

2008 SFGH Improvement Bonds

QUARTERLY STATUS REPORT
PRESENTED TO THE

Citizens' General Obligation Bond Oversight Committee

July 2013



PREPARED BY

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Citizens' General Obligation Bond Oversight Committee

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EXECUTIVE SUMMARY

The San Francisco General Hospital Rebuild Program is comprised of eight (8) components: Site Utilities Relocation, Service Building Modification, Increment 1 – Shoring & Excavation, Increment 2 – Steel Framing, Increment 3 – Foundation, Increment 4 – Build-out (New Hospital), Increment 5 – Medical Equipment, and Increment 6 – Building Enclosure. All eight components have been permitted by the Office of Statewide Health Planning & Development (OSHPD) as of April 18, 2013. Site Utilities Relocation and Increments 1 through 3 are effectively complete with minor close-out work pending completion of Increment 4. Related to Increment 4, we are establishing two additional OSHPD permitted projects to address existing hospital (Building 5) remodels where the 2nd floor bridge and basement level tunnel tie into the new hospital (Building 25). Submittal of the Building 5 modification projects for OSHPD plan review and approval is targeted for July 2013.

HIGHLIGHTS/CHALLENGES:

The SFGH Rebuild Program activities since the March 2013 Quarterly Report continues to advance the Project as planned. The Program's Projects and associated Increments have achieved the following milestones as of July 15, 2013:

Design, Permitting & Buy-out

- **Increment 4 – Build-Out (New Hospital)** Permits and all major subcontracts associated with Increment 4 have been completed. Contract modifications to reconcile additional scope introduced in final OSHPD review process is nearly complete and remains within cost forecast. The majority of site reinstatement work on campus around the new hospital (Building 25) bid packages have been executed with initial coordination work initiated. The design for interior modifications to the existing hospital (Building 5) related to the Rebuild Program addition of the 2nd floor bridge and basement level tunnel is underway. DPW Building Design and Construction Division is designing this work, and anticipates submitting construction documents to OSHPD in July 2013, which is about a month later than reported in the last report.

OSHPD approval for the Fire Alarm System, including the shop drawings, has been a protracted effort by both the design and construction teams. The final approval of the Fire Alarm shop drawings is essential to maintain the construction schedule. Through multiple meetings and telephone discussions, DPW has able to secure approval of fire alarm design on July 8th in a conference with the OSHPD Fire and Life Safety Officer and Architectural reviewer. There were many factors contributing to the delayed issuance of the Fire Alarm system approval, which include the design team and fire alarm contractor documentation issues, acceptance of elevator configuration by San Francisco Fire Department and OSHPD's own processes. DPW, the design team, and contractors have worked collectively to sequence or adjust the work in the field to maintain schedule and crew workflow. We are aggressively pursuing necessary revisions to the sub-contractor's shop drawings to finalize the system's approval by OSHPD.

- **Increment 5 – Medical Equipment** Increment 5 is tracking to budget and schedule. Increment 5 addresses the build out of 18 imaging rooms. OSHPD plan approval and permitting for

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Increment 5 design documents was achieved in April 2013 as forecasted in the last report, which is four months earlier than August 2013 (as originally forecasted in past reports).

As for the Buy-Out portion of Increment 5, there are two distinct contracting categories which include Construction Contract Modifications and Medical Equipment Procurement associated with Increment 5. The Construction Contract Modifications associated with Increment 5 are being developed by the team to address any construction additions or changes to the building associated with the final approved design of the 18 imaging rooms which include CT scanners, MRI rooms, Fluoroscopy, and X-ray rooms. The other category of Increment 5 Buy-Out is Medical Equipment Procurement as it relates to owner provided/vendor installed imaging equipment that needs to be delivered and installed on a timeline orchestrated with the construction schedule. SFGH with support from DPW is balancing out the sometime competing constraints between construction timelines, medical equipment specification requirement evolution, and non-bond eligible FF&E cash flow availabilities.

Fabrication & Construction

- **Service Building Modifications:** The team has resolved many of the previously noted issues associated with the Emergency Generator Project, related to fuel oil monitoring and control systems. In fact, we were trending to have campus generators accepted and steam turbines shut down by the end May, until we encountered a significant issue with the generator exhaust as it relates to the neighboring houses to the Service Building. During repeated start-up cycles necessary to fine tune the generator systems, it became evident that during startup of generators, a brief but large plume of black smoke and odor drifted into the neighboring houses on San Bruno Avenue.

Any work requiring startup of the generators ceased in June, to allow the Designers and Contractors to evaluate the situation. We also commissioned a site specific wind / exhaust dispersion study to be performed by our Executive Construction Management team to better inform us of possible mitigation measures. We also conducted a neighborhood meeting, inviting residents of the 11 affected homes to discuss the situation. We garnered support to reengage testing to validate the findings in the dispersion modeling in collaboration with the neighbors who attended. Informational letters and follow-up meetings will continue as we advance through this problem.

