



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

October 28, 2010





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## EXECUTIVE SUMMARY

Since last quarter, the SFGH Rebuild team is pleased to report much has been accomplished with the Program's Projects and associated Increments in advancing the design/permitting, and construction. Site utility work is nearly completed at building site of the campus to ready the site to receive the new acute care building essentially all of the non-OSHDP utility work in place with the final power, voice, and data cut-over work is progressing well with scheduled completion on track for the end of November 2010. All utility preparatory OSHDP work in the existing hospital (Building 5) is completing in October 2010. Temporary vehicular and pedestrian routes have been established. The Main Lobby reopened to the public with completion of protected pathways created along the west face of the existing hospital. Mass excavation and shoring walls west of the utility tunnel traversing the site has been completed. We are scheduled to complete final utility cut-over work, tunnel removal by end of November to allow mass excavation of the eastern end of the site to begin after the Thanksgiving Holiday. We have encountered a significant amount of undocumented buried structures just west of the existing hospital, including old roadways, railway, and abandoned basement walls and steel structures. The teams have performed pre-trenching activities, are identifying obstructions and plan to remove them once the main power cut over to the existing hospital is completed in October. The final design of the oxygen tank and PG&E enclosures on campus continue to be finalized for upcoming vendor coordination and construction sequencing.

Site Utilities Project, Increment 1 – Shoring & Excavation and Increment 2 Structural Framing and Mat Foundation are the Program's Projects and associated Increments that have received OSHDP Building Permits. The Site Utility Project as well as Increment 1 are activities under construction on site. The structural frame shop drawings and seismic base isolation production are progressing. Increment 4 – Core and Build-out Plan Review comments are expected to be received in November. Increment 6 – Curtainwall and Exterior Pre-cast Panels are under OSHDP Plan review, with receipt of comments from OSHDP for architectural and fire life safety comments being addressed. The Structural review is a phased plan review process with an OSHDP contracted reviewer, which exchanges comments and responses on about a weekly basis. Increment 5 has been established with OSHDP to address Imaging Equipment Rooms to be finalized and developed at later stages of Project, to ensure latest technology installations. In the last quarter, the Emergency Generator Project has completed a second cycle of OSHDP plan review comments. The team has addressed the technical code interpretation issues which prevented plan approval in the last review. Discussions with OSHDP management indicate plan approval is expected in November.

The SFGH Rebuild team current cost forecast based on recent OSHDP completed Construction Documents, recent constructability reviews, and Core Sub-contractor coordination, remains well below overall budget limits. Having now received the OSHDP permits currently related to immediate critical path activities, the overall schedule has stabilized. Since the last report, the team has recovered about two months on the construction schedule. Recognizing that we may have periods of schedule gains and losses during the remainder of Project, we have maintained the last reported forecasted December 2015 operations date, thus beginning to build additional delay risk resilience. This current forecast maintains a conservative outlook recognizing risk of unknowns associated with completing the Site Utility Relocations and Mass Excavation. We are pleased to note, of the unforeseen conditions encountered to date, the SFGH Rebuild Team has been able to address them effectively with no further delay to the schedule.



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Trade Packages & Budgets: Since the last report, no additional trade packages have been completed. Exhibit 7 remains as reported last quarter. The Concrete Bids are due October 20, 2010. The Waterproofing Trade Packages are about to be bid, having completed the pre-qualification process.

## PROGRAM SUMMARY

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

### SITE UTILITIES RELOCATION

#### Status Summary

Design: Construction Documents complete, post approval revisions underway  
Review & Permitting: City & OSHPD Approvals in place, OSHPD Permit received  
Bids & Contracting: Site Utilities Project awarded to Local Business Enterprise (LBE) Subcontractors  
Construction: City jurisdiction work near completion, OSHPD jurisdiction underway

#### Current & Upcoming Activities:

All phases of Site Utilities Project are underway or completed with the active areas of the Project Site fenced and secured. Temporary construction access and public traffic patterns have been established on campus with much success in minimizing disruptions in campus operations. The Project Site area of work has been captured with recent closure of through traffic traversing the site. The temporary south and north patient drop-off zones are functioning with new canopies for covered in-patient drop-off in place. Power and data trench work within existing hospital, Building 5 was completed in the last quarter. The return of displaced departments in the basement work areas is currently being planned. All work within Building 5 has been conducted in complete hazardous material / infection control containment.

