



Quarterly Report to the
**CITIZENS GENERAL OBLIGATION
BOND OVERSIGHT COMMITTEE**

April 22, 2010





TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
PROGRAM SUMMARY	2
SITE UTILITIES RELOCATION	2
INCREMENT 1 – SHORING & EXCAVATION	2
INCREMENT 2 – STEEL FRAMING (GRAVITY/SEISMIC/NONSTRUCTURAL)	3
INCREMENT 3 – MAT FOUNDATION	3
INCREMENT 4 – CORE & BUILDOUT	4
INCREMENT 5 - MEDICAL EQUIPMENT	4
INCREMENT 6 - CURTAIN WALL & EXTERIOR PRECAST PANELS	5
INCREMENT 7 - STAIRS, MISCELLANEOUS STEEL, AND MEP SEISMIC SUPPORTS	5
INCREMENT 8 - EQUIP. ANCHORAGE AND MISC. STRUCTURAL REVIEW	5
SERVICE BUILDING MODIFICATION	6
FURNITURE, FIXTURES & EQUIPMENT (FF&E)	6
EXHIBITS	7
EXHIBIT 1 - PROGRAM SCHEDULE	8
EXHIBIT 2 - PROGRAM BUDGET	9
EXHIBIT 3 – BOND SALES	10
EXHIBIT 4 – 2 nd BOND SALE BREAKDOWN	11
EXHIBIT 5 - APPROPRIATIONS, EXPENDITURES, AND ENCUMBRANCES	12
EXHIBIT 6 - GANTT CHART (COSTS EXPENDED TO DATE)	13
EXHIBIT 7 – TO DATE TRADE PACKAGE RESULTS	14
PROGRESS PHOTOS	15
Site Readiness – Project Site Demolition & Utility Relocations	15
Site Readiness – Building ADA Access Reconfigurations	16
Site Readiness – Project Site Demolition & Clearing	17
Site Readiness – Project Site Demolition & Clearing	18
Mock-up Room Build-outs	19



EXECUTIVE SUMMARY

It has been just over a year since, 84 percent of San Francisco voters 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. The SFGH Rebuild team is pleased to report much has been accomplished with all increments of the Program advancing. Site utility work being performed throughout the campus to ready the site for excavation and building construction continues to advance with near completion of City jurisdiction utilities in place. Approval of the OSPHD jurisdiction site utilities was granted on March 17, 2010. With receipt of the OSHPD Building Permit, the OSHPD site utilities will proceed. The Shoring and Excavation Project was granted OSPHD plan approval on December 7, 2009 and Building Permit issued January 19, 2010. Fabrication of soldier beams and tiebacks has commenced. Excavation Sub-Contractor is beginning mobilization this month. The building structural frame and foundations plan review is complete with OSHPD's contract plan reviewer and in final process for OSHPD Plan Approval. The construction documents for the build-out of the hospital were submitted to OSHPD for Plan Review on March 22, 2010. The construction documents for the building enclosure including shop drawings for sub-contractor will be submitted this month to OSHPD as well. The construction documents for the Emergency Generator Project which includes the Rebuild required work in the existing Service Building has been submitted to OSHPD. Plan Review is continuing with back check comments received and being addressed.

The SFGH Rebuild team continues to refine the 50% Construction Document cost forecast based on recent OSHPD completed Construction Documents. To date the SFGH Rebuild Program cost forecast remains below overall budget limits. The aggressive Schedule continues to present the largest challenge to the SFGH Program. The majority of all pre-construction milestones have been met. The Structural Project Increments have advanced through Office of Statewide Health Planning and Development (OSHPD) review at an unprecedented pace; however the Site Utilities Relocation segment under OSHPD jurisdiction continues to delay the Project. Since last report, the design team has received plan approval for the OSHPD Site Utilities Project which has been driving the schedule delays to date resulting in a current forecasted December 2015 operations date. This current forecast maintains a conservative outlook recognizing risk of unknowns associated with Site Utility Relocations. The SFGH Rebuild Team continues to study and engage alternative approaches to the construction work as well as restructuring design and permitting increments and subprojects striving to mitigate much of the occurred delays. The current cost model has accounted for the forecasted extended schedule albeit the SFGH Rebuild Team continues to work collectively to improve on mitigating this delay.

