San Francisco General Hospital and Trauma Center Rebuild

Joint Conference Committee
Feb. 24, 2015
Topics and Presenters

- Quarterly Highlights- Ronald Alameida
- Budget Status- Terry Saltz
  - Construction
  - Bond Sales
  - Furniture Fixtures Equipment (FF&E)
- 2015 Transition Timeline – Lillian Chan
  - Transition Budget
  - 3P Workflow Design Update
Quarterly Highlights

Emergency Generators
• Equipment Installation Completed
• Adjusting & Commissioning Underway
• Punchlist Being Addressed
• Structural Anchorage Revision in OSHPD Review

Hospital Rebuild
• Exterior
  • Site Reinstatement & Landscaping advancing
• Interior
  • Architectural Completion Effort at All Floors including Finishes, Casework, Floors & Ceilings
  • Mechanical, Electrical, & Plumbing Near Complete
  • Commissioning & Balancing Activity Initiated
  • Drywall installation for walls and ceilings and first coat of paint
  • Increment 5 Contract Work Advancing for Radiology Equipment Readiness
## Schedule Summary

### San Francisco General Hospital Rebuild Program

**Master Schedule**

Data Date: 02-Feb-15

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<td>SFGHRP JAN 2015 UPDATE</td>
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<td>SUMMARY ACTIVITIES</td>
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<td>PHASE 02 (EMERGENCY GENERATOR PROJECT)</td>
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- **Current Update (Sep 2014)**
- **Previous Update (Sep 2014)**
- **Remaining Work**
- **Baseline (Jan 2010)**

- **08-Dec-10 A**: 06-Apr-15
- **12-Mar-12 A**: 07-May-15
- **08-May-15**: 05-Dec-15

Page 1 of 1
Print Date: 12-Feb-15
Local Business Enterprise (LBE)

- 990 San Franciscans employed to date
  - Represents 23.8% field labor hours
  - Exceeds 20% threshold

- 151 Local Business Enterprises
  - $62.1 million in contracts awarded
  - Represents 9% of trade packages
  - Exceeds 5% threshold
## Construction Budget

<table>
<thead>
<tr>
<th></th>
<th>Budget</th>
<th>Expenditures/Encumbrances as of 1/31/15</th>
<th>% Expended/Encumbered</th>
<th>Forecast</th>
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<tbody>
<tr>
<td>Purchase, Construction &amp; Mobilization</td>
<td>$680.5 M</td>
<td>$613.5M</td>
<td>90%</td>
<td>$680.5 M</td>
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<tr>
<td>Project Control</td>
<td>$189.7 M</td>
<td>$165.5 M</td>
<td>87%</td>
<td>$189.7 M</td>
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<tr>
<td>Other Program Costs</td>
<td>$9.3 M</td>
<td>$.165 M</td>
<td>2%</td>
<td>$9.3 M</td>
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<tr>
<td>Finance Costs</td>
<td>$7.9 M</td>
<td>$4.1 M</td>
<td>52%</td>
<td>$7.9 M</td>
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<td><strong>Total</strong></td>
<td><strong>$887.4 M</strong></td>
<td><strong>$783.3 M</strong></td>
<td><strong>88%</strong></td>
<td><strong>$ 887.4 M</strong></td>
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* Finance Cost include Underwriter's discount, cost of issuance, GO oversight committee fee, Controller's audit fee
## Bond Sales

<table>
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<tr>
<th>% Rate</th>
<th>1st Bond Sale</th>
<th>2nd Bond Sale</th>
<th>3rd Bond Sale</th>
<th>4th Bond Sale</th>
<th>Total</th>
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<tbody>
<tr>
<td>% Rate</td>
<td>March 2009</td>
<td>March 2010</td>
<td>August 2012</td>
<td>January 2014</td>
<td></td>
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<tr>
<td>4.34%</td>
<td>$ 131.7 M</td>
<td>$ 294.7 M</td>
<td>$ 251.1 M</td>
<td>$ 209.9 M</td>
<td>$ 887.4 M</td>
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<tr>
<td>3.34%</td>
<td>$ 130.4 M</td>
<td>$ 293.7 M</td>
<td>$ 236.8 M</td>
<td>$122 M</td>
<td>$ 783.3 M</td>
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<tr>
<td>2.71%</td>
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<tr>
<td>3.35%</td>
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<td></td>
</tr>
<tr>
<td>Expended/Encumbered</td>
<td>99%</td>
<td>99.7%</td>
<td>95%</td>
<td>58%</td>
<td>88%</td>
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<tr>
<td>% Expended/Encumbered</td>
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</table>
**FF&E**: All movable furniture, fixtures, medical and IT equipment that is not permanently affixed to the hospital.

**Budget**
Support for the Rebuild FF&E will come from the philanthropy community and the City.
- $170M Target FF&E Budget
- $105M Commitment from the City

**Program Highlights**
- $70M Spent to date
- Negotiated substantial savings with Radiology and Physiological monitoring equipment.
- Many systems (RTLS, Wireless, UC, PTP, HUGS, TempTrak) Installed Post Substantial Completion during Owner Fit-Up.

**Information Technology**
The Rebuild IT Program is working to ensure the infrastructure and systems for the new hospital are in place to support patient care and safety, improve provider workflow, automate processes where possible and provide a strong foundation for future systems.
Transition Budget

FY 1415 Transition Budget $4.3M

- Transition Labor and Training: $1.3
- Service and Maintenance: $2.9
- Purchased Services: $0.1
- Materials and Supplies: $1.3
- Other/Contingency: $0.1

FY 1516 Transition Budget $12.7M

- Transition Labor and Training: $1.3
- Service and Maintenance: $6.2
- Purchased Services: $3.0
- Materials and Supplies: $0.5
- Other/Contingency: $1.7

Transition Budget (in $millions) | FY 1415 Budget Allocation | Actual YTD Exp as of Jan 2015 | Remaining Balance FY1415
--- | --- | --- | ---
Transition Labor and Training | $ | 2.9 | $ | 0.5 | $ | 2.4
Service and Maintenance | $ | 0.1 | $ | - | $ | 0.1
Purchased Services | $ | 1.3 | $ | 0.5 | $ | 0.8
Materials and Supplies | $ | - | $ | - | $ | -
Other/Contingency | $ | - | $ | - | $ | -
Transition Timeline

SFGH Transition Timeline

<table>
<thead>
<tr>
<th>Year</th>
<th>Planning</th>
<th>Implementation</th>
<th>Move-in</th>
<th>Optimization</th>
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<tbody>
<tr>
<td>2014</td>
<td>Transition Committee Work and Oversight</td>
<td>Dept. Relocation Planning</td>
<td>Owner Fit-Up (installations, moveable equipment, and supplies)</td>
<td>2016</td>
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<tr>
<td>2015</td>
<td>New Hospital Construction</td>
<td>Hybrid OR Room 8 construction</td>
<td>Hybrid MRI construction</td>
<td>New Facility Optimization (approved post occupancy projects)</td>
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<tr>
<td>2016</td>
<td>FF&amp;E Coordination</td>
<td>Equipment Receipt and Staging</td>
<td>Equipment Testing and Certification</td>
<td>New Equipment Optimization</td>
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<tr>
<td>2017</td>
<td>IT Systems Development and Procurement</td>
<td>Post Substantial Completion projects</td>
<td>Systems Testing</td>
<td>Post Move Workflow Optimization</td>
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<tr>
<td>2018</td>
<td>Phase II on Board New Hires</td>
<td>Recruit Approved New Hires</td>
<td>Revalidate Workflows</td>
<td>Post Move Mgmt &amp; Decommissioning</td>
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<tr>
<td>2019</td>
<td>3P Workflow Design</td>
<td>Dept. Ops Planning</td>
<td>SS Mats/Supplies</td>
<td>Patient Move Day</td>
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<tr>
<td>2020</td>
<td>Orientation &amp; Training Planning</td>
<td>Operative Orientation and Training, Simulations</td>
<td>Survey Readiness</td>
<td>CDPH Licensing</td>
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<tr>
<td>2021</td>
<td>Licensing Work Plan Development</td>
<td>Patient Move Logistics Development</td>
<td>Patient Move Coordination</td>
<td>PostMove Mgmt &amp; Decommissioning</td>
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</table>

- **Workflow Redesign/Operations Planning**
  - SS Mats/Supplies
  - Dept. Ops Planning
  - SS Mats/Supplies

- **Orientation & Training**
  - Patient Move Logistics Development
  - Patient Move Coordination

- **Hospital Licensing**
  - Licensing Work Plan Development

- **Patient Move & Occupancy**
  - Patient Move Day