Post approval follow-up design for developing new Oxygen Tank Pad/Enclosure and PG&E Substation Pad/Enclosure work is continuing.

### INCREMENT 1 – SHORING & EXCAVATION

#### 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: Mass Excavation and Shoring west of tunnel Completed Remaining Mass Excavation & Shoring to commence in December 2010.

#### Current & Upcoming Activities:

Mass excavation west of utility tunnel is well underway with auger-cast columns and the soil-mixing columns completed and tie-back installation initiated. Dewatering provisions are being established on site as well. Removal of abandoned foundations is completed and utility tunnel exposed for demolition, once site utility work in tunnel is completed. Existing hospital main entry canopy has been demolished, and out-patient clinic entry canopy has been cut back to facilitate mass excavation east of the utility tunnel, as well as to allow for new tunnel and bridge connection to the existing hospital.





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## **INCREMENT 2 & 3 – STEEL FRAMING & MAT FOUNDATION**

### **Status Summary**

<u>Design:</u>	Construction Documents Completed
<u>Review &amp; Permitting:</u>	OSHPD Plan Approval posted 4/26/10 Building Permit posted 7/1/10
<u>Bids &amp; Contracting:</u>	Bid Completed & Sub-Contract in Place
<u>Construction:</u>	Shop Drawings Continue; Base Isolator Fabrication commenced in October 2010

### **Current & Upcoming Activities:**

Base isolator assembly and production testing began in October 2010 and will continue through approximately January 2011. Steel Shop Drawings for structural frame fabrication continues to progress through development, design team review, and approval. Purchased steel is being stored at the steel fabrication shop in Stockton, California. Concrete Trade Package Bids including the Matt Foundation work are due to be received on October 20, 2010.

## **INCREMENT 4 – CORE & BUILDOUT**

### **Status Summary**

<u>Design:</u>	Construction Documents Completed / BIM Coordination Continuing
<u>Review &amp; Permitting:</u>	OSHPD Plan Review logged in 6/25/10, permit target December 2011
<u>Bids &amp; Contracting:</u>	Trade Packages being developed, forecasted buy-outs November 2010
<u>Construction:</u>	Currently forecasted for January 2012

### **Current & Upcoming Activities:**

Construction Documents have been 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 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. Since the last report, the SFGH Rebuild Team has successfully recovered eight weeks of the scheduled activities. To maintain a conservative position and to maximize the licensing phase, we have maintained the forecasted December 2015 operations date.

The Program Cost Forecast remains well under the Program Budget. The SFGH Rebuild team is scheduled to complete the remaining trade package buy-out after addressing the first review comments to Increment 4 from OSHPD which is expected to be at the end of 2010.



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## **INCREMENT 5 - MEDICAL EQUIPMENT**

**Status Summary:** Imagining 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.

## **INCREMENT 6 - CURTAIN WALL & EXTERIOR PRECAST PANELS**

**Status Summary**

Design: Design Drawings and Shop Drawings completed  
Review & Permitting: OSHPD Plan Review logged in April 30, 2010  
Bids & Contracting: Trade Packages Awarded  
Construction: Scheduled to begin January 2013

**Current & Upcoming Activities:**

OSHPD Plan review comments are being addressed by the Design Team for Increment 6 Exterior Enclosure Construction Documents and Shop Drawings. No major issues have been identified in the Plan Review thus far. The progress of Increment 6 Exterior Enclosure Plan Review is progressing generally within planned time frames; however, continuation of state employee furloughs remains as a schedule concern.