Second Bond Sale: 2nd Bond Sale completed in March 2010, with bond proceeds of \$294,695,000.

Trade Packages & Budgets: Since last report no additional trade packages have been conducted. Exhibit 7 remains as reported last quarter.



Quarterly Report to the
**CITIZENS GENERAL OBLIGATION
BOND OVERSIGHT COMMITTEE**
April 2010 update

PROGRAM SUMMARY

The SFGH Rebuild Program status by major Program Components is as follows:

SITE UTILITIES RELOCATION

Design & Permitting: December 2007 – July 2009 (OSHDP March 2010)

Construction: August 2009 – February 2011

Status Summary

Design: Construction Documents complete
Review & Permitting: City & OSHPD Approvals in place, OSHPD Permit in process
Bids & Contracting: Site Utilities Project awarded to Local Business Enterprise (LBE) Subcontractors
Construction: City jurisdiction work progressing, OSHPD jurisdiction initiating

Current & Upcoming Activities:

All non-OSHPD phases of Site Utilities Project are underway with the active areas of the Project Site fenced and secured. The majority of the non-OSHPD utility work has advanced in the tunnel bypass work between Buildings 10 and 40. Temporary construction access and public traffic patterns have been established on campus with much success in minimizing disruptions in campus operations. Utilities under OSHPD jurisdiction – particularly the 12 KV work in Building 5 have delayed this phase but site activities and excavation approach have been modified to mitigate the impact as much as possible. The major site demolition and clearing is completed with initial excavation and discovered below grade abandoned foundation / site debris removal underway. Exposure of tunnel and abatement being initiated as well as mobilization of mass excavation sub-contractor is underway.

INCREMENT 1 – SHORING & EXCAVATION

Design & Permitting: June 2007 – December 2009

Construction: January 2010 – August 2011

Status Summary

Design: Construction Documents Completed
Review & Permitting: OSHPD Plan Approval & Building Permit Issued
Bids & Contracting: Awarded to Local Business Enterprise (LBE) Subcontractor Contracting in Process
Construction: Soldier Beam & Tie Back Fabrication Underway

Current & Upcoming Activities:

Shop Drawings and Submittals approved. Soldier beams & tie-back fabrication underway. Excavation Sub-Contractor is mobilizing on site. Mass Excavation commencing this month. Early excavation to remove abandoned foundations, as well as, exploratory digging associated with upcoming utility tunnel removal underway.



Quarterly Report to the
**CITIZENS GENERAL OBLIGATION
BOND OVERSIGHT COMMITTEE**
April 2010 update

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 Approval complete, Building Permit In Process
Bids & Contracting: Bid Completed & Sub-Contract in Place
Construction: NTP for Shop Drawings Targeted First Quarter 2010

Current & Upcoming Activities:

The Office of Statewide Health Planning and Development (OSHPD) contract reviewer has approved Construction Documents and Structural Analysis. Issuance of formal OSHPD approval and Building Permit is in final stage of process. Building Information Modeling (BIM) 3D structural modeling is complete and actively utilized in coordination of Architectural, Mechanical, and Electrical Design advancement. The steel trade package has been awarded. Shop Drawings and Mill Orders are being developed. Steel Stairs, Miscellaneous Steel, and Seismic Mechanical, Electrical, and Plumbing support packages have been redefined to be submitted to OSHPD as Increment 7 & 8 to better support OSHPD review sequencing as it relates to Building Core & Build-out (Inc. 4) review as well as to maintain continuity with OSHPD contract reviewer.

