977
4.	Finance Costs	\$9,239,023	
	Sub Total		\$9,239,023
	GRAND TOTAL		\$887,400,000

*Includes bond eligible portion of Medical Equipment only



Exhibit 3 - Bond Sales

First Bond Sale \$136,000,000

Budgeted Revenue		\$136,000,000
Sources:	Bond Proceeds Par Amount	\$131,650,000
	Premium on Issuance	\$6,641,980
	Interest Revenue	\$725,765
Total Actual Revenue:		\$137,870,536¹
Expenses:	Bond Account for Debt Service	\$6,641,980
	Cost of Issuance	\$500,668
	Internal Audit	\$386,572
Total Expenses:		\$7,529,220

FORECAST:

SECOND BOND SALE ANTICIPATED DURING 1ST QUARTER OF 2010 IN THE APPROXIMATE AMOUNT OF **\$133,500,000**

¹ Total Actual Revenue per FAMIS System (based on Premium, less Underwriter's Discount of \$1,147,209)



Exhibit 4 - Appropriations, Expenditures, and Encumbrances Report

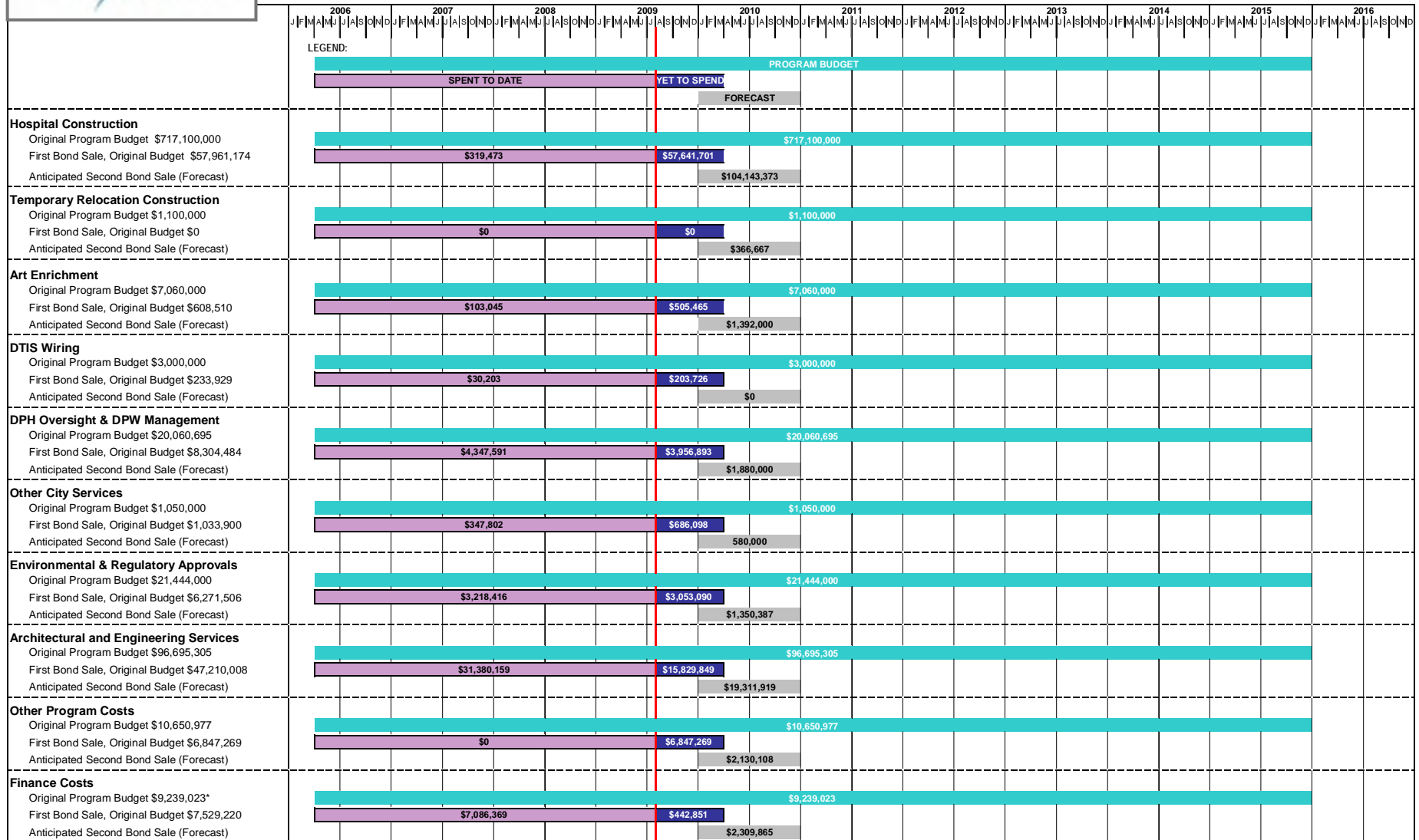
SFGH REBUILD BUDGET SUMMARY	BUDGET	FUND SOURCES			EXPENDITURES/ENCUMBRANCES		
	Appropriations July 31, 2009	Prop A General Obligation Bonds- 1st Bond Sale	Other	Total Sources	Expenditures July 31, 2009	Encumbrances July 31, 2009	Balance July 31, 2009
PURCHASE, CONSTRUCTION, & MOBILIZATION	58,803,613	58,803,613	0	58,803,613	452,721	211,731	58,139,160
HOSPITAL CONSTRUCTION CONTRACT	57,961,174	57,961,174	0	57,961,174	319,473	0	57,641,700
TEMPORARY RELOCATION CONSTRUCTION	0	0	0	0	0	0	0
ART ENRICHMENT	608,510	608,510	0	608,510	103,045	8,005	497,460
DTIS WIRING	233,929	233,929	0	233,929	30,203	203,726	-1
PROJECT CONTROL	62,819,898	62,819,898	0	62,819,898	39,293,968	8,379,676	15,146,254
DPH DEPARTMENT OVERSIGHT AND MANAGEMENT	5,625,474	5,625,474	0	5,625,474	2,337,387	140,754	3,147,333
DPW PROJECT MANAGEMENT	2,679,010	2,679,010	0	2,679,010	2,010,204	0	668,806
CITY SERVICES	1,033,900	1,033,900	0	1,033,900	347,802	41,875	644,223
ENVIRONMENTAL & REGULATORY APPROVALS	6,271,506	6,271,506	0	6,271,506	3,218,416	224,953	2,828,137
A/E SERVICES	47,210,008	47,210,008	0	47,210,008	31,380,159	7,972,094	7,857,755
OTHER PROGRAM COSTS	6,847,269	6,847,269	0	6,847,269	0	0	6,847,269
FINANCE COSTS	7,529,220	7,529,220	0	7,529,220	7,086,369	0	442,851
CONTROLLER'S AUDIT FUND	257,715	257,715	0	257,715	0	0	257,715
GGOBOC AUDIT FUND	128,857	128,857	0	128,857	0	0	128,857
UNDERWRITER'S DISCOUNT	1,147,209	1,147,209	0	1,147,209	1,147,209	0	0
COSTS OF ISSUANCE	500,668	500,668	0	500,668	444,389	0	56,279
PREMIUM ON ISSUANCE*	5,494,771	5,494,771	0	5,494,771	5,494,771	0	0
TOTALS	136,000,000	136,000,000	0	136,000,000	46,833,059	8,591,407	80,575,534