## **SERVICE BUILDING MODIFICATION**

**Status Summary**

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

**Current & Upcoming Activities:**

SFGH Rebuild-related Service Building Modifications and the separate Emergency Generator Project Plan Review Responses to OSHPD comments have been submitted to OSHPD in October 2010. Generators have been procured and manufactured. Final steps of the Seismic certification and factory testing are underway, with delivery scheduled to meet the end-of-year Bay Area Air Quality Management District Tier II deadline. Emergency Generator Design Build Team and Rebuild contractors continue to coordinate implementation of work anticipated, proceeding as soon as OSHPD Plan Approval and Building Permit are achieved. Since the last report, prequalification of subcontractors for Fuel Oil System was completed and the work is currently being negotiated. Required site clearing adjacent to Service Building is underway.



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**FURNITURE, FIXTURES & EQUIPMENT (FF&E)**

**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 has been initiated with responsible City departments.

The FF&E Manager has been contracted and initiated their review of the planned equipment to bring it current with the market and position the Rebuild Program to complete coordination and commencement of procurement. Constructed Mock-up rooms include a typical Emergency Department Exam Room, Operating Room, Resuscitation Room and Med/Surg Patient Room & ICU Patient Room. Equipment has been procured for inclusion of the Mock-Up rooms to validate the design constructability and User Group functionality; as well as, for demonstration to other SFGH stakeholder departments.