As a brief history, the design of the generator system had three environmental concerns as it relates to the Service Building occupants and neighboring building. The focused concerns included: vibration of adjacent areas, loud and disruptive operating noise, and exhaust. The Design Build Team as well as the DPW/DPH team made site visits to similar installations and reviewed various options for addressing these concerns. The system as designed, successfully addressed the noise and vibration concerns, which at the time, appeared to be the more difficult challenge. The engineering and regulatory evaluations indicate that emissions of the system are acceptable. We have met the requirements of the Bay Area Air Quality Management District (BAAQMD), with obtaining necessary permits, which included BAAQMD independent evaluations and conditions placed on the permits.

The DPW/DPH team is currently evaluating viable next steps to address the visible exhaust and odor issue.

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- Increment 2 – Steel Framing: The on-going work for Increment 2 includes fireproofing of steel framing and miscellaneous steel installations related to completion of elevators and miscellaneous metal supports. Last quarter, we encountered installation issues associated with the Fireproofing Subcontractors' work which resulted in failing inspections. The responsible subcontractor has been performing corrective work to achieve compliance, including much overtime work to maintain the overall schedule.
- Increment 4 – Build-Out (New Hospital): As reported last quarter, the build-out of the new hospital has maintained the schedule and momentum with all major sub-contractors active throughout the building. There will be a steady flow of work, with peak levels of crews at each floor, for the upcoming few quarters. We currently have 350 to 400 construction workers on site daily. We have been noting in the past few monthly reports, a concern about the General Contractor's recent increase in safety incidences associated with a large influx of new activities on site.

A small fire occurred at the construction site on June 18 at approximately 9:30am. The fire took place in an elevator shaft at the top of the new hospital building, when a temporary platform caught fire. The fire was extinguished at 10:18am. Work resumed before noon in most areas of the construction site.

Approximately 350 workers were evacuated from the construction site. Seven of them were assessed for smoke inhalation; two were taken to the SFGH emergency room and were treated and released in good condition. One SFFD firefighter sustained a minor shoulder injury.

The cause of the fire is under investigation, with current focus on welding activity at the time, including the electrical power provisions related to the welding machine. Webcor Builders with their Builder's Risk Insurer's fire assessment teams are conducting evaluations to produce the necessary remediation recommendations and plans. DPW's design and construction team along with OSHPD (the authority having jurisdiction) will review, comment and have final acceptance of the remediation plan.

- Increment 6 – Building Enclosure: Installation of metal panel and sun shade devices have progressed as scheduled in the past quarter. Precast panel and curtainwall installation is complete, with the exception of the manlift areas. Removal of manlifts will be delayed as a result of the elevator shaft fire. Weatherproofing of precast panels and curtainwall has been completed.

Financial Update

The overall program budget remains constant with executed subcontracts, forecasted future procurements, and identified contingency risk. The Project remains within budget.

The current Program Budget allocations have been reviewed and adjusted to account for construction costs under contract and historical trending of soft costs. Currently, the Project team has managed to the overall budget and schedule successfully, but future unforeseen issues or delays always remain a risk. Upcoming work in Building 5, which is being required by the Medical Center, as a result of SFGH Rebuild work introducing the bridge and tunnel connection, remains the largest current risk to budget. The third bond sale is funding the current stream of activities. The fourth and

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final bond sale is planned for late 2013. Of the overall budget of \$887.4 million, \$209 million remains to be sold. The Rebuild Team anticipates advancing the full remaining amount in the fourth bond sale, to ensure the Program is fully funded through completion.

The billings for the construction progress of work are pacing at approximately \$15 million per month. Fifty percent completion was reached in February 2013. This milestone allowed us to recognize that more than seventy five percent of the CM/GC contingency remains unused. The remaining CM/GC contingency in excess of seventy five percent of the total amount has been reserved by DPW in April 2013, for general project contingency needs, should they occur.

Issues and Concerns

Since the SFGH Rebuild is being delivered by way of an integrated team of owner/user, designers and contractors from early design through construction, the construction contract sum is established incrementally as the design, permitting and bidding progressed. As various trade packages, project increments and sub-projects have been defined, contract modifications have been executed to capture that scope of work, managing within targeted budgets. As such, the SFGH Rebuild team monitors seven categories of contract modification scope and cost drivers: preconstruction, base scope, errors & omissions, owner initiated changes, unforeseen conditions, code issues, and CM/GC contingency. Preconstruction, Base scope, and CM/GC contingency categories are unique to the integrated delivery method, whereas the remaining categories are the traditional change order categories commonly associated with design-bid-build projects. Currently, the in-progress tally of traditional change orders is at 1.5 percent of contracted value.