NOTE:
*EXCLUDES UNDERWRITER'S DISCOUNT



Exhibit 5 - Gantt Chart (Costs Expended to Date)

San Francisco General Hospital Rebuild Program



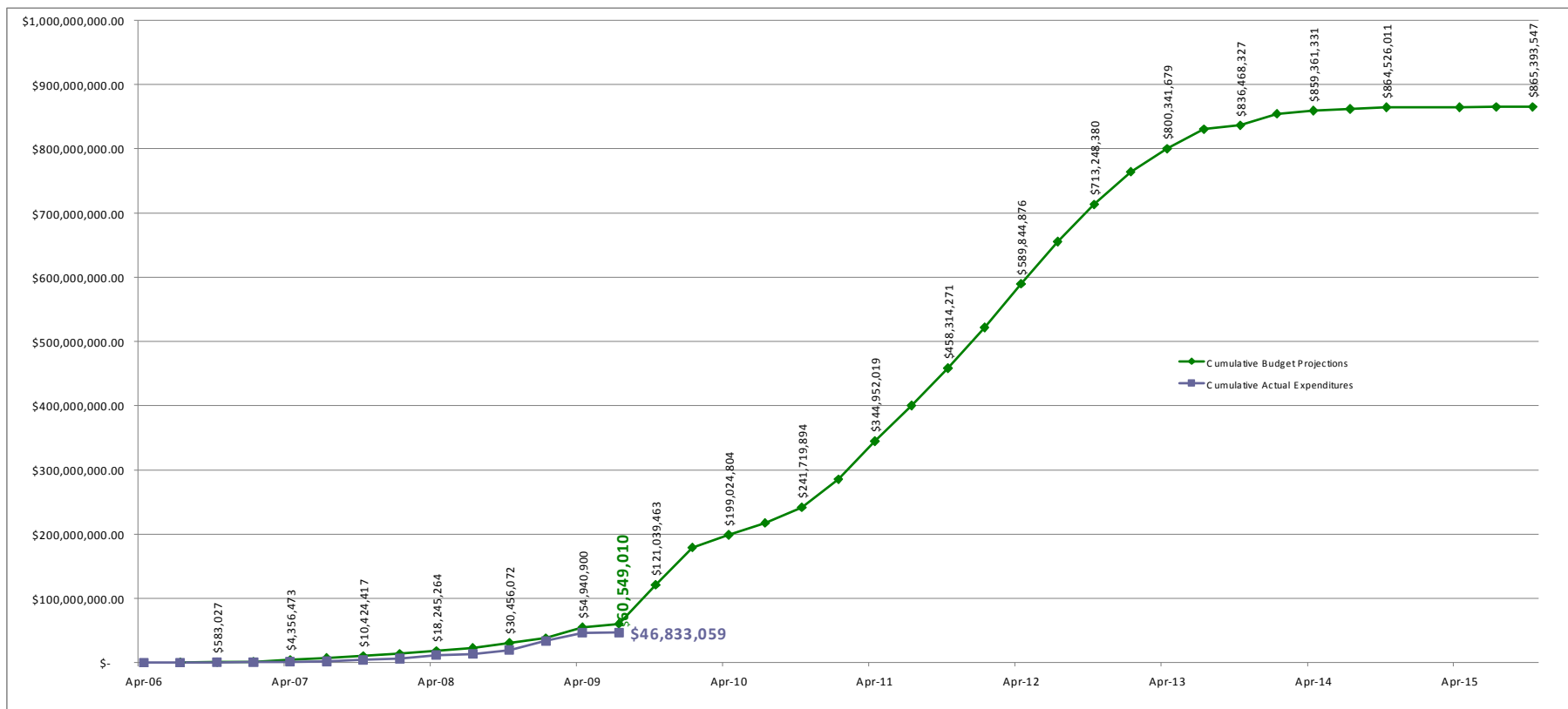
TOTAL PROGRAM BUDGET	\$887,400,000
FIRST BOND SALE - ORIGINAL BUDGET	\$136,000,000
SECOND BOND SALE (ESTIMATED BUDGET)	\$135,000,000