# EXHIBITS

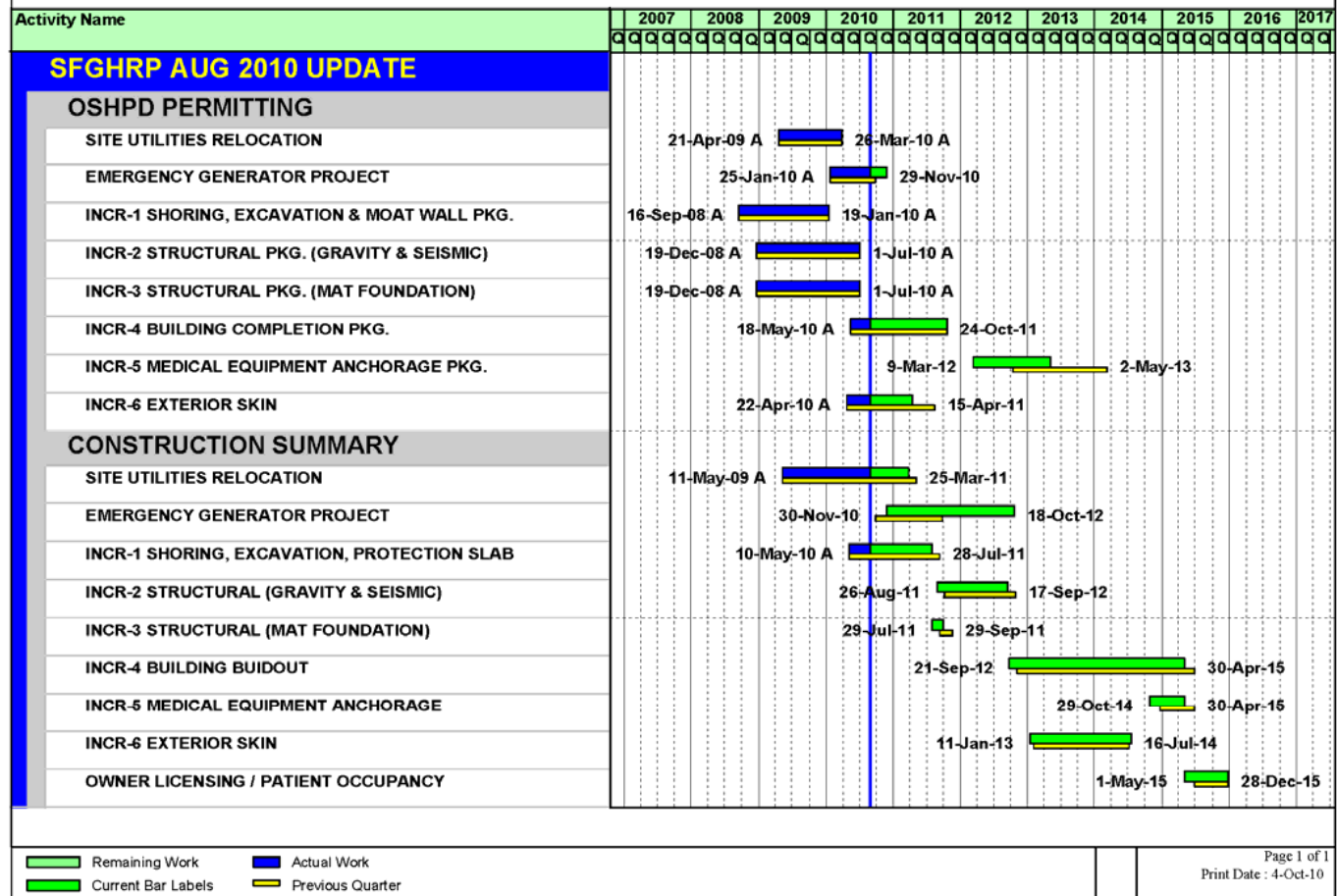




## EXHIBIT 1 - PROGRAM SCHEDULE

### San Francisco General Hospital Rebuild Program

Master Schedule  
Data Date: 30-Aug-10





## 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 (New SFGH Hospital)		
	Increment #5 – Medical Equipment <sup>1</sup>		
	Increment #6-Curtain Wall and Exterior Precast Panel		
	<b>Sub Total:</b>		<b>\$708,100,000</b>
	Construction related costs		
	Temporary relocation	\$1,100,000	
	DTIS-allowance	\$3,000,000	
	Art Enrichment Program	\$7,060,000	
	<b>Sub Total:</b>		<b>\$11,160,000</b>
2.	Project Control		
	Environmental & Regulatory services <sup>2</sup>	\$19,444,000	
	Architectural/Engineering Services	\$107,695,305	
	Project management DPW/DPH	\$19,860,695	
	City Agencies-support services	\$1,250,000	
	<b>Sub Total:</b>		<b>\$148,250,000</b>
3.	Program Costs		
	Program wide Contingency	\$10,650,977	
	CGOBOC Fees (\$887,400 included in #4 Finance Costs)		
	<b>Sub Total:</b>		<b>\$10,650,977</b>
4.	Finance Costs	\$9,239,023	
	<b>Sub Total</b>		<b>\$9,239,023</b>
<b>GRAND TOTAL</b>			<b>\$887,400,000</b>

<sup>1</sup> Includes bond eligible portion of Medical Equipment only

<sup>2</sup> Realized savings from Environmental & Regulatory Approvals Budget has been reallocated to Architectural/Engineering Budget, for increased forecasted technical services.



## EXHIBIT 3 – BOND SALES

### First Bond Sale \$136,000,000

**Budgeted Revenue: \$136,000,000**

<b>Sources:</b>	Bond Proceeds Par	
	Amount	\$131,650,000
	Less Underwriter's	
	Discount	(\$1,147,209)
	Premium on Issuance	\$6,641,980
	Interest Revenue	\$1,566,561

**Total Actual Revenue: \$138,711,332**

<b>Expenses:</b>	Bond Account for Debt	
	Service	\$6,641,980
	Cost of Issuance	\$483,034
	Audit Fund*	\$386,572

**Total Expenses: \$7,511,586**

### Second Bond Sale \$305,000,000

**Budgeted Revenue: \$305,000,000**

<b>Sources:</b>	Bond Proceeds Par	
	Amount	\$294,695,000
	Less Underwriter's	
	Discount	(\$694,863)
	Premium on Issuance	\$13,574,666
	Interest Revenue	\$1,395,441

**Total Actual Revenue: \$308,970,245**

<b>Expenses:</b>	Bond Account for Debt	
	Service	\$13,574,666
	Cost of Issuance	\$435,825
	Audit Fund*	\$294,695

**Total Expenses: \$14,305,186**

\*Figures are based on estimates in the FAMIS system.



