

**NJB Project
King County Oversight
Project Status Report**

March 2008

Submitted by: Pat Clickener

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I. Executive Summary

This is the ninth of 12 oversight reports to be submitted under the current and renewed KC/JLL Contract # T02739T providing construction oversight of the Ninth and Jefferson Building at Harborview Medical Center. This ninth period included one (1) site visit and attendance at one “Tenant Improvement” team meeting and one “General Construction” meeting.

The single page Summary Matrix for this project is attached. While the Summary Matrix document lists only current activities that may affect the cost, schedule, or quality of this project, follow up comments on these topics are listed at the end of this executive summary. These items will be tracked until an appropriate resolution is achieved.

The Shell and Core Building construction process continues on time and in budget. The building shell and core continue to be slightly ahead of schedule. While not all of the paperwork has been processed, significant savings were identified this month and these final figures are being tabulated and paper work is forthcoming. Projected savings or changes include over \$8 Million from state sales tax savings for research spaces developed in the building and significantly higher interest earnings for the project than were projected in the original budget projections.

Tenant Improvement planning continues to progress but less summary information regarding this schedule was available with the Harborview representative on vacation. Interim reports from alternate sources showed no slow down in TI planning. Turner has received a first TI package for bidding and is in the process of establishing baseline costs for TI build out.

The recent shuffle of several tenants between floors is complete and tenant identification for unidentified space in the building is in the works.

Several change orders were processed this month. These changes are described in this report and are not alarming. For the most part they describe the shifting of funds from one budget line to another and do not represent un-anticipated additional costs to the project.

II. Design

Following is a current statistical summary of building details: GSF=Gross SF RSF=Rentable SF

	<u>Original NJB Scope</u>	<u>Aug. Report</u>	<u>1/9/07 Record</u>
Parking:	600+ Spaces	673 Spaces 237,629 SF	650 Parking Stalls
Building:	440,000 GSF	437,999 GSF 424,992 RSF	437,999 GSF 424,992 RSF
User Summary:			
	Tower Office Space		384,780 RSF
	Hospital		17,841 RSF
	KCME		3,217 RSF
	Storage		6,502 RSF
	<u>Retail</u>		<u>12,652 RSF</u>
	TOTAL Rental Areas		424,992 RSF

Shell and Core Status – Early March 2008

- The design of the building lobby has been issued to the contractor for pricing.
- Areas for project art have been designated. The selection process for artists is underway, and coordination between artists, designers and contractors will begin soon.
- The building shell & core will accomplish a LEED Silver rating. (LEED ratings describe Environmental/Green/Energy Efficient standards for buildings and a Silver rating is impressive by today's standards.)
- **A design** has been issued for construction of locker rooms with showers on level G. The locker rooms will be funded by the Shell & Core budget.

TI (Tenant Improvements)

PHASES OF TI PLANNING

(These definitions will remain in this document for reader reference while reviewing the Matrix Report and details in these status reports).

Approx. Time

A.	10%	PROGRAM – Space Programming questionnaire: Completion by <u>each</u> tenant and return to Design Team
B.	10%	PROGRAM - Preliminary Space Plan based on questionnaire: Submission by Design Team to Tenant
C.	30%	SCHEMATIC DESIGN - Actual Space Planning: One or more preliminary design discussions &/or meetings based on A, B, and subsequent discussions
D.	30%	DESIGN DEVELOPMENT - Process of assuring that structural, mechanical, and electrical requirements for specific type of occupant, their furniture, equipment, and operations are incorporated in the plans
E.	20%	COMPLETION - Construction Documents: This final set of drawings requires sign off by the tenant of Design Development details and subsequent changes usually create costly change orders

