

COUNTY OF ALAMEDA

QUARTERLY REPORT

Highland Hospital
Acute Tower
Replacement Project

EXECUTIVE SUMMARY

Since the award of the Clark Design/Build of California, Inc. Contract on November 3, 2009 and the Notice to Proceed on December 12, 2009, the following major activities have occurred on the project:

Design

Clark Design/Build teamed with architectural firms SmithGroup, Ratcliff, and Shah Kawasaki to provide the design services for the Highland Hospital Acute Tower Replacement (ATR) Project. These four firms bring unparalleled experience and expertise to the project. Three of these firms, Clark Design/Build, Ratcliff, and Shah Kawasaki, will manage the project from their Alameda County offices.



Clark Design/Build's team began the Design Development (DD) work with Alameda County Medical Center (ACMC) user meetings for both the Satellite Building (SAT) and the Acute Care Tower (ACT) in January and March. Design Development is expected to be completed for both buildings in Fall 2010, followed by the development of the Construction Documents (CDs). In June 2010, the SAT Superstructure design will be complete, allowing Clark Design/Build to begin construction of the SAT superstructure (parking garage and foundation).

Construction

Clark Design/Build mobilized on the SAT site in February 2010 with the construction of the construction fence, removal of trees, and location of the site construction trailer. Hazardous material abatement of the V and VA Buildings began in April and demolition of the buildings begins in May, with an expected completion in early June. Following completion of the demolition, Clark Design/Build will begin construction of the SAT foundations and superstructure in June 2010.

Office of State Hospital Planning and Development (OSHPD)

County GSA and Clark Design/Build are developing the project submittal process and review schedule with the Office of State Hospital Planning and Development (OSHPD). The agreement is expected to be complete by Summer 2010.

Community Outreach

The County GSA, in coordination with ACMC and Clark Design/Build, began its project community outreach program in January. Neighborhood Updates and ACMC Staff Updates are published and distributed monthly. Neighborhood Updates are hand delivered to the Vallecito and East 31st street neighbors, emailed to Neighborhood Associations and the Project Database, and provided to the City of Oakland.

In addition, a Highland Hospital ATR Project website (www.highlandatr.org) and the County's website (www.acgov.org) communicates project information and serves as an ongoing communication tool for the community and local businesses interested in project procurement opportunities. Project information is added on a continuous basis.

Budget

In December of 2007, the Highland ATR Steering Committee approved a revised Project Master Plan and phasing of construction, with a projected cost of \$682 million.

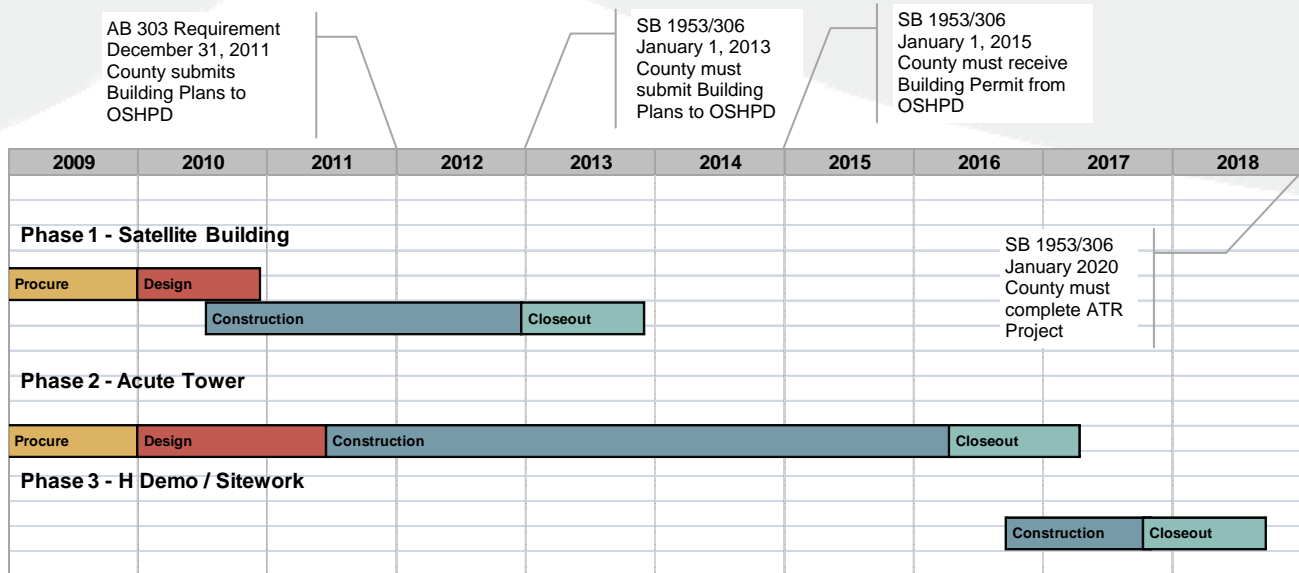
On January 8, 2008, the County Board of Supervisors approved recommendations from the County Administrator's Office (CAO) for financing the Highland Hospital Acute Care Tower Seismic Replacement Project.