The largest threat to Schedule and Budget traditionally are the change order categories of unforeseen conditions and owner initiated changes. The remaining risks of unforeseen conditions are primarily with the tie-in work within the existing hospital (Building 5). This represents a significant budget risk towards the end of the Project. Our current cost forecasting anticipates this work, albeit the scope of work necessary for Building 5 has not been fully defined or discovered.

Owner Requested Changes to the approved Project continue to be managed and evaluated collectively with SFGH and the SFGH Rebuild Team. There has not been any new Owner Requested Changes since last report.

The most immediate concern for the SFGH Rebuild Program remains completion of the Generator Project. As noted in previous reports the Design-Build Contractor had been experiencing financial and administrative difficulties in general as a business enterprise which have improved but continue to be a concern.

The team's second concern is that the Design Build Contractor has submitted two claims on the Project; disputing cost of generator startup delays attributed to the Rebuild contractors fuel oil monitoring and control system. The City had issued a unilateral change order, compensating the contractor for substantiated cost for durations where concurrent delay. This matter is being addressed in council of the City Attorney's office to review and determine as prescribed by the contract terms.

The third concern for the Generator Project completion is the above mentioned visible exhaust and odor issues further delaying the Project as reconfiguration or redesign of the exhaust system may result in a lengthy and costly design, review and permitting process. DPW and DPH are discussing the options available to us to address this major setback. The options include complete the design as permitted with a follow on project to modify the exhaust configuration or suspend the construction

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until a modified design can be developed and permitted. Either of these options may or may not include termination of the current Design Build Contractor. As this situation is developing in the next quarter, the SFGH Rebuild will keep the CGOBOC liaisons apprised of progress.

As for long range concerns of the Program, readiness for operations and licensing is a major focus as we are quickly approaching substantial completion of the construction in May 2015. The financial and scheduling demands on SFGH operations with support of DPW and DPH are beginning to be identified as it relates to timely delivery and installation of major FF&E items integrated in the building before and after substantial completion. The SFGH Rebuild team has advanced processes and assembly of teams for FF&E procurement and transitional planning necessary to meet the licensing requirements, as well as, supporting the building completion. One particular area of concern is the Information Technology needs of the Medical Center have been difficult to define, due to the number of departmental and organizational complexities and variations in network systems design requirements. These operational challenges represent a significant risk of changes to or inadequacies of the building elements and systems. The SFGH Rebuild team continues to support the Medical Center where we can, to manage these risks to budget and schedule.

Prepared by Ron Alameida, SFGH Rebuild Program Manager

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PROGRAM SUMMARY

PROGRAM BACKGROUND

- The San Francisco General Hospital Rebuild Program consists of new facility construction consisting of a 284 bed acute care facility, Service Building modifications, site utilities relocation & site improvements that is in full compliance with Senate Bill (SB) 1953 & OSHPD standards/ requirements. The majority of the beds will be single rooms. The building will be constructed on base isolators to withstand a major seismic event. The new facility will reside within the existing campus. The building gross size is programmed to be 453,495 square feet. The building will be a total of 9 levels with 2 levels below grade. The Project will strive to meet silver LEED certification or better.
- The Project is being executed in an integrated delivery model with design and construction partners involved throughout the design phase into construction in a collaborative approach. Building Information Modeling (BIM) is also being utilized on this project to verify potential conflicts in design & construction. The Project is being funded by Proposition A General Obligation Bonds for \$887.4 million and was approved on November 4, 2008, with 84% approval. The dollar amount reflects the total Project budget.
- The San Francisco General Hospital Rebuild Program is also managing the Emergency Generator Project, which is a leased financed funded project to address the emergency

generator replacement of SFGH Campus obsolete steam turbine power generation plant concurrently with the SFGH Rebuild required Service Building modifications and generator installations.

- Mission Statement: "Working collaboratively, we commit to design and build the San Francisco General Hospital and Trauma Center" within budget, on schedule and to the highest standards of quality and sustainability, for the benefit of the community."

PROGRAM BUDGETS AND FUNDING

- Budgets

Program Budgets and Funding (in millions):

Construction	
Site Utilities Relocation	42.6
Service Bldg. Modifications	16.7
Increment #1-Shoring and Excavation	35.4
Increment #2 – Steel Framing	81.9
Increment #3 – Mat Foundation	16.4
Increment #4 - New SFGH Hospital	601.2
Increment #5 - Medical Equipment	25.5
Increment #6 - Curtain Wall & Exterior	50.7
Precast Panel	
Project Components	870.2
Program wide	\$9.3
Finance Costs	\$7.9
GRAND TOTAL	887.4

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- Funding

Based on budget projections, a plan has been developed to break funding into four bond sales. The sale forecast for the SFGH Rebuild Program is as follows:

Sale	Date	Bond Sale Amounts
1st Sale*	3/2009	\$131,650,000
2nd Sale*	3/2010	\$294,695,000
3rd Sale*	8/2012	\$251,100,000
4th Sale	TBD	\$209,955,000
Total Bond Program		\$887,400,000

*1st, 2nd & 3rd Bond Sale figures are based on actual amounts.