## EXHIBIT 4 – 2<sup>nd</sup> BOND SALE BREAKDOWN

<b>1. PURCHASE, CONSTRUCTION, &amp; MOBILIZATION</b>		<b>\$239,520,222</b>
HOSPITAL CONSTRUCTION CONTRACT	\$235,241,555	
TEMPORARY RELOCATION CONSTRUCTION	\$366,667	
ART ENRICHMENT	\$2,912,000	
DTIS WIRING	\$1,000,000	
<b>2. PROJECT CONTROL</b>		<b>\$50,951,845</b>
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	
<b>3. OTHER PROGRAM COSTS</b>		<b>\$2,662,635</b>
<b>4. FINANCE COSTS</b>		<b>\$4,275,298</b>
<b>2nd BOND SALE ESTIMATE</b>		<b>\$297,410,000</b>



## EXHIBIT 5 - APPROPRIATIONS, EXPENDITURES, AND ENCUMBRANCES

SFGH REBUILD BUDGET SUMMARY	BUDGET	FUND SOURCES			EXPENDITURES/ENCUMBRANCES		
	Appropriations <sub>2</sub>	Prop A General Obligation Bonds- 1st & 2nd Bond Sale	Other	Total Sources	Expenditures <sub>2</sub>	Encumbrances <sub>2</sub>	Balance June 30, 2010
<b>PURCHASE, CONSTRUCTION, &amp; MOBILIZATION</b>	<b>145,132,865</b>	<b>145,132,865</b>	<b>0</b>	<b>145,132,865</b>	<b>43,041,009</b>	<b>46,935,920</b>	<b>55,155,936</b>
HOSPITAL CONSTRUCTION CONTRACT	139,323,171	139,323,171	0	139,323,171	41,968,721	46,492,475	50,861,975
TEMPORARY RELOCATION CONSTRUCTION	117,049	117,049	0	117,049	118,302		-1,253
ART ENRICHMENT	4,381,933	4,381,933	0	4,381,933	843,595	242,527	3,295,811
DTIS WIRING	1,310,712	1,310,712	0	1,310,712	110,391	200,918	999,403
<b>PROJECT CONTROL</b>	<b>100,818,244</b>	<b>100,818,244</b>	<b>0</b>	<b>100,818,244</b>	<b>77,606,781</b>	<b>11,650,847</b>	<b>11,560,616</b>
DPH DEPARTMENT OVERSIGHT AND MANAGEMENT	6,191,552	6,191,552	0	6,191,552	2,784,662	1,039,939	2,366,951
DPW PROJECT MANAGEMENT	4,070,410	4,070,410	0	4,070,410	3,207,251	0	863,159
OTHER CITY SERVICES	1,136,297	1,136,297	0	1,136,297	597,835	116,952	421,510
ENVIRONMENTAL & REGULATORY APPROVALS	11,115,471	11,115,471	0	11,115,471	5,568,338	260,417	5,286,716
A/E SERVICES	78,304,514	78,304,514	0	78,304,514	65,448,695	10,233,540	2,622,279
<b>OTHER PROGRAM COSTS</b>	<b>2,908,434</b>	<b>2,908,434</b>	<b>0</b>	<b>2,908,434</b>	<b>165,312</b>	<b>0</b>	<b>2,743,122</b>
<b>FINANCE COSTS/RESERVES</b>	<b>194,753,907</b>	<b>194,753,907</b>	<b>0</b>	<b>194,753,907</b>	<b>21,135,505</b>	<b>0</b>	<b>173,618,402</b>
CONTROLLER'S AUDIT FUND	681,267	681,267	0	681,267			681,267
CGOBOC AUDIT FUND			0				
UNDERWRITER'S DISCOUNT			0				
COSTS OF ISSUANCE	1,005,999	1,005,999	0	1,005,999	918,859		87,140
PREMIUM ON ISSUANCE <sub>1</sub>	20,216,646	20,216,646	0	20,216,646			20,216,646
RESERVES	172,849,995	172,849,995	0	172,849,995	20,216,646		152,633,349
<b>TOTALS</b>	<b>443,613,450</b>	<b>443,613,450</b>	<b>0</b>	<b>443,613,450</b>	<b>141,948,607</b>	<b>58,586,767</b>	<b>243,078,075</b>