INCREMENT 3 – MAT FOUNDATION

Design & Permitting: June 2007 – December 2009

Construction: August 2011 – October 2011

Base Isolation Install: October 2011 – December 2011

Status Summary

Design: Construction Documents Completed
Review & Permitting: OSHPD Phased Plan Approval complete, Building Permit In Process
Bids & Contracting: Pre-Qualification Underway and Bid Package Being Developed
Construction: Notice to Proceed (NTP) target revised to August 2011

Current & Upcoming Activities:

The Office of Statewide Health Planning and Development (OSHPD) contract reviewer has approved Construction Documents and Structural Analysis. Issuance of formal OSHPD approval and Building Permit is in final stage of process. 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 seismic base isolator components have been fabricated. Assembly, testing and inspection of isolators is on hold until Building Permit received. The concrete trade package which includes the mat foundation is being finalized.



Quarterly Report to the
**CITIZENS GENERAL OBLIGATION
BOND OVERSIGHT COMMITTEE**
April 2010 update

INCREMENT 4 – CORE & BUILDOUT

Design & Permitting: June 2007 – April 2011

Construction: January 2012 – April 2015

Status Summary

Design: Construction Documents Completed / BIM Coordination Continuing
Review & Permitting: OSHPD Plan review underway, forecasted permit in October 2011
Bids & Contracting: Trade Packages being developed, forecasted buy-outs November 2010
Construction: Currently forecasted for January 2011

Current & Upcoming Activities:

Construction Documents completed and submitted to OSHPD. The Architectural, Mechanical, Plumbing, and Electrical BIM 3D model continues to advance design coordination and constructability refinements. BIM Coordination is scheduled through end of 2010. The original aggressive Schedule reflecting the original 2015 state deadline continues to present the largest challenge to the SFGH Program. The SFGH Rebuild Team has readdressed the schedule to account for the delays due to site utility permitting issues with OSHPD, as well as, reestablished Project increments with OSHPD and Design Team to best mitigate impacts of delays. The revised schedule has resulted in a forecasted December 2015 operations date while maintaining a more conservative forecast. The revised master schedule is included in Exhibit 1.

The SFGH Rebuild team continues to refine the 50% Construction Document cost forecast based on recent OSHPD completed Construction Documents. To date the SFGH Rebuild Program cost forecast remains below overall budget limits with the forecasted cost of completed construction between \$646M to \$687M. FCA, Webcor, and Jacobs are continuing to conduct cost and coordination reviews to optimize the constructability and value of the Project design as we progress through the final stages of sub-contractor coordination and the OSHPD review process.

INCREMENT 5 - MEDICAL EQUIPMENT

Design & Permitting: May 2011 – October 2013

Installation: January 2014 – January 2015

Status Summary: Imaging Room Equipment , All other medical equipment provisions in Increment 4.

Current & Upcoming Activities:

Majority Medical Equipment are currently identified and included in Increment 4. Increment 5 has been established with OSHPD to address Imaging Equipment Rooms to be finalized and developed at later stages of Project to ensure latest technology installations.



Quarterly Report to the
**CITIZENS GENERAL OBLIGATION
BOND OVERSIGHT COMMITTEE**
April 2010 update

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 revised for to March 2010
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 was to be submitted to OSHPD in December 2009 but the team revised the submittal date to March 2010 to align it with the Increment 4 submittal to better ensure coordination between the two increments particularly with respect to enclosure interface with the build-out and edge of slab conditions. Both construction documents and subcontractor's engineered shop drawings will be submitted concurrently, thus avoiding Deferred Approvals with OSHPD – which historically have caused much delay cost and schedule issues on traditionally delivered projects.

INCREMENT 7 - STAIRS, MISCELLANEOUS STEEL, AND MEP SEISMIC SUPPORTS

Design & Permitting: April 2010 – October 2011

Construction: Concurrent with Increment 4

Status Summary

Review & Permitting: OSHPD Submittal - Segment 1: April 2010 Segment 2: November 2010

Current & Upcoming Activities:

Final Construction Documents are currently being prepared for submittal to OSHPD contract plan reviewer in April 2010.

INCREMENT 8 - EQUIP. ANCHORAGE AND MISC. STRUCTURAL REVIEW

Design & Permitting: February 2011 – September 2012

Construction: Concurrent with Increment 4

Status Summary

Review & Permitting: OSHPD Submittal targeted for February 2011

Current & Upcoming Activities:

FF&E coordination is underway for Construction Documents submittal to OSHPD contract plan reviewer in February 2011.