- Bond Sale 1 was completed in March 2009 to fund the following: (1) repayment of pre-bond funding in the amount of \$28.8 million; (2) permitting fees; (3) technical service consultant contracts, including architectural and engineering services; (4) construction costs, including but not limited to, site preparation and logistics setup, dewatering operations, site utilities relocation; and (5) project management and construction management costs.
- Bond Sale 2 was completed in March 2010 to fund: (1) continued technical service consultant contracts; (2) construction costs, including, but not limited to continued site utilities relocation, construction of the Service Building Modifications, Increment 1 Shoring and Mass Excavation, construction of Increment 2&3 Steel Framing and Mat Foundation; and (4) project management and construction management costs.
- Bond Sale 3 was completed in August 2012 to fund the following: (1) continued technical service consultant contracts; (2) continued construction of the Service Building Modifications, and the New SFGH Hospital (Increments 4 & 6); and (3) permitting and construction of Increment 5 (build-out of imaging rooms) for the New SFGH Hospital; and (4) project management and construction management costs.
- Bond Sale 4 is targeted for the end of 2013. DPH and DPW are currently developing the Bond Accountability Report for the 4th bond sale. Proceeds from the 4th Bond Sale will fund the following: (1) continued technical service consultant contracts; (2) continued construction of the Service Building Modifications, and the New SFGH Hospital (Increments 4, 5 & 6); and (3) project management and construction management costs.

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PROJECT STATUS SUMMARIES

SITE UTILITIES RELOCATION

Project Location: 1001 Potrero Avenue

Project Manager: Joe Chin

Joe.Chin@sfdpw.org; (415) 695-3862

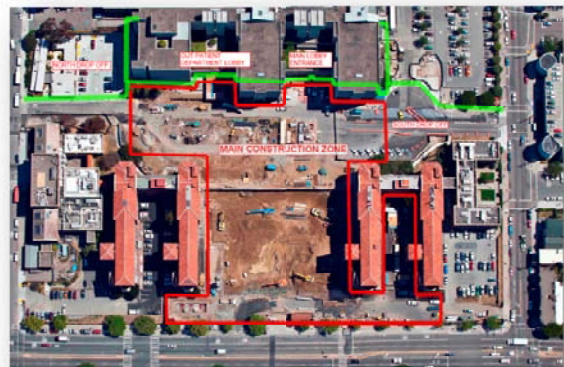
Project Description: Site Utilities Project is the relocation or removal of all campus utilities traversing the project site including an existing utility tunnel between Building 30 & 40 serving the existing hospital and other campus building to remain in operations. Complete reconfiguration of Campus pedestrian and vehicular traffic provisions and flow for continual operations of Medical Center is addressed in this project

Project Schedule

	Start	Finish
Baseline/Original	Jan 2008	Dec 2010
Actual	Jan 2008	Sept 2011

Project Budget

Original Budget	\$42,429,450
Current Budget	\$42,563,237
Current Projected	\$42,563,237
Actual Expenditures	\$33,883,780



SERVICE BUILDING MODIFICATION

Project Location: 1001 Potrero Avenue

Project Manager: Christine Tang

Christine.Tang@sfdpw.org; (415) 695-3865

Project Description: Service Building Modifications for the Rebuild have been incorporated in the Emergency Generator Project which originally included the replacement of the Campus Steam Generator System with two new diesel generators. The addition of the required three emergency generators and associated work for the new acute care hospital has been incorporated in this Project to achieve both needs concurrently and in a coordinated manner.

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Project Schedule

	Start	Finish
Baseline/Original	Jan 2008	Nov 2012
Actual	Jan 2008	TBD

Project Budget

Original Budget	\$16,640,512
Current Budget	\$16,692,982
Current Projected	\$16,692,982
Actual	
Expenditures	\$10,780,317



INCREMENT 1 – SHORING & EXCAVATION

Project Location: 1001 Potrero Avenue

Project Manager: Joe Chin

Joe.Chin@sfdpw.org; (415) 695-3862

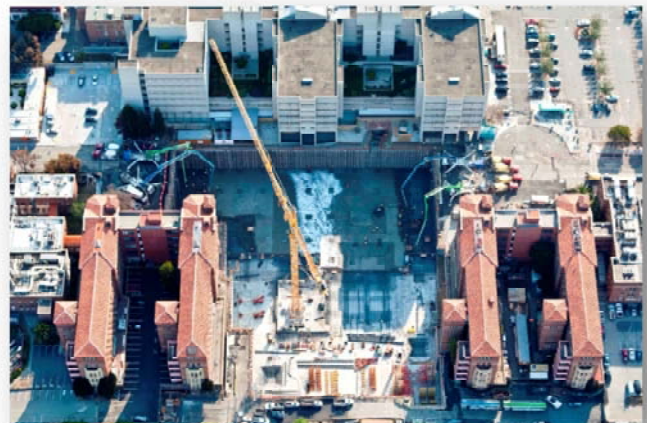
Project Description: Increment 1 - Shoring & Excavation is an approved OSHPD permitted Project which establishes the perimeter of the building including the moat wall for the base isolation system of the new hospital. The excavation will establish the required grades for the two basement levels and crawl space of the base isolation system.