PROGRESS DETAILS for Tenant Improvement Planning

Early tenant improvements construction start is approximately April 2008, and some of the mechanical & electrical elements for levels 2 and 3 began the rough-in stages in January 2008. Feb.08 – Approximately 25-30% of the TI Designs are scheduled to be included in the first Turner TI bid package in the next few weeks. If this schedule is met, the result of those bids will allow the team to project with some level of accuracy the cost of completing the Tenant Improvements for the remainder of the building. **March 08: Turner results for this first TI Package will be available for the next report.**

The most current progress is shown in bold print. (No summary update was available in March)

PREVIOUS STATUS	MAR 2008 CHANGES
▪ <u>Level 2</u>	
Jan.08 - ITA Court, KCME, and Pathology - construction documents are 90% complete and the mechanical / electrical detailing teams have begun coordination. There is no unassigned space on this floor.	Feb.08 - ITA Court, KCME, and Pathology - construction documents (CD's) are 100% complete. Contractor is pricing. Construction will begin in March.

<p>▪ Level 3</p>	
<p>UW School of Medicine Labs: Jan.08 - construction documents are 90% complete and the mechanical electrical detailing teams have begun coordination.</p>	<p>None</p>
<p>Radiology: Jan.08 – schematic design is approved. Imaging equipment has been designated, and design development can begin.</p>	<p>Feb.08 – Design Development has begun including co-ordination with equipment vendors. Target completion for Design CD completion is the end of March. Engineering details are expected to take an additional 6 weeks due to the technical details involved with this space.</p>
<p>Remainder of level 3 (12,000 sf) is unassigned as of Jan. 08 and design has not begun.</p>	<p>Feb.08 – Space remains unassigned, however, potential space users have been identified, not confirmed and no planning has taken place.</p>
<p>▪ Level 4</p>	
<p>Sleep & Oto Specialties: Jan.08 – space planning is underway.</p>	<p>March 08 – Schematic Design was signed off and Design Development has begun.</p>
<p>▪ Level 5</p>	
<p>“5th Floor Clinic” (Neurosurgery, Ortho Spine, Sports and Spine) – space planning is underway.</p>	<p>March 08 – Schematic Design was signed off and Design Development has begun.</p>
<p>▪ Level 6</p>	
<p>Jan.08 - Neurosciences offices – space planning is underway.</p>	<p>Feb.08 - Foot and Ankle Institute, Hand Institute, Physical Therapy Clinic, formerly floor 7, is now on floor 6. Preliminary space allocations are underway. This report suggests that the process is not as far along as was reported in January. The graph on the Matrix has therefore been adjusted. Neurosciences offices moved to Level 14.</p>
<p>▪ Level 7</p>	
<p>Jan.08 “7th Floor Clinic” (Foot and Ankle Institute, Hand Institute, Physical Therapy Clinic) – Design has not begun</p>	<p>Feb.08 - Eye Institute & Clinic, Kidney Institute – New Tenant identification for this floor. Design has not begun. Foot and Ankle Institute, Hand Institute, Physical Therapy Clinic moved from here to Level 6.</p>
<p>▪ Level 8</p>	
<p>Eye Institute & Clinic, Kidney Institute – Design has not begun.</p>	<p>Eye Institute and Clinic, Kidney Institute moved to Level 7 from Level 8.</p>
<p>▪ Levels 8, 9, 10 (Formerly 9,10,11)</p>	
<p>HMC IT Services space plan is complete and signed-off. This tenant will occupy 2.5 floors. Design Development is underway.</p>	<p>Levels 8, 9, and part of 10 to be designed for IT Services. Feb.08 – The balance of the 8th floor has not begun planning.</p>
<p>▪ Level 11 (Formerly Level 12)</p>	
<p>King County STD Clinic: Jan.08 - Schematic Design is signed-off, and design development underway.</p>	<p>No change</p>
<p>Virology Clinic: Jan.08 - Schematic Design is signed-off, and design development underway.</p>	<p>No Change</p>

Center for Aids Studies (CFAS): Jan.08 – Design has not begun. Feb.08:	No Change
▪ Level 12 & 13 (Formerly Levels 13 & 14)	
Global Health offices: Jan.08 – Design has not begun. Feb.08 – No new progress reported.	No change
▪ Level 14	
Neurosciences Offices: Jan.08 – space planning is under way.	Neurosciences offices moved here from Level 6 and planning continues.

III. Permits & Public Agencies

- All permits for the shell and core of the building have been secured.
- **A temporary certificate of occupancy for the garage was secured before the end of February to allow contractor parking on site.**
- A hazardous materials storage permit has been secured for the generator fuel storage tanks.
- A hazardous materials permit application has been submitted for the medical gas storage room on level G.
- Street and improvement plans (“SIPs”) have been submitted to SDOT for review.
- The Department of Health (DOH) has reviewed the shell and core building and provided a list of conditions for approval. A few minor modifications will be made to meet the conditions, and approval is expected within the next month. Harborview is the primary contact to the DOH.

IV. Contracting and Procurement

The subcontract buyout process is approximately 98% complete. A summary of those values was listed in the February Summary report. Contractor efforts regarding pricing have now turned to Tenant Improvement details. See additional information in the following Construction Section V.

V. Construction

Construction milestone target dates:

IEB Generators Functional	Completed January 4, 2008
IEB Medical Gas System Functional	Completed February 6, 2008
Garage Temporary Occupancy***	Completed February 29, 2008
Garage Occupancy	June 7, 2008***
Final Completion of Shell & Core	March 5, 2009***

NOTES: ***These dates are in the TCCO Contract

In previous reports we noted that early Tenant Improvement (TI) planning can have significant impacts on the cost of TI build out and the overall project schedule. Several tenant improvement items have been planned into the construction of the core and shell of the building. Following is a summary of several such items:

- Floor recesses to accommodate walk-in coolers, trench drains, etc.
- Removable skylights above the MRI equipment locations to facilitate loading the equipment in and out of the building with a crane.
- Thickened slab area to accommodate the strict structural vibration limitations of MRI & CT equipment.
- Pneumatic tube system linked to the Harborview campus.
- Medical gas riser to the 7th floor.
- Ceiling hanger wires dropped through the metal decks prior to placement of concrete.

The contractor is pricing the tenant improvements on level 2 (KCME, ITA Court, Pathology) and level 3 (UW School of Medicine labs). **Select packages of early work will be released to proceed with construction in March while the rest of the scope will not be released to start until after a GMP is negotiated.**

Construction of the remaining tenant improvements will proceed in phases, moving up the tower as designs are completed. Completion of all tenant spaces is projected for the second quarter of 2009.

VI. Financial Update

As of March 2008, total (Shell and Core) project cost includes the following contingency amounts:

- **\$3,973,521 Contractor's Contingency – 7% committed to date (See note below)**
- **\$1,320,000 Owner Contingency – 14% committed to date (No change this month)**
- **\$6,103,000 General Contingency– 0% committed to date (See added funds note below)**
- **\$280,869 Server Room General Contingency**
- **\$125,000 Server Room Owner Contingency**

NOTE(S):

- Total project cost is \$176,635,000 with an additional \$1.6 million for King County overhead and art totaling \$178,237,000.
- The addition of \$7,630,251 Server Room funds from King County brings the total project cost to \$185,867,251.
- **March 2008** **A \$1,000,000 savings has been credited to General Contingency from the Contractor's GMP and planned for allocation to the Tenant Improvement Allowance.**

Change Order Summary (Shell and Core Budget)

<u>Change Order # & Item</u>	<u>\$ Value</u>	<u>Description</u>
#1 – Server Room Early Costs	\$537,516	Design costs for entire server room change and Seattle City Light cost for the addition of a second transformer vault. Funded outside of the project (Tower & Core) financing.
#2 – Server Room	\$7,092,735	Entire cost beyond CO #1 for the server