Quarterly Report to the
**CITIZENS GENERAL OBLIGATION
BOND OVERSIGHT COMMITTEE**
April 2010 update

SERVICE BUILDING MODIFICATION

Design & Permitting: June 2007 – September 2010

Construction: September 2010 – September 2011

Status Summary

<u>Design:</u>	Construction Documents Completed
<u>Review & Permitting:</u>	OSHPD review underway
<u>Bids & Contracting:</u>	Generators Procured & Design Build Contract in Place
<u>Construction:</u>	Scheduled to begin Third Quarter 2010

Current & Upcoming Activities:

SFGH Rebuild-related Service Building Modifications have been integrated with a separate Emergency Generator Project. OSHPD has completed their Preliminary Plan Review of the Project. OSHPD plan review began in January 2010 and is scheduled to be completed in April 2010. Generators have been procured and completion is expected in third quarter 2010. The Emergency Generator Project's Design/Build team has secured Payment and Performance Bonds. Emergency Generator Project not under Rebuild scope is currently in financing process with Office of Public Finance.

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. The FF&E Manager Contract is being negotiated and coordinated.

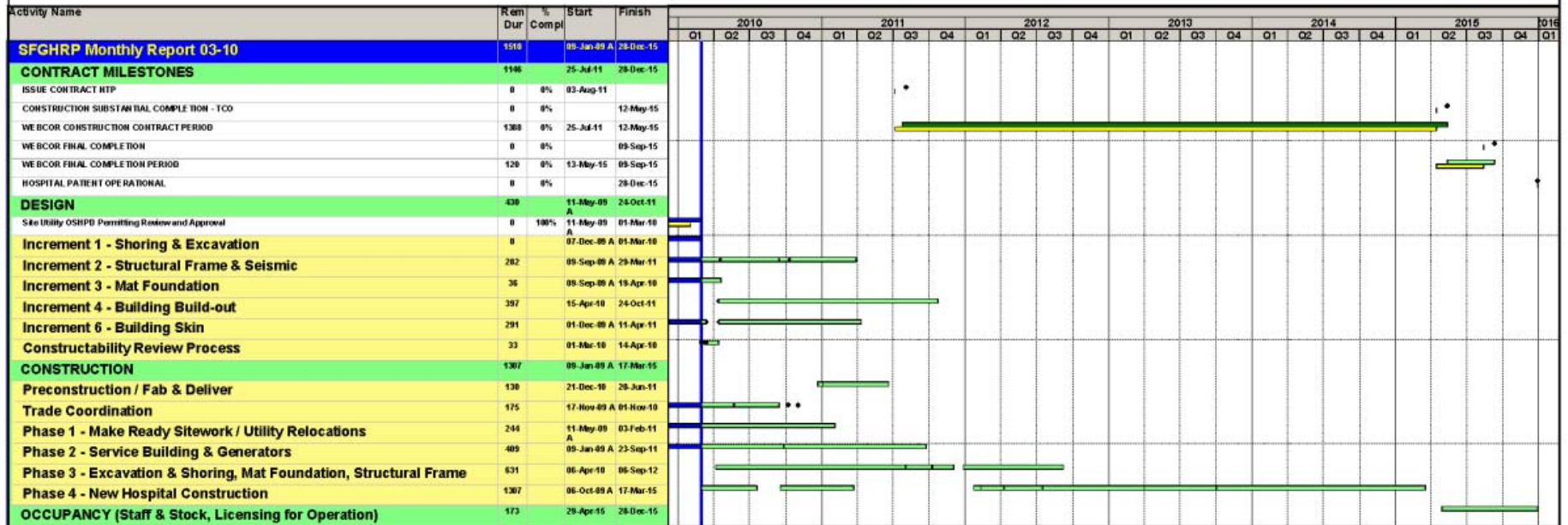
EXHIBITS



EXHIBIT 1 - PROGRAM SCHEDULE

San Francisco General Hospital Rebuild Program

Master Schedule as of 01-Mar-10



Remaining Work
 Remaining Level of Effort
 Primary Baseline
 Actual Level of Effort
 Actual Work