Project Schedule

	Start	Finish
Baseline/Original	Jun 2007	June 2011
Actual	Jun 2007	Aug 2011

Project Budget

Original Budget	\$35,243,622
Current Budget	\$35,354,752
Current Projected	\$35,354,752
Actual	
Expenditures	\$24,764,476



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INCREMENT 2 & 3 – STEEL FRAMING & MAT FOUNDATION

Project Location: 1001 Potrero Avenue

Project Manager: Joe Chin

Joe.Chin@sfdpw.org; (415) 695-3862

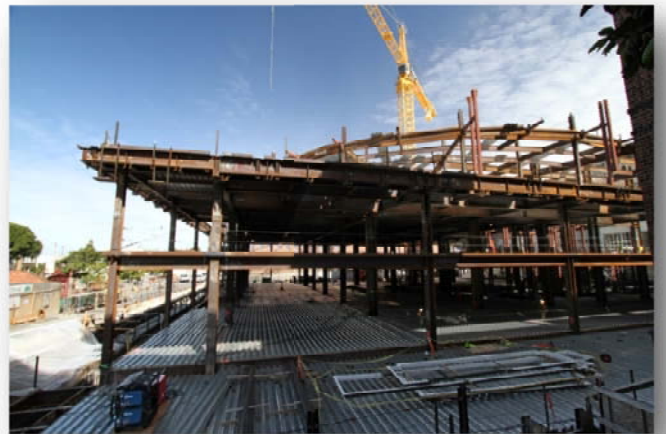
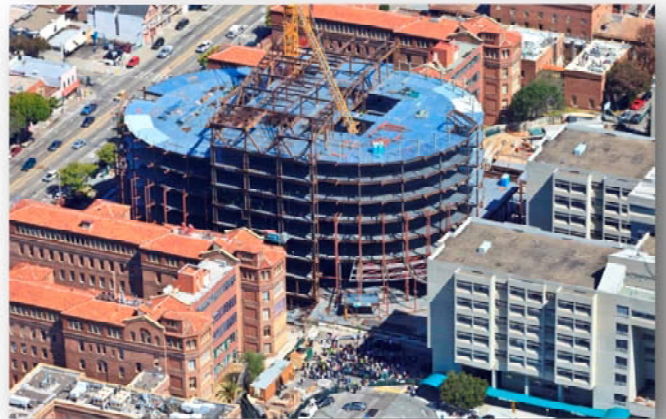
Project Description: Increment 2 & 3 – Steel Framing & Mat Foundation is an approved OSHPD permitted Project which includes creating the mat foundation and base isolator installation for the new hospital as well as fabrication and erection of the structural steel frame.

Project Schedule

	Start	Finish
Baseline/Original	Jun 2007	Jul 2012
Actual	Jun 2007	Aug 2012

Project Budget

Original Budget	\$97,910,286
Current Budget	\$98,219,015
Current Projected Actual	\$98,219,015
Expenditures	\$ 73,081,653



INCREMENT 4 – CORE & BUILDOUT

Project Location: 1001 Potrero Avenue

Project Manager: Ronald Alameida

Ronald.Alameida@sfdpw.org; (415) 695-3861

Project Description: Increment 4 – Core & Build-out is an OSHPD permitted Project currently in plan review which includes the entire build-out of the new 284 Bed Hospital.

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- **Height:** Nine stories -- with two floors underground and seven above
- **Size:** 453,495 square feet
- **Beds:** 284 beds (32 more than current hospital)
- **Emergency:** The emergency department's size will increase from 27 to 60 beds
- **Surgery:** The number of operating rooms will increase from 10 to 14
- **Future Location of Services:**
 - o **Basement 2:** Dietary, Pharmacy, Cardiology, Pulmonary, Diagnostic Imaging X-Ray), Sterile Processing
 - o **Basement 1:** Operating Rooms (14), Pre-op and Post-op, Endoscopy, Blood Bank
 - o **First Floor:** Emergency Department and Trauma Center
 - o **Second Floor:** Labor & Delivery, Postpartum, Pediatrics, Neonatal Intensive Care
 - o **Third Floor:** Intensive Care Units (ICU)
 - o **Fourth Floor:** Step Down Medical/Surgical, Step Down ICU, Dialysis
 - o **Fifth Floor:** Medical/Surgical Unit, Forensic Unit
 - o **Sixth Floor:** Medical/Surgical Unit
 - o **Seventh Floor:** Medical/Surgical Unit - Acute Care for the Elderly, Palliative Care, Department of Public Health Operations Center (for citywide emergencies), Roof Garden

