

MONTHLY STATUS REPORT No.4



The Trousdale – Assisted Living
and Memory Care Center
Burlingame, CA



Oct 2016

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Company Info

Since being founded in 1947, Peninsula Health Care District (PHCD) has retained an unwavering commitment to the health and well-being of those who live and work within its boundaries. Accountable to residents, taxpayers, and community partners, the District now encompasses the cities of San Bruno, Millbrae, Burlingame, Hillsborough, San Mateo, and Foster City. As these communities have changed and evolved, the District has expanded and enhanced its range of services and programs to ensure the health of its communities. Part of the District's mission is to provide both immediate and long-term community needs, providing support to non-profit providers offering effective and innovative solutions. Through this mission the District Board elected to approve funding to build The Trousdale.

Project Team

Owner:
Peninsula Health Care District
 Cheryl Fama

Development Consultant:
Pacific Union Development Company
 Joel Roos

Construction Manager:
Nova Partners, Inc.
 David Marks
 Chris Relf

Architect:
Smithgroup JJR
 Gabriel Fonseca
 Richard Kirr
 Jackie Lee

General Contactor:
SJ Amoroso
 Mike Chambers
 Jennifer Erskine
 Mitch Yoffe
 Mark Green

Operator:
Eskaton
 Sheri Pfeifer
 Erin Scherer

The Trousdale Assisted Living and Memory Care Center

The Peninsula Health Care District is proud to support initiatives and programs that promote health, wellness and access to needed services for seniors in our communities. The Trousdale Assisted Living and Memory Care Center is the first ground up project being built by the Peninsula Health Care District since 1954. The project will house 124 apartments comprised of studio, one, and two bedroom floor plan options with kitchenettes. This six-story, 140,000 SF facility includes both assisted living and memory care units.

The new Assisting Living and Memory Care Community will include:

- Accommodating design with nationally acclaimed Livable Design Features built to 2013 Green Building Code Standards
- Full service restaurant and fresh-express bistro
- Fitness Center
- Salon
- Library & Learning Center
- Activity Center
- 44 parking spaces, including 31 below grade.
- Independently controlled heating and cooling per unit.

The overall project budget is \$77.6M including SJ Amoroso's construction cost of \$52.4M. The project is scheduled for a fall of 2017 Completion and will be opening in early 2018.

Permitting

Special Use Permit

There are currently no outstanding building permits. SJ Amoroso continues to re-submit this permit monthly, per City of Burlingame requirements, based on our construction schedule and sequencing.

Shoring Agreement

City of Burlingame required a specific agreement to allow the project to leave the shoring beams in place beyond the property line. Since the city required us to build to the property line, the shoring beams were required to be placed beyond the property in some locations up to 14". These beams will be left in place 4 feet below the surface. Part of this agreement is to pay a fee for the square footage of beams being left in place based on the land value of the property. Total fee is roughly \$21,000.

Design

Interior Unit Finishes

The revised drawings were issued for construction via an ASI (Architectural Supplemental Instruction). The construction team is finalizing the pricing for this change and hopes to have this wrapped up by early December.

Project Signage

As part of the interior finishes review, the team reviewed a portion of the previously approved signage design. There are a few key art-related elements where the final graphic selection is being re-visited. The team is met in October and looked at different options for graphic panels. Final art & graphic selections will be made by the end of the year, prior to the start of signage shop drawings.

PG&E

PG&E provided contracts for both the electrical and gas services. We are finalizing the contract options and hope to agree on an option by the end of November.

Construction

On-Site work

SJ Amoroso has completed all of the concrete work for the basement including all walls and columns. The ground floor deck has been formed and we anticipate to place the concrete deck by the first week of November. The kitchen area excavation has started and we are currently installing deep utilities. The Kitchen area footings will be placed mid November with a target to pour the kitchen slab the end of November. The tower crane has been erected and we anticipate receiving final sign off from Cal-OSHA by the first week of November to allow for tower crane operation.

Upcoming Events

Scheduled activities for upcoming months:

November 2016

- Ground floor deck concrete complete.
- Tower Crane Operational.
- Pour Kitchen Footings
- Place Kitchen slab on grade.
- Pour ground floor columns/curbs.
- Install shoring and decking for 2nd floor.
- Set rebar and MEP for 2nd floor deck.

December 2016

- Pour 2nd floor deck East
- Pour 2nd floor deck West
- Pour columns in kitchen area.
- Pour 2nd floor columns.
- Form for 3rd floor deck.

Construction Risks

Based on the September 2016 Schedule update provided, the project is 26 business days behind the baseline schedule for a final completion date of December 5, 2017. On October 31, Amoroso submitted a formal request for 24 business days of schedule delay due the contaminated soil issue identified above. We are working on resolving this issue and hope to have a schedule agreed upon by the December update.

Amoroso is working diligently to make up time and we should see that reflected in the schedule in the coming months.

MEP Coordination

As part of the coordination of the project, SJ Amoroso has elected to do a 3D model of all of the MEP & supports systems. The MEP Coordination team has been meeting weekly over the past few months. The goal is to finalize all of the routing of the overhead and in wall systems to ensure there are no conflicts. As of this writing the basement and ground floor coordination have been completed and submitted. The 2nd and 3rd floor will be completed by the end of November. Floors 4, 5, & 6 will be completed by early January.

Project Budget

Bids were accepted for the construction of the Trousdale Project on 2/23/16 and SJ Amoroso was the low Bidder in the amount of \$52,434,000 for which a contract was issued.

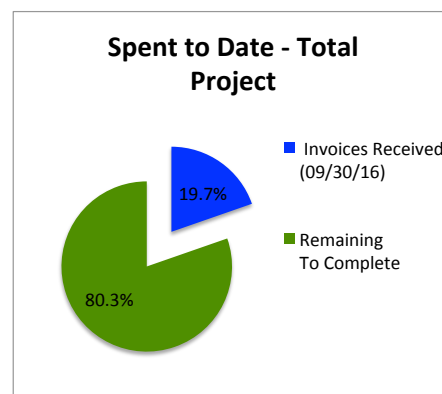
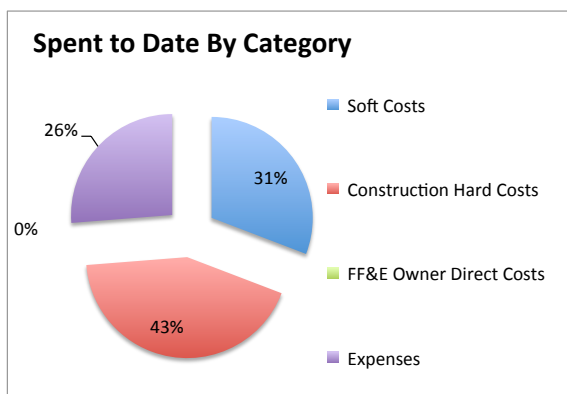
In late February 2016 the board approved the overall project budget of \$77.6M. This includes all project soft and hard costs, which are summarized below. Budget concerns are listed below in budget risks.

Total project spending through September 30, 2016 is \$15.25 Million dollars, 19.7% of the total project budget.



PHCD Trousdale Assisted Living and Memory Care Center
 1600 Trousdale Drive, Burlingame
Project Dashboard
 10/31/16

Budget Line Description	Approved Budget 2/23/16	Change Orders And Budget Reallocations	Current Forecast	Invoices Received (09/30/16)	Remaining To Complete	Percent Complete
Soft Costs	6,721,174	-	6,721,174	4,700,618	2,020,555	69.9%
Construction Hard Costs	57,300,462	-	57,300,462	6,548,224	50,752,238	11.4%
FF&E Owner Direct Costs	1,514,960	-	1,514,960	-	1,514,960	0.0%
Project Subtotal (Before Expenses)	65,536,595	-	65,536,595	11,248,842	54,287,753	17.2%
Expenses	9,895,381	-	9,895,381	4,003,674	5,891,707	40.5%
PHCD Contingency	2,150,900	-	2,150,900	-	2,150,900	0.0%
Total Project Costs	77,582,876	-	77,582,876	15,252,516	62,330,360	19.7%



SJ Amoroso Contract

SJ Amoroso's contract was fully executed on 3/17/16 in the amount of \$52,434,000. Currently their contract value remains at \$52,434,000.

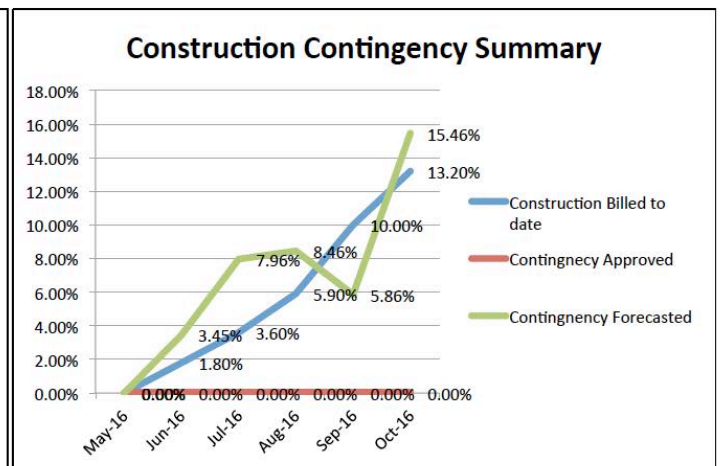
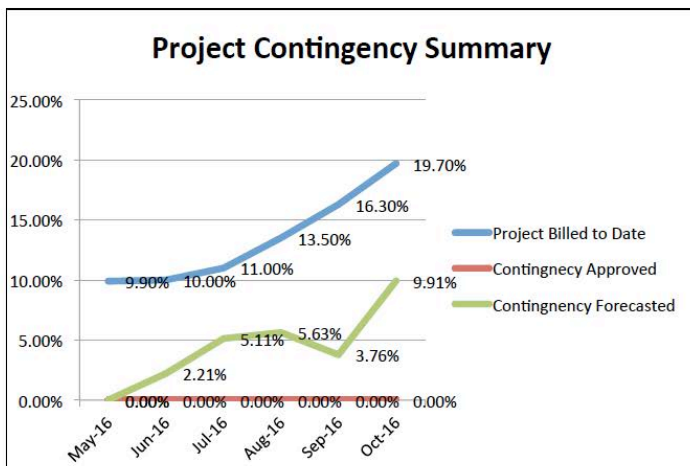
Contingency Summary Recap

Below please find a recap of the total project contingency and the contingency trend vs. spent to date. The large jump in contingency submitted is related to the soil off-haul change and the extended general conditions related to the soil off-haul delay. Those two change orders total roughly \$470,000.



**PHCD Trousdale Assisted Living and Memory Care Center
1600 Trousdale Drive, Burlingame
Project Contingency Recap
10/31/16**

Budget Line Description	Approved Budget 2/23/16	Approved Change Orders	Submitted	Forecasted	Remaining	Percent Complete
Soft Cost Contingency	-	-	-	-	-	0.00%
Construction Contingency	4,244,479	-	435,076	221,000	3,588,403	15.46%
FF&E Contingency	225,000	-	-	-	225,000	0.00%
Total Project Contingency:	4,469,479	-	435,076	221,000	3,813,403	14.68%
Owner Contingency	2,150,900	-	-	-	2,150,900	0.00%
Overall Total Project Contingency:	6,620,379	-	435,076	221,000	5,964,303	9.91%



Budget Risks

Soil Off-haul

SJ Amoroso submitted a change order for \$167,000 for the soil off-haul direct work and an extended General Conditions change order in the amount of \$303,000. SJ Amoroso just submitted a Time Impact Analysis for the schedule and we hope to resolve this by early December.

Schedule

The project broke ground on May 2nd 2016 and is now tracking to be completed on December 4, 2017 based on the September project update.

The monthly schedule updates have been submitted through September 2016 and they are currently showing approximately a 6 week delay due to the contaminated soil issue and a number of issues associated with the shoring and excavation. We have been working with Amoroso to find a way to make up time in the coming months and hope to pick up some time when we get to the 2nd floor deck going up. During the month of October we encountered some inclement weather and utilized a total of 6 rain days that were included in the project schedule. Below are milestone dates we are tracking:

Activity No.	Description	Baseline Date	Sept 2016 Update	Actual Date	Variance/Trend
G-0001	Notice to Proceed	5/2/16	5/2/16	5/2/16	0
L0-0120	Mat Slab Complete	8/11/16	9/24/16	9/24/16	-44
L0R-1100	Basement Ramp SOG	10/7/16	1/9/17		-94
L1A-1025	Floor 1 Slab West	10/10/16	10/31/16		-21
L1b-2055	Floor 1 Elevated Slab East	10/24/16	12/1/16		-38
L1b-2055	Kitchen Slab on Grade	10/24/16	12/1/16		-38
L2A-1025	Floor 2 Slab West	11/7/16	11/30/16		-23
EX-0045	Exterior mock-up	11/8/16	4/14/17		-157
L2B-1025	Floor 2 Slab East	11/14/16	12/22/16		-38
L1A-4000	Start of Exterior Framing	11/18/16	4/17/17		-150
L3A-1025	Floor 3 Slab West	12/8/16	1/3/17		-26
L3B-1025	Floor 3 Slab East	12/16/16	1/24/17		-39
L4A-1025	Floor 4 Slab West	1/6/17	2/2/17		-27
L4B-1025	Floor 4 slab East	1/18/17	2/24/17		-37
L1B-4045	Start of Window Installation	1/18/17	5/8/17		-110
L5A-1025	Floor 5 Slab West	2/3/17	3/6/17		-31
L0-3025	Start of First Drywall	2/10/17	3/21/17		-39
L5B-1025	Floor 5 Slab East	2/16/17	3/24/17		-36
L6A-1025	Floor 6 Slab West	3/3/17	4/4/17		-32
L6B-1025	Floor 6 Slab East	3/17/17	4/21/17		-35
L1A-6090	Start Casework	4/29/17	6/22/17		-54
L0-3090	Infrastructure for Permanent Power	5/1/17	6/6/17		-36
EL3-2045	Structure Complete	5/16/17	6/2/17		-17
L6A-6060	Roof Weather tight	5/25/17	6/29/17		-35
ELE-0000	Exterior Envelope	6/11/17	8/11/17		-61
C0-0030	Fire Marshal Acceptance	8/31/17	10/5/17		-35
M-0001	Substantial Completion	9/30/17	11/3/17		-34
M-0002	Final Completion	10/30/17	12/4/17		-35
	Work Days Behind		26		
	Calendar Days Behind		35		



(10/6/16) Shotcrete wall placement in basement.



(10/6/16) Basement looking West



(10/18/16) Ground floor decking looking South



(10/18/16) Basement Shoring in place for ground floor deck



(10/26/16) Ground floor Shearwall rebar installation



(10/26/16) Ground floor rebar and conduit installation



(10/31/16) Ground floor rebar and conduit installation



(10/31/16) Tower Crane

... End of Report ...

Distribution:

Cheryl Fama, CEO, Peninsula Health Care District