NOTES

1. Projected Completion Date is January 1, 2015. This schedule assumes punchlist activity through 2015.
 2. Forecast for Second Bond Sale subject to change based on actual cash flow.
 3. Costs are per FAMIS, as of July 31, 2009.
- *Does not include Premium on Issuance. Finance cost projections are based on input from the Office

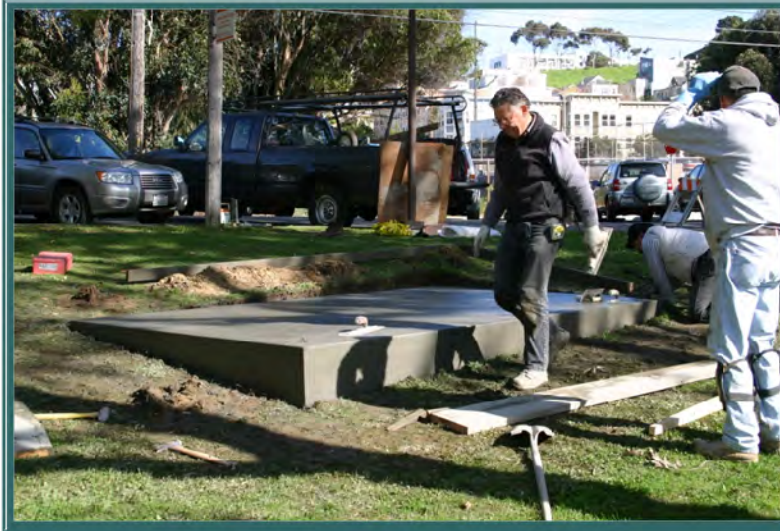


Exhibit 6 - Cash Flow Chart (Forecast v. Actual)



Site Readiness Progress Photos

Public Art Relocations





Site Readiness Progress Photos

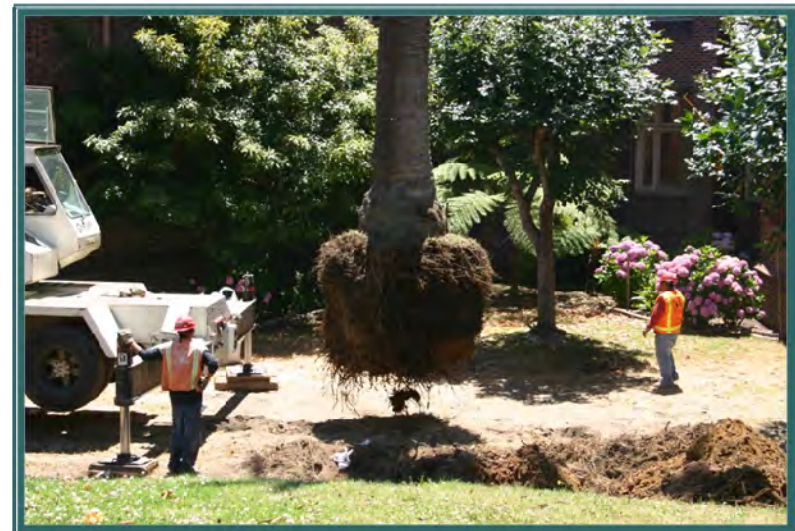
Phase 1A—ADA Parking Lot





Site Readiness Progress Photos

Tree Preservation Management





Site Readiness Progress Photos

Utility Tunnel Abatement & Relocations