Project Schedule

	Start	Finish
Baseline/Original	Jun 2007	Mar 2015
Actual	Jun 2007	TBD

Project Budget

Original Budget	\$599,321,442
Current Budget	\$601,211,210
Current Projected	\$601,211,210
Actual	
Expenditures	\$303,576,491



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INCREMENT 5 - MEDICAL EQUIPMENT

Project Location: 1001 Potrero Avenue

Project Manager: Christine Tang

Christine.Tang@sfdpw.org; (415) 695-3865

Project Description: Increment 5 – Medical Equipment is an OSHPD permitted Project to be submitted for plan review which includes selected rooms in the new hospital with major medical equipment build-outs requiring the latest responsible design & permitting to support the 2015 opening of the hospital with the most state of the art imaging equipment including MRI, CT, and Radiology rooms.

Project Schedule

	Start	Finish
Baseline/Original	Jun 2007	Mar 2015
Actual	Jun 2007	TBD

Project Budget

Original Budget	\$25,390,803
Current Budget	\$25,470,865
Current Projected	\$25,470,865
Actual	
Expenditures	\$7,089,668



INCREMENT 6 - CURTAIN WALL & EXTERIOR PRECAST PANELS

Project Location: 1001 Potrero Avenue

Project Manager: Ronald Alameida

Ronald.Alameida@sfdpw.org; (415) 695-3861

Project Description: Increment 6 – Curtainwall and Exterior Precast Panel is an OSHPD permitted Project currently in plan review which includes the exterior enclosure work required for the completion of the new hospital building.

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Project Schedule

	Start	Finish
Baseline/Original	Jun 2007	Oct 2013
Actual	Jun 2007	TBD

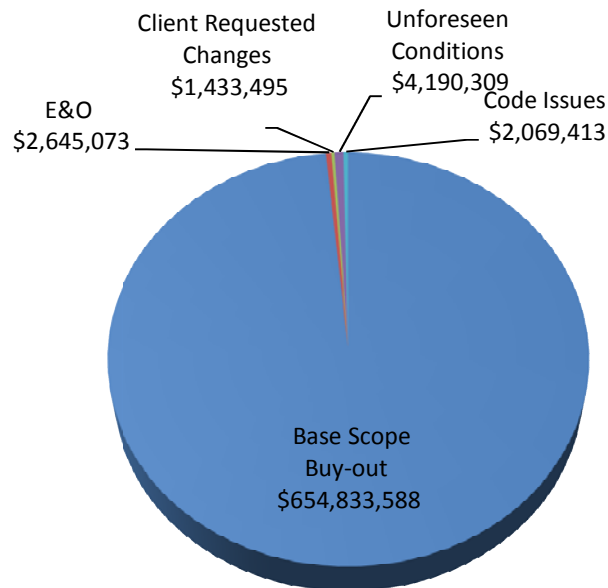


Project Budget

Original Budget	\$50,573,884
Current Budget	\$50,733,353
Current Projected	\$50,733,353
Actual	
Expenditures	\$29,345,317

CONSTRUCTION CONTRACT MODIFICATION SUMMARY

As of June 2013, the total construction Contract Sum with distribution of cost by traditional change order categories, are as follows:

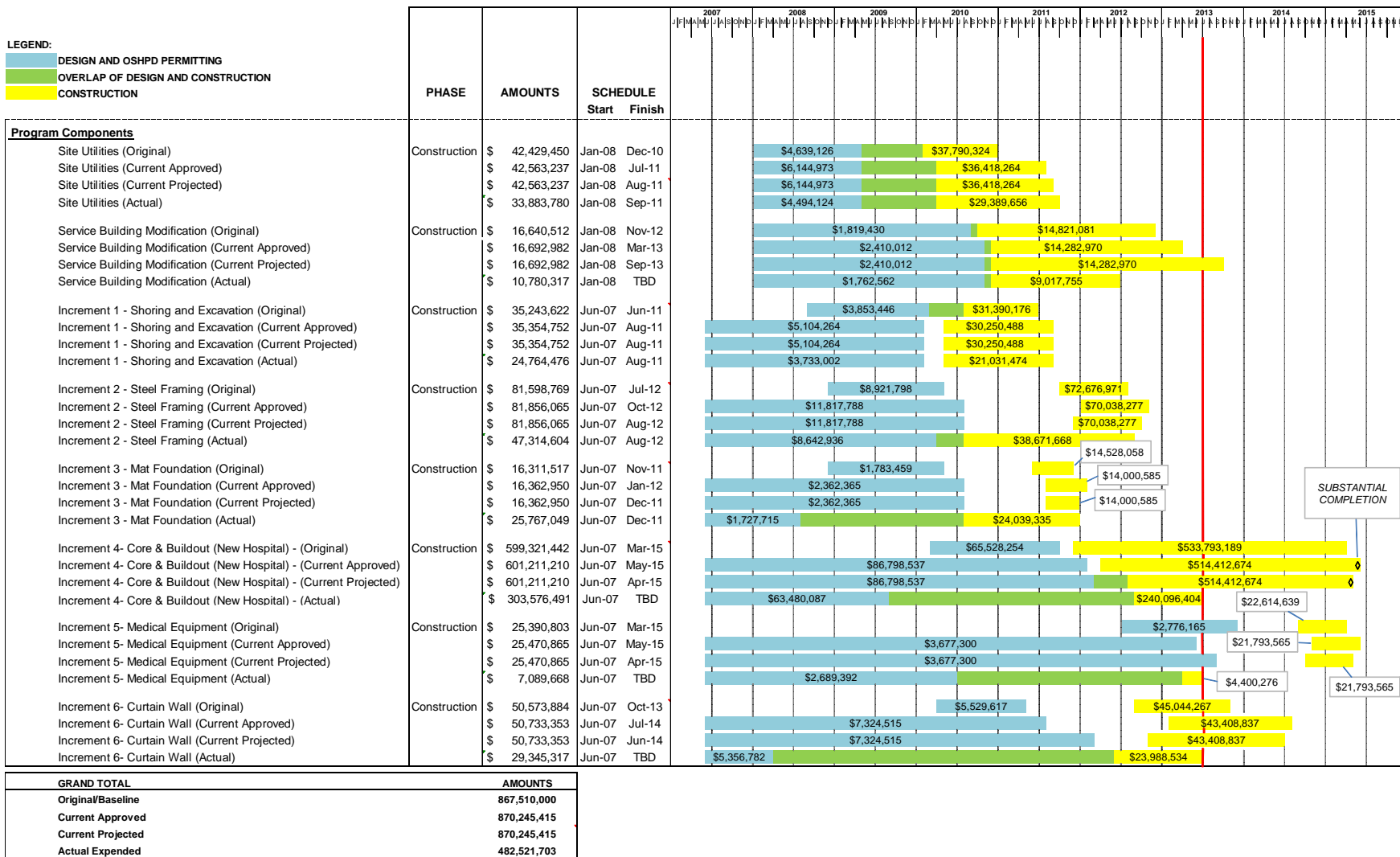


Contract Sum to Date	Base Scope Buy-out	E&O	Client Requested Changes	Unforeseen Conditions	Code Issues	Total of Non-Base Scope Costs
\$665,171,878	\$654,833,588	\$2,645,073	\$1,433,495	\$4,190,309	\$2,069,413	\$10,338,290
	98.45%	0.40%	0.22%	0.63%	0.31%	1.55%

PROGRAM TIMELINE AND SCHEDULE SFGH Rebuild Program – as of June 30, 2013

LEGEND:

- DESIGN AND OSHPD PERMITTING
- OVERLAP OF DESIGN AND CONSTRUCTION
- CONSTRUCTION



SUBSTANTIAL
COMPLETION

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Program Budget Reports – Revenues as of June 30, 2013**

SFGH REBUILD PROGRAM	CURRENT BUDGET	PROP A GENERAL OBLIGATION BONDS	OTHER	TOTAL SOURCES
<u>PROJECT COMPONENTS</u>				
Site Utilities	42,563,237	32,833,443		32,833,443
Service Building Modifications	16,692,982	12,877,030		12,877,030
Increment 1 - Shoring & Excavation	35,354,752	27,272,790		27,272,790
Increment 2 - Steel Framing	81,856,065	63,144,080		63,144,080
Increment 3 - Mat Foundation	16,362,950	12,622,442		12,622,442
Increment 4 - Core & Buildout (New SFGH Hospital)	601,211,210	463,776,613		463,776,613
Increment 5 - Medical Equipment	25,470,865	19,648,322		19,648,322
Increment 6 - Curtain Wall	50,733,353	39,135,901		39,135,901
SUBTOTAL FOR PROJECT COMPONENTS	870,245,415	671,310,620	0	671,310,620
<u>PROGRAM SERVICES</u>				
Controller's Audit, Bond Oversight & Bond Issuance Cost	7,900,000	3,568,131		3,568,131
Program Contingency	9,254,585	5,439,517		5,439,517
SUBTOTAL FOR PROGRAM SERVICES	17,154,585	9,007,648	0	9,007,648
GRAND TOTAL	887,400,000	680,318,268	0	680,318,268