←
→
 Milestone

Page 1 of 1

Date : 12-Apr-10



EXHIBIT 2 - PROGRAM BUDGET

1.	Construction ¹		
	Site Utilities Relocation		
	Service Bldg. Modifications		
	Increment #1-Shoring and Excavation		
	Increment #2 – Steel Framing		
	Increment #3 – Mat Foundation		
	Increment #4-Core and Buildout (New SFGH Hospital)		
	Increment #5 – Medical Equipment ²		
	Increment #6-Curtain Wall and Exterior Precast Panel		
	Sub Total:		\$708,100,000
	Construction related costs		
	Temporary relocation	\$1,100,000	
	DTIS-allowance	\$3,000,000	
	Art Enrichment Program	\$7,060,000	
	Sub Total:		\$11,160,000
2.	Project Control		
	Environmental & Regulatory services	\$21,444,000	
	Architectural/Engineering Services	\$105,695,305	
	Project management DPW/DPH ³	\$19,860,695	
	City Agencies-support services	\$1,250,000	
	Sub Total:		\$148,250,000
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

¹ A budget of \$9,000,000 has been reallocated from the Hospital Construction Contract budget of \$717,100,000 to the Architectural /Engineering Services budget, for tracking CM-GC Pre-Construction activities.

² Includes bond eligible portion of Medical Equipment only

³ A budget of \$200,000 has been reallocated from the DPH/DPW Management budget to the City Services category, as an added budget for HRC to ensure LBE compliance.



EXHIBIT 3 – BOND SALES

First Bond Sale \$136,000,000

Budgeted Revenue: \$136,000,000

Sources:	Bond Proceeds Par	
	Amount	\$131,650,000
	Less Underwriter's	
	Discount	(\$1,147,209)
	Premium on Issuance	\$6,641,980
	Interest Revenue	\$1,468,000

Total Actual Revenue: \$138,612,771

Expenses:	Bond Account for Debt	
	Service	\$6,641,980
	Cost of Issuance	\$443,034
	Audit Fund*	\$386,572

Total Expenses: \$7,471,586

Second Bond Sale \$305,000,000

Budgeted Revenue: \$305,000,000

Sources:	Bond Proceeds Par	
	Amount	\$294,695,000
	Less Underwriter's	
	Discount	(\$694,863)
	Premium on Issuance	\$13,574,666
	Interest Revenue	\$0

Total Actual Revenue: \$307,574,804

Expenses:	Bond Account for Debt	
	Service*	\$13,574,666
	Cost of Issuance*	\$571,740
	Audit Fund*	\$294,695

Total Expenses: \$14,441,102

*Input provided by the Office of Public Finance and is not posted in the FAMIS system.



EXHIBIT 4 – 2nd BOND SALE BREAKDOWN

1. PURCHASE, CONSTRUCTION, & MOBILIZATION		\$239,520,222
HOSPITAL CONSTRUCTION CONTRACT	\$235,241,555	
TEMPORARY RELOCATION CONSTRUCTION	\$366,667	
ART ENRICHMENT	\$2,912,000	
DTIS WIRING	\$1,000,000	
2. PROJECT CONTROL		\$50,951,845
DPH DEPARTMENT OVERSIGHT & MGT.	\$2,279,579	
DPW PROJECT MANAGEMENT	\$1,591,400	
CITY SERVICES	\$503,705	
ENVIRONMENTAL & REGULATORY APPROVALS	\$3,315,577	
A/E SERVICES	\$43,261,584	
3. OTHER PROGRAM COSTS		\$2,662,635
4. FINANCE COSTS		\$4,275,298
2nd BOND SALE ESTIMATE		\$297,410,000