**NOTES:**

- EXCLUDES UNDERWRITER'S DISCOUNT
- APPROPRIATIONS, EXPENDITURES AND ENCUMBRANCES ARE BASED ON THE FAMIS SYSTEM, AS OF SEPTEMBER 30, 2010.





**NOTES:**

1. This schedule assumes punchlist activity through 2015 and anticipates a six (6) month licensing period beyond completion of construction.
2. Costs are per FAMIS: Expenditures as of 9/30/2010.
3. Current Budget of \$708,100,000 includes owner's contingency Program Projects and Increment cost forecast. Sum of Program Projects and Increments currently at \$696,780,006 including CM/GC Contingency. Complete trade package buy-outs scheduled for 2nd quarter 2011.
4. Does not include Premium on Issuance. Finance cost projections are based estimates from the FAMIS system.
5. Decrease in Site Utilities, Mat Foundation, and Curtainwall Spent to Date amounts is a result of a correction in fund distribution between phases and increments.



## EXHIBIT 7 – TRADE PACKAGE RESULTS

TRADE PACKAGE RESULTS October 7, 2010							
Item	Bid Package	Subcontractor Bid Scope Description	DD Budget	Trade Bid	Delta		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-9	Structural Steel & Metal Deck	\$ 30,658,791	\$ 24,674,210	\$ 5,984,581	19.52%	
6	BP-11	Tower Crane	\$ 1,772,500	\$ 1,504,158	\$ 268,342	15.14%	
7	BP-12	Personnel Hoists	\$ 613,478	\$ 654,098	\$ (40,620)	-6.62%	
8	BP 15	Elevators & Dumbwaiters	\$ 6,263,400	\$ 5,460,800	\$ 802,600	12.81%	
9	BP-51	Emergency Generators	\$ 4,600,000	\$ 2,856,127	\$ 1,743,873	37.91%	5
10	BP-61	Loading Dock Retaining Wall	\$ 280,000	\$ 106,938	\$ 173,062	61.81%	
11	N/A	Seismic Isolators	\$ 3,757,219	\$ 3,683,965	\$ 73,254	1.95%	
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) & 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 Equip. 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**





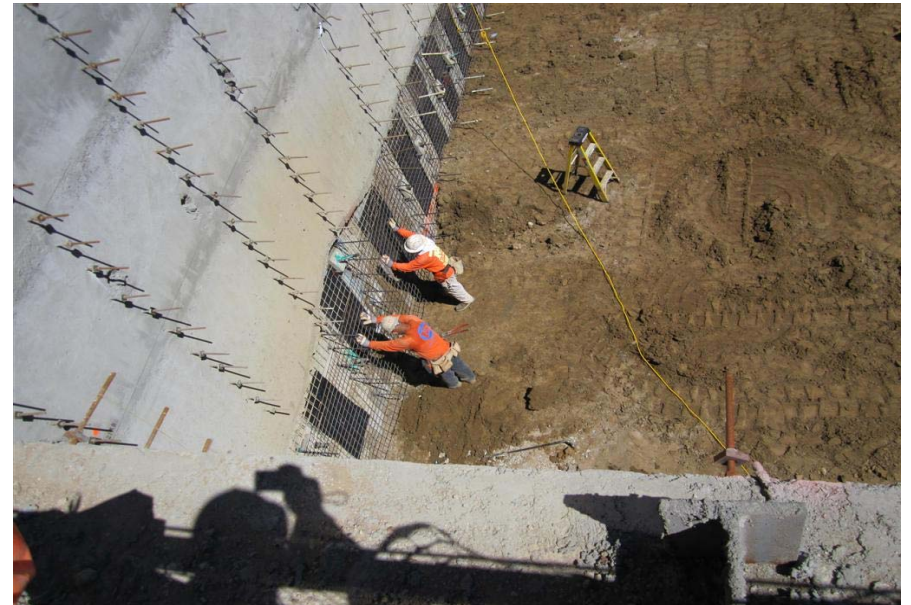
**DELIVERY OF NORTH SANITARY SEWER HOLDING TANK**



**PLACING NORTH SANITARY SEWER HOLDING TANK**



**SHOTCRETE FINISHING ON MOAT RETAINING WALL**



**PREPARATION FOR SHOTCRETE PLACEMENT**





GENERAL SITE VIEW OF MASS EXCAVATION



GENERAL SITE VIEW OF MASS EXCAVATION



TIEBACK INSTALLATION



GENERAL SITE VIEW OF MASS EXCAVATION





VISUAL MOCKUPS AT SF CHRONICLE PARKING LOT



VISUAL MOCKUPS AT SF CHRONICLE PARKING LOT



VISUAL MOCKUP PUNCH WINDOW IN PRECAST PANEL



POST & BEAM SUPPORT FOR EQUIPMENT AT INTERIOR MOCKUP





**START OF CLEARING AND GRUBBING AT NORTH ISLAND**



**EXCAVATION FOR WATER & SEWER WEST OF BLDG 5**



**UNDERGROUND OBSTRUCTIONS WEST OF BLDG 5**



**EXCAVATION FOR WATER & SEWER WEST OF BLDG 5**

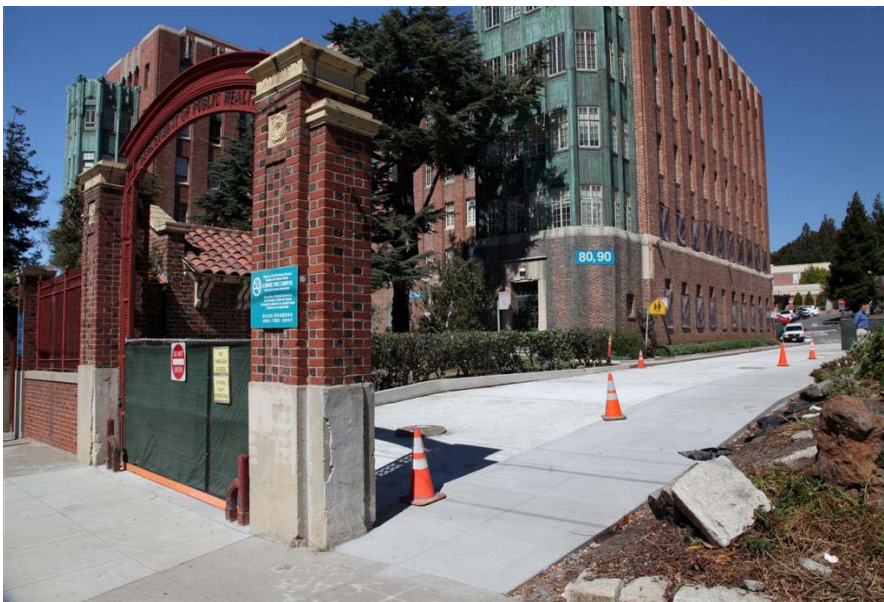




PREPARING ROADBED FOR SERVICE BUILDING ACCESS ROAD



PREPARING ROADBED FOR SERVICE BUILDING ACCESS ROAD



CONCRETE BASE FOR SERVICE BUILDING ACCESS ROAD



ASPHALT PAVING OF SERVICE BUILDING ACCESS ROAD





OUTLINE DRAWINGS FOR NEW CONSTRUCTION FENCE MURAL



NEW COFFEE CART PLACED IN SOUTH TURNAROUND AREA



ADDING SIDEWALKS FOR BLDG 5 PEDESTRIAN ACCESS



TEMPORARY PEDESTRIAN CANOPY WEST OF BLDG 5