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Program Budget Reports – Expenditures as of June 30, 2013**

Project	Phase	Category	BASED ON PROJECT COST REPORT									
			Baseline Budget		Budget (Appropriated)		Reserve	Expended		Encumbered		Balance
			All Sources	2008 G.O. Bonds	All Sources	2008 G.O. Bonds		All Sources	2008 G.O. Bonds	All Sources	2008 G.O. Bonds	2008 G.O. Bonds
PROJECT COMPONENTS												
Site Utilities	CONSTRUCTION	Soft Costs	6,810,643	6,810,643								
		Construction Costs	34,624,967	34,624,967								
		Project Contingency	993,840	993,840								
		SUBTOTAL	42,429,450	42,429,450					33,883,780	33,883,780		
Service Building Modifications	CONSTRUCTION	Soft Costs	2,671,083	2,671,083								
		Construction Costs	13,579,652	13,579,652								
		Project Contingency	389,777	389,777								
		SUBTOTAL	16,640,512	16,640,512					10,780,317	10,780,317		
Increment 1 - Shoring & Excavation	CONSTRUCTION	Soft Costs	5,657,196	5,657,196								
		Construction Costs	28,760,902	28,760,902								
		Project Contingency	825,524	825,524								
		SUBTOTAL	35,243,622	35,243,622					24,764,476	24,764,476		
Increment 2 - Steel Framing	CONSTRUCTION	Soft Costs	13,097,980	13,097,980								
		Construction Costs	66,589,472	66,589,472								
		Project Contingency	1,911,317	1,911,317								
		SUBTOTAL	81,598,769	81,598,769					47,314,604	47,314,604		
Increment 3 - Mat Foundation	CONSTRUCTION	Soft Costs	2,618,274	2,618,274								
		Construction Costs	13,311,173	13,311,173								
		Project Contingency	382,070	382,070								
		SUBTOTAL	16,311,517	16,311,517					25,767,049	25,767,049		
Increment 4 - Core & Buildout (New SFGH Hospital)	CONSTRUCTION	Soft Costs	96,201,209	96,201,209								
		Construction Costs	489,082,115	489,082,115								
		Project Contingency	14,038,118	14,038,118								
		SUBTOTAL	599,321,442	599,321,442					303,576,491	303,576,491		
Increment 5 - Medical Equipment	CONSTRUCTION	Soft Costs	4,075,653	4,075,653								
		Construction Costs	20,720,413	20,720,413								
		Project Contingency	594,738	594,738								
		SUBTOTAL	25,390,803	25,390,803					7,089,668	7,089,668		
Increment 6 - Curtain Wall	CONSTRUCTION	Soft Costs	8,117,962	8,117,962								
		Construction Costs	41,271,312	41,271,312								
		Project Contingency	1,184,610	1,184,610								
		SUBTOTAL	50,573,884	50,573,884					29,345,317	29,345,317		

Project	Phase	Category	FAMIS									
			Baseline Budget		Budget (Appropriated)		Reserve	Expended		Encumbered		Balance
			All Sources	2008 G.O. Bonds	All Sources	2008 G.O. Bonds		All Sources	2008 G.O. Bonds	All Sources	2008 G.O. Bonds	2008 G.O. Bonds
All Phases and Increments		Soft Costs	139,250,000	139,250,000	158,069,730	158,069,730		138,840,540	138,840,540	6,299,468	6,299,468	12,929,722.66
		Construction Costs	707,940,006	707,940,006	474,424,630	474,424,630		343,681,163	343,681,163	82,527,375	82,527,375	48,216,092
		Project Contingency	20,319,994	20,319,994	33,674,050	33,674,050		-	-	-	-	33,674,050
		SUBTOTAL	867,510,000	867,510,000	666,168,411	666,168,411	0	482,521,703	482,521,703	88,826,843	88,826,843	94,819,865
SUBTOTAL FOR PROJECT COMPONENTS			867,510,000	867,510,000	666,168,411	666,168,411	0	482,521,703	482,521,703	88,826,843	88,826,843	94,819,865
PROGRAM SERVICES												
Controller's Audit & Bond Issuance Cost		Program Contingency	9,239,023	9,239,023	3,568,131	3,568,131		1,853,677	1,853,677	1,662,321	1,662,321	52,133
		Unallocated as of June 30, 2013	10,650,977	10,650,977	5,439,517	5,439,517		0	0	0	0	5,439,517
		SUBTOTAL FOR PROGRAM SERVICES	19,890,000	19,890,000	9,007,648	9,007,648	0	1,853,677	1,853,677	1,662,321	1,662,321	5,491,650
GRAND TOTAL			887,400,000	887,400,000	675,176,059	675,176,059	0	484,375,380	484,375,380	90,489,164	90,489,164	100,311,515