EXHIBIT 5 - APPROPRIATIONS, EXPENDITURES, AND ENCUMBRANCES

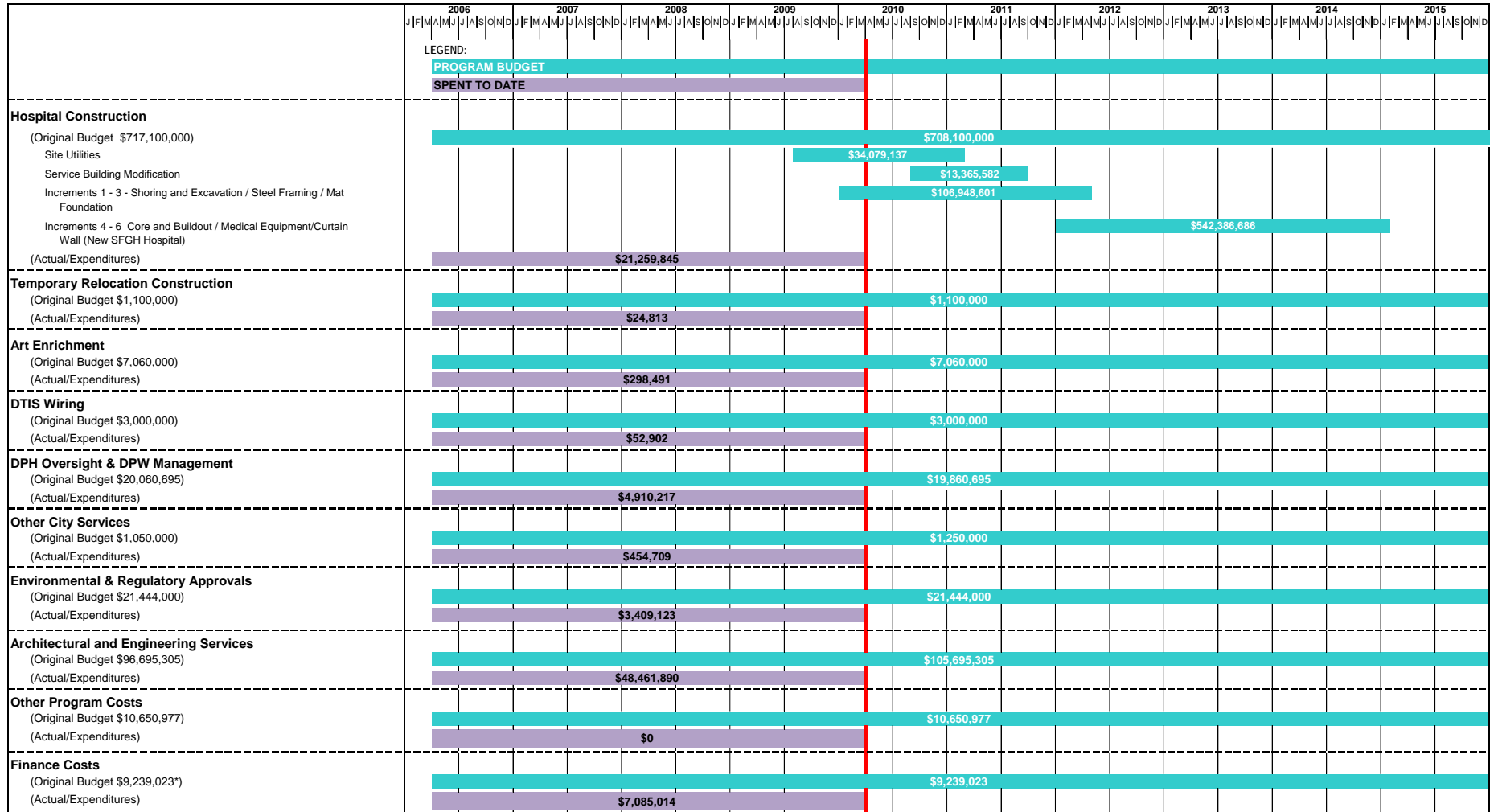
SFGH REBUILD BUDGET SUMMARY	BUDGET	FUND SOURCES					EXPENDITURES/ENCUMBRANCES		
	Appropriations March 31, 2010 ₂	Prop A General Obligation Bonds- 1st Bond Sale	Prop A General Obligation Bonds- 2nd Bond Sale	G.O. Bond Sutilot	Other	Total Sources	Expenditures March 31, 2010 ₂	Encumbrances March 31, 2010 ₂	Balance March 31, 2010
PURCHASE, CONSTRUCTION, & MOBILIZATION	56,391,615	56,391,615	0	56,391,615	0	56,391,615	21,636,050	26,427,410	8,328,155
HOSPITAL CONSTRUCTION CONTRACT	54,553,384	54,553,384		54,553,384	0	54,553,384	21,259,845	25,959,855	7,333,684
TEMPORARY RELOCATION CONSTRUCTION	117,049	117,049		117,049	0	117,049	24,813	7,613	84,623
ART ENRICHMENT	1,465,520	1,465,520		1,465,520	0	1,465,520	298,491	272,008	895,022
DTIS WIRING	255,662	255,662		255,662	0	255,662	52,902	187,934	14,827
PROJECT CONTROL	69,554,176	69,554,176	0	69,554,176	0	69,554,176	57,235,939	7,780,203	4,538,034
DPH DEPARTMENT OVERSIGHT AND MANAGEMENT	3,169,299	3,169,299		3,169,299	0	3,169,299	2,229,402	559,979	379,919
DPW PROJECT MANAGEMENT ,	2,879,010	2,879,010		2,879,010	0	2,879,010	2,680,815	0	198,195
OTHER CITY SERVICES	632,592	632,592		632,592	0	632,592	454,709	177,883	0
ENVIRONMENTAL & REGULATORY APPROVALS	6,326,667	6,326,667		6,326,667	0	6,326,667	3,409,123	258,515	2,659,029
A/E SERVICES ,	56,546,608	56,546,608		56,546,608	0	56,546,608	48,461,890	6,783,827	1,300,891
OTHER PROGRAM COSTS	2,524,989	2,524,989	0	2,524,989	0	2,524,989	0	0	2,524,989
FINANCE COSTS	7,529,220	7,529,220	0	7,529,220	0	7,529,220	7,085,014	0	444,206
CONTROLLER'S AUDIT FUND	257,715	257,715		257,715	0	257,715	0	0	257,715
CGOBOC AUDIT FUND	128,857	128,857		128,857	0	128,857	0	0	128,857
UNDERWRITER'S DISCOUNT	1,147,209	1,147,209		1,147,209	0	1,147,209	1,147,209	0	0
COSTS OF ISSUANCE	500,668	500,668		500,668	0	500,668	443,034	0	57,634
PREMIUM ON ISSUANCE ,	5,494,771	5,494,771		5,494,771		5,494,771	5,494,771	0	0
UNALLOCATED FUNDS	305,000,000		305,000,000	305,000,000	0	305,000,000	0	0	305,000,000
TOTALS	441,000,000	136,000,000	305,000,000	441,000,000	0	441,000,000	85,957,003	34,207,613	320,835,385

NOTES:

1. EXCLUDES UNDERWRITER'S DISCOUNT OF \$1,147,209
2. APPROPRIATIONS, EXPENDITURES AND ENCUMBRANCES ARE BASED ON THE FAMIS SYSTEM.
3. BUDGET TRANSFERS CURRENTLY PENDING.



EXHIBIT 6 - GANTT CHART (COSTS EXPENDED TO DATE)



NOTES:

1. This schedule assumes punchlist activity through 2015.
2. Costs are per FAMIS: Expenditures as of 3/31/2010
3. Cost system to track project component expenditures will be finalized at 100% Construction Document Phase.

*Does not include Premium on Issuance. Finance cost projections are based on input from the Controller's Office of Public Finance.



EXHIBIT 7 – TO DATE TRADE PACKAGE RESULTS

RECENT TRADE PACKAGE RESULTS December 31, 2009							
Item	Bid Package	Subcontractor Bid Scope Description	DD Budget	Trade Bid	Savings (by \$)	Savings (by Percentage)	Notes
1	BP-1, BP-2	Curtainwall/Metal Panels/Precast	\$ 26,993,413	\$ 26,521,953	\$ 471,460	1.75%	2
2	BP-3	Pneumatic Tubes	\$ 2,154,455	\$ 2,154,455	\$ -	0.00%	4
3	BP-4	Phase 1 Site Utilities	\$ 19,396,908	\$ 19,393,870	\$ 3,038	0.02%	3
4	BP-6	Shoring, Earthwork, Dewatering	\$ 20,099,025	\$ 14,654,500	\$ 5,444,525	27.09%	
5	BP-11	Tower Crane	\$ 1,772,500	\$ 1,504,158	\$ 268,342	15.14%	
6	BP-12	Personnel Hoists	\$ 613,478	\$ 654,098	\$ (40,620)	-6.62%	
7	BP 15	Elevators & Dumbwaiters	\$ 6,263,400	\$ 5,460,800	\$ 802,600	12.81%	
8	BP-51	Emergency Generators	\$ 4,600,000	\$ 2,856,127	\$ 1,743,873	37.91%	5
9	BP-61	Loading Dock Retaining Wall	\$ 280,000	\$ 106,938	\$ 173,062	61.81%	
10	N/A	Seismic Isolators	\$ 3,757,219	\$ 3,683,965	\$ 73,254	1.95%	
11	BP-9	Structural Steel & Metal Deck	\$ 30,658,791	\$ 24,674,210	\$ 5,984,581	19.52%	
Trade Totals To Date			\$ 116,589,189	\$ 101,665,074	\$ 14,924,115	12.80%	6
Notes							
1	Trade Package Bids & Budgets exclude General Conditions & GC mark-ups.						
2	Curtainwall/Metal Panels/Precast Bid at 30% CD for early sub-contractor design/build participation, includes bid day total + cost to complete estimate.						
3	Phase 1 Site Utilities Bid includes bid day total + cost to complete estimate for undocumented scope .						
4	Pneumatic Tubes negotiated scope including subcontractor system design/build participation.						
5	Generator Trade Bid shown above includes Rebuild Generator Equipment only, total Bid Day amounts include both Rebuild & Generator Project Equipment at \$4.7M v. \$7M budget with total savings at \$2.3M.						
6	Represents Current Savings available to offset forecasted added cost exposures due to delays, future trade packages market risk, and potential user requested changes currently under review and assessment.						



PROGRESS PHOTOS

Site Readiness – Project Site Demolition & Utility Relocations



SITE CLEARING NEAR UTILITY TUNNEL TO BE REMOVED



WEB CAM SITE OVERVIEW



NORTH END TRAFFIC REROUTING & UTILITY TRENCHING



SOUTH END TRAFFIC REROUTING & UTILITY TRENCHING



PROGRESS PHOTOS

Site Readiness – Building ADA Access Reconfigurations



NEW EXIT FROM BUILDING 20



NEW EXIT FROM BUILDING 30



NEW RETAINING WALL AND ACCESSIBLE EXIT PATH



NEW WATER SERVICE & ACCESSIBLE PATH TO SIDEWALK



PROGRESS PHOTOS

Site Readiness – Project Site Demolition & Clearing



NEW CONSTRUCTION POWER SWITCHGEAR



NEW WATER PIPE TRENCHING TO EXISTING HOSPITAL



NEW CONDENSATION PUMPS AT EXISTING TUNNEL



NEW PIPING AT EXISTING UTILITY TUNNEL



PROGRESS PHOTOS

Site Readiness – Project Site Demolition & Clearing



NEW STEAM PIPING AND VAULTS



BUILDING 20 UNDERPINNING



NEW CONCRETE RETAINING WALL



JACK BORING UTILITY LINES UNDER BLD'G 30 TOWER



PROGRESS PHOTOS

Mock-up Room Build-outs



PATIENT ROOM



OPERATING ROOM



INTENSIVE CARE UNIT ROOM



EMERGENCY DEPARTMENT EXAM ROOM