On March 3, 2009, the Highland ATR Project Steering Committee evaluated and approved a scenario to reduce the Project Budget by \$14M (from \$682 million to \$668 million) through reductions in project contingencies and contributions for medical equipment from ACMC fundraising efforts. This budget revision was submitted to the Board of Supervisors by the CAO in October 2009.

On May 4, 2010, the County Board of Supervisors authorized the issuance of lease revenue tax-exempt commercial paper notes in an amount not to exceed \$100 million to support the Highland ATR Project as recommended by the CAO.

Schedule

The current Project Schedule is reflected below. Over the next several months, Clark Design/Build and the County will continue to work with OSHPD to finalize the agreement for the Acute Care Tower (ACT) submittal and review schedule. The Project Schedule will be updated to reflect that agreement and other project sequencing changes.



PROCUREMENT

Clark Design/Build of California began implementing its project procurement plan in January 2010 and continues to refine the plan.

Procurement Schedule

Project Phase & Procurement Package	Start	Finish	2010	2011	2012	2013	2014	2015
SLEB All Phases: Design	2010	2010						
Professional Services Packages								
ECOP Phase I Packages: Satellite Building	2010	2012						
Jobsite Services / General Conditions Packages								
Mobilization, Abatement, Demolition Packages								
Garage & Superstructure Packages								
Build out Package								
ECOP Phase II Packages: Acute Tower	2010	2015						
Jobsite Services / General Conditions Packages								
Mobilization, Abatement, Demolition Packages								
Garage & Superstructure Packages								
Build out Package								
Plan for Phase III to be developed by 2012	2015	2017						

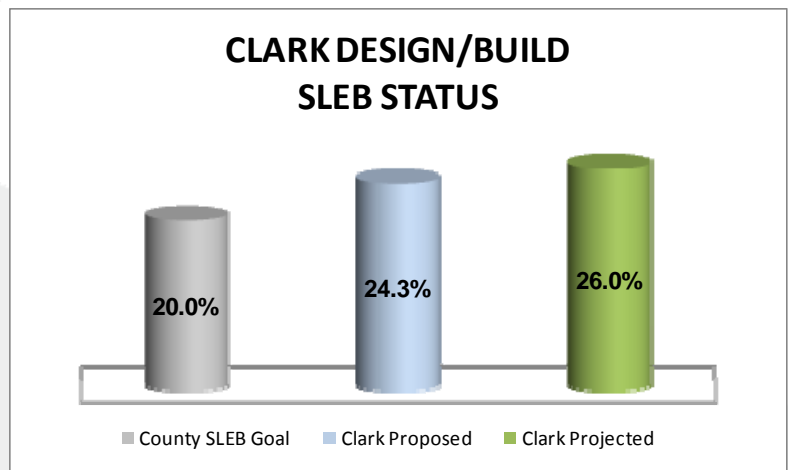
Presented to ECHS Health Care Committee
March 22, 2010



Small Local Emerging Business Program

To date, Clark Design/Build has contracted with the following twelve SLEB firms. Clark Design/Build anticipates it will exceed the County's SLEB goals as indicated in the SLEB Status Chart.

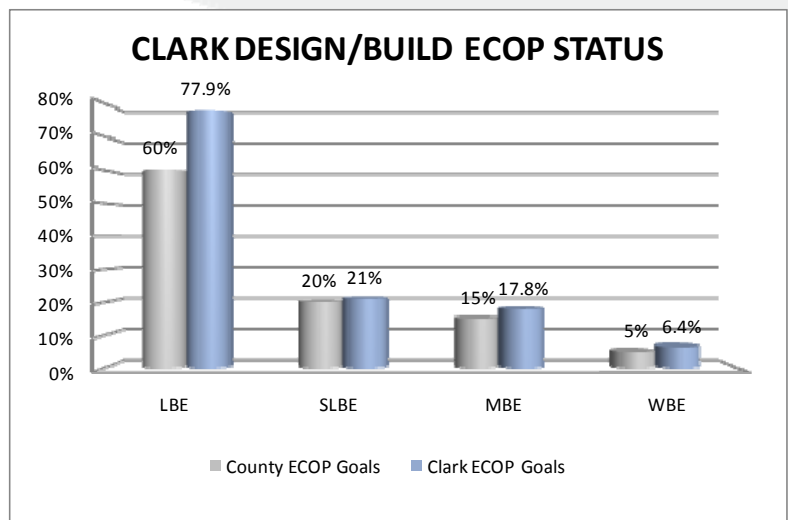
- Shah Kawasaki Architects - Architect
- OLMM Consulting Engineers - Structural
- FW Associates - Electrical
- Keller Mitchell & Co - Landscape Architect
- Thornburn Associates - Acoustical
- Square Peg - Signage Consultant
- ACC Environmental - Industrial hygienist
- A Squared Ventures - Outreach
- Construction Clerical Unlimited - Outreach
- General Supply Co. - Supply
- Blaisdell's Business Products - Supply
- NCS Moving Services - Moving



