

MONTHLY STATUS REPORT No.11



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



May 2017

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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

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 winter of 2017 Completion and will be opening in early 2018.

Permitting

Special Use Permit

SJ Amoroso continues to re-submit this permit monthly, per City of Burlingame requirements, based on our construction schedule and sequencing. The team continues to meet with DPW to assess the pedestrian path of travel in the safest way possible. SJA is planning to install a covered walkway in early April to allow pedestrian access along Trousdale. Magnolia sidewalk will continue to be shut down for the duration of the project.

All other permits have been obtained.

Design

PG&E

Street work and infrastructure pricing has been submitted and approved. We are scheduled to start the work in the April timeframe, once our water/sewer/storm drain utilities have been connected. We are currently on track to start this work the first week of April. All conduits have now been installed and we are currently on PG&E's install schedule for early July.

Furniture, Fixtures, & Equipment (FF&E)

Eskaton provided an updated FF&E Budget to the team mid January. Team has reviewed the updated FF&E Budget and has agreed on a buyout strategy for the trades. Buyout is in progress. Bid package has been issued with bids accepted in the early July time frame.

Keyless Lock System

The Design team has issued the change for the keyless lock system in mid February. WE have received final pricing for this work in the amount of 164K. The team has reviewed this change order and have many comments and may pursue going to the vender directly to save costs. Eskaton provided vender information for this scope of work, which was closer to the 125K range. We will keep the team updated as this progresses. It has no impact on schedule at this time. Final pricing still underway. Team will have Stanley procure all locks in lieu of SJA, which will bear a savings in the 50K range. We still anticipate change to be in the 125-150K range.

Stack Lighting System

The team is currently investigating the use of a Stack lighting system to help manage resident movement within each unit in addition to creating an automated lighting system. The system entails a "Smart" light bulb that senses resident movement within the room, which then turns on and dims the resident room lights along with sending a wireless signal back to the building management system for staff observation. This is a major design change and the team is working hard to try to incorporate this technology in the building, as there is much benefit to the facility and residents. The current budget had 325K for a Quiet Care System. The stack lighting system will replace the Quiet Care system and should fall within this budget. We will report back to PHCD as we progress with the design along with all cost impacts.

Construction

Work Completed this or underway this month:

May 2017

- Poured 5th floor East/West slab
- Poured 6th Floor West Slab
- Complete Exterior Scaffold
- Continue Exterior framing on floors 2&3
- In progress all M/E/P rough-in floor 1and 2
- Wall framing begins – Floor 3
- MEP overhead installation – Floor 3
- Install PG&E permanent services at Trousdale. Permanent power anticipated in July on track
- Complete exterior skin mock up
- Complete basement ramp concrete

Scheduled activities for the month of June

June 2017

- Pour 6th Floor West Slab
- Pour Roof level West side
- Continue /complete Exterior framing on floors 2&3&4&5
- Complete all M/E/P rouging floor 1and 2
- Wall framing begins – Floor 3&4
- MEP overhead installation – Floor 3&4
- Install PG&E permanent services at Trousdale. Permanent power anticipated in July
- Begin exterior skin densglass east elevation
- Complete backfill at north side basement walls
- Complete exterior skin mock up and punch-list

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.

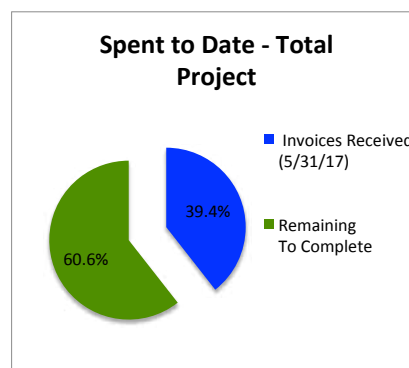
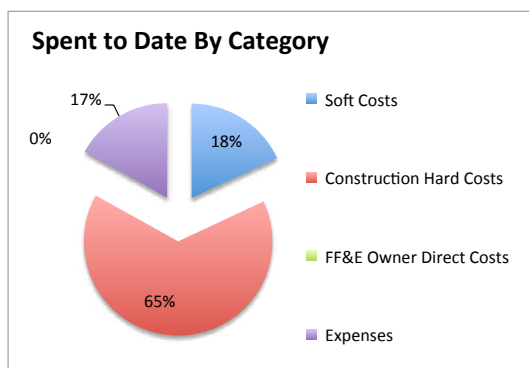
In late February 2016 the board approved the overall project budget of \$77.6M. This includes all project soft and hard costs, which are summarized below. Budget concerns are listed below in budget risks.

Total project spending through May 31, 2017 is \$30,523,889 dollars, +/-36% of the total project budget.



PHCD Trousdale Assisted Living and Memory Care Center
 1600 Trousdale Drive, Burlingame
 Project Dashboard
 6/1/17

Budget Line Description	Approved Budget 2/23/16	Change Orders And Budget Reallocations	Current Forecast	Invoices Received (5/31/17)	Remaining To Complete	Percent Complete
Soft Costs	6,721,174	(128,731)	6,592,443	5,509,639	1,082,803	83.6%
Construction Hard Costs	57,300,462	(63,533)	57,236,929	19,846,463	37,390,465	34.7%
FF&E Owner Direct Costs	1,514,960	-	1,514,960	-	1,514,960	0.0%
Project Subtotal (Before Expenses)	65,536,595	(192,264)	65,344,331	25,356,103	39,988,228	38.8%
Expenses	9,895,381	45,158	9,940,539	5,167,787	4,772,752	52.0%
PHCD Contingency	2,150,900	-	2,150,900	-	2,150,900	0.0%
Total Project Costs	77,582,876	(147,106)	77,435,770	30,523,889	46,911,880	39.4%



SJ Amoroso Contract

SJ Amoroso's contract was fully executed on 3/17/16 in the amount of \$52,434,000. During the month of May, the team approved a total of 2 change orders totaling \$2,500 taken from Construction Contingency. Amoroso's contract value remains at \$52,834,361. In the month of May 3 new change orders were added to the log with an estimated cost in the 50K range.

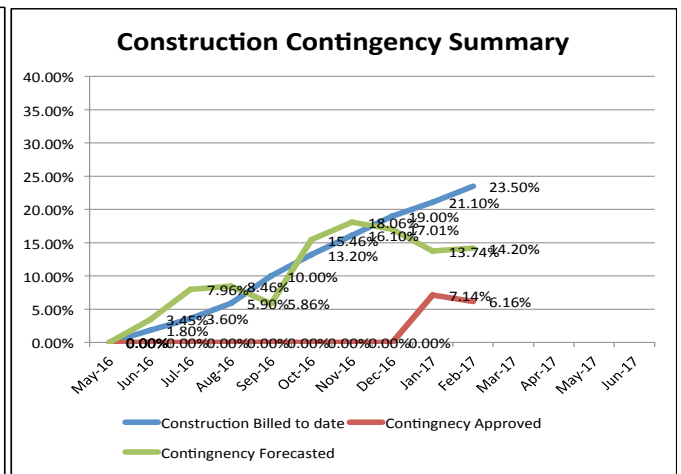
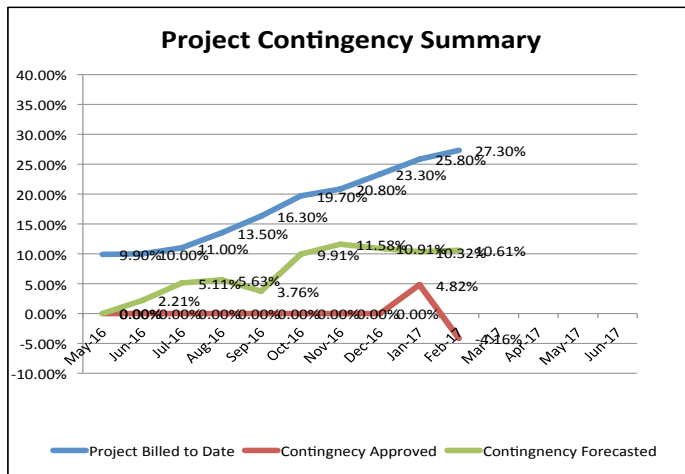
Contingency Summary Recap

Below please find a recap of the total project contingency and the contingency trend vs. spent to date. 3 new change orders were approved this month.



**PHCD Trousdale Assisted Living and Memory Care Center
1600 Trousdale Drive, Burlingame
Project Contingency Recap
5/31/17**

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	275,433	78,706	441,250	3,999,956	5.76%
FF&E Contingency	225,000	-	-	-	225,000	0.00%
Total Project Contingency:	4,469,479	275,433	78,706	441,250	4,224,956	5.47%
Owner Contingency	2,150,900	-	-	100,000	2,050,900	4.65%
Overall Total Project Contingency:	6,620,379	275,433	78,706	541,250	6,275,856	5.20%



As of this issuance, \$78,706 of change orders are under review and should be processed shortly for PHCD approval once final back up is received from SJA. There is an outstanding Plumbing change order valued at 65K of the above 78K that the team is going back and forth on but should be resolved shortly. There is currently \$540,250 of forecasted anticipated change orders that will be submitted over the upcoming months. There have been very few unexpected changes issued over the last month with three change orders created with a value of 50K. There currently remains over 6 million dollars in project contingency un-spent. At this point in time the team is anticipating an overall project savings and will start forecasting expected savings in the August time frame. The team is anticipating spending overtime funds to help ensure the project is completed on time as much work is to be completed. As

those costs are expended will report back to team with status. The team is also investigating the debt service interest expenditures to see if that costs need to be charged to the project or operating budget. If project budget, these costs will be in the 1 million dollar range and will be taken from the project contingency.

Budget Risks

Exterior Details

The team has finalized the various flashing details and EIFS system interface with the prodema panels. There is additional cost forecasted for some of the changes totaling roughly \$75,000. We expect to see final pricing in June. This change remains outstanding but exposure still in the 75K range. Exterior skin mock is currently constructed and will be reviewed in early June by all parties .At this time the team will look at all the details to ensure compliance with manufacturers approved details.

Roofing systems

The team is currently working with team on reviewing all of the shop drawings and details as they relate to the final installation of the building roofs. There are appears to be several areas where additional flashing will be required due to final coordination of the roofing systems manufactures requirements compared to the design drawing details. WE are currently coordinating all of this issue with the design team and waterproofing consultant and should have final know cost impacts by early June. We are currently forecasting 75K in potential cost exposure at this time. As of mid June the status has not changed. We are currently not expecting any major issues with installation of the roof, which is currently scheduled for early August.

During the month of May no major cost impacts have occurred nor changes in the documents with the exception of the stack system lighting system.

Schedule

The project broke ground on May 2nd 2016 and is now tracking to be completed on December 29, 2017 based on the January project update.

The monthly schedule updates have been submitted through January 2017 and they are currently showing a 31-calendar day delay. The schedule has been extended by 30 calendar days as approved related to the soil off-haul. The extension is reflected in the January Schedule Update. Once the building structure is complete the team will look to make up time with the interior improvements and will report back to team with status in the June time frame. We currently are projecting an end of June structure completion and the team is meeting the first week of June to start evaluating which trades can be accelerated to help mitigate the 30-day delay. We will report back to the team in the July time frame on where we stand. Currently interior and exterior framing is in full force. We anticipate all exterior framing to be complete by late July and all interior wall framing completed by early August.

Below are milestone dates we are tracking:

Activity No.	Description	Baseline Date	March 2017 Update	Actual Date	Variance/ Trend (cal days)
L1b-2055	Floor 1 Elevated Slab East	10/24/16	11/18/16	11/18/16	5
L1b-2055	Kitchen Slab on Grade	10/24/16	12/12/16	12/12/16	-19
L2A-1025	Floor 2 Slab West	11/7/16	12/19/16	12/19/16	-12
EX-0045	Exterior mock-up	11/8/16	5/9/17	6/17/17	-152
L2B-1025	Floor 2 Slab East	11/14/16	2/1/17	2/4/17	-52
L1A-4000	Start of Exterior Framing	11/18/16	5/11/17	5/11/17	-144
L3A-1025	Floor 3 Slab West	12/8/16	2/10/17	2/23/17	-34
L3B-1025	Floor 3 Slab East	12/16/16	3/8/17	3/11/17	-52
L4A-1025	Floor 4 Slab West	1/6/17	3/16/17	3/25/17	-39
L4B-1025	Floor 4 slab East	1/18/17	4/6/17	4/5/17	-48
L1B-4045	Start of Window Installation	1/18/17	6/12/17		-115
L5A-1025	Floor 5 Slab West	2/3/17	4/14/17	4/27/17	-40
L0-3025	Start of First Drywall	2/10/17	4/27/17		-46
L5B-1025	Floor 5 Slab East	2/16/17	5/4/17	5/4/17	-47
L6A-1025	Floor 6 Slab West	3/3/17	5/12/17	5/27/17	-40
L6B-1025	Floor 6 Slab East	3/17/17	6/2/17	6/2/17	-47
L1A-6090	Start Casework	4/29/17	7/20/17		-52
L0-3090	Infrastructure for Permanent Power	5/1/17	6/20/17		-20
EL3-2045	Structure Complete	5/16/17	7/20/17		-35
L6A-6060	Roof Weather tight	5/25/17	7/31/17		-37
ELE-0000	Exterior Envelope	6/11/17	9/19/17		-70
C0-0030	Fire Marshal Acceptance	8/31/17	11/15/17		-46
M-0001	Substantial Completion	9/30/17	11/28/17		-29
M-0002	Final Completion	10/30/17	12/29/17		-30
	Work Days Behind		20		
	Calendar Days Behind		31		

5. Project Photos



Corner of Trousdale and Magnolia looking to the North West. Scaffolding going up and exterior framing on going.



Interior courtyard scaffolding currently being installed. Exterior building framing has begun at all levels.



Floor 1 interior Mechanical/Plumbing and Electrical overhead systems being installed and approximately 50% complete.



Floor 3 interior framing in progress.



Exterior ramp going down to garage is now complete.



Basement plumbing installed and approximately 90% complete.

... End of Report ...

Distribution:

Cheryl Fama, CEO, Peninsula Health Care District