Enhanced Construction Outreach Program

To date, Clark Design/Build of California has contracted with six ECOP firms for site mobilization, abatement and demolition work on the SAT site. Clark Design/Build anticipates it will exceed the County's ECOP goals as indicated in the ECOP Status Chart.

- AMG Construction, SLBE/MBE – Fence
- ArborTech, SLBE – Tree Removal
- East Bay Blueprinting, SLBE/WBE - Printing
- Kerry Office Supply, SLBE/WBE/MBE - Supply
- D and B Painting, SLBE/MBE- Painting
- R.B. Construction, SLBE/MBE- Abatement



Capacity Building Programs

Outreach: Clark Design/Build has communicated to over 3,400 other companies in its outreach efforts. Information on subcontracting opportunities is available on their website (www.clarkhh.com) and is provided at business and community forums, including, to date the following:

Hispanic Chamber of Commerce, Oakland Builders Alliance, East Bay Small Business Council, Oakland African American Chamber of Commerce, Oakland Metropolitan Chamber of Commerce, and Cypress Mandela Training Center, ACE Mentorship Program, EBMUD Business Expo, Business Outreach Event, Oakland Builder's Alliance Spring Business Mixer, Alameda County Business Outreach Breakfast (BOB), and MBE Forum Hosted by the Minority Business Enterprise Network (MBENC)

Small Business Liaisons: Clark Design/Build Project Engineers & other Clark Design/Build Team Members are teamed with SLEB & ECOP firms to assist firms under once they are under contract.

Breakfast with Clark Design/Build: Clark Design/Build will hold quarterly “Breakfast with Clark Design/Build” meetings with the local contracting community to provide direct access to Clark Design/Build staff and management for information discussions.

Clark Design/Build Corporate University: Clark Design/Build will provide training for in house staff and local community contractors on a wide range of topics including OSHPD and other topics based on the needs of local community businesses.

Community Support: Clark Design/Build served as a sponsor of “Rebuilding Together Oakland” on April 24, 2010. Clark Design/Build and their subcontractors came together to provide electrical upgrades, exterior siding repairs, and yard cleanup work for a family living in the Highland Hospital Campus neighborhood.

PROJECT DESCRIPTION

Highland Hospital
Acute Tower
Replacement Project

OVERVIEW

The Highland Hospital Acute Tower Replacement Project is necessary to comply with state seismic requirements for healthcare facilities. When the project is complete in 2017, Highland Hospital will meet the State of California mandate for seismic safety (SB1953/SB306).

On November 3, 2009, the County of Alameda Board of Supervisors awarded the construction of the Highland Acute Tower Replacement Project to Clark Design/Build of California, Inc. The County requires Clark Design/Build to meet the requirements and goals of its Small, Local Emerging Business Program (SLEB) and its Enhanced Construction Outreach Program (ECOP). The Highland Project will also meet the County's Green Building Ordinance; the buildings will be designed and built to achieve a minimum LEED-Silver rating from the US Green Building Council.



PHASE I

New Satellite Building (2010–2012)

The new 3-story Satellite Building will house campus wide support functions and outpatient clinic services currently located in the existing Acute Tower. It will include approximately 176 underground parking spaces. This phase of the Project will include demolition of the old Clinic (Building V) and Auditorium (VA Building) to enable construction of the new Satellite Building.

PHASE II

New Acute Tower and Central Utility Plant (2010–2015)

The new 9-story, 169 bed Acute Care Tower will house inpatient and maternal and support services currently located in the existing Acute Tower (Building H). This phase of the project includes demolition of C, D and F Wings and relocation of major campus utilities to allow for construction of the new Acute Care Tower.

PHASE III

Demolition of Existing Acute Tower & Construction of Sitework (2015-2017)

The demolition of the existing Acute Tower (Building H) and construction of interior courtyard and sitework will be the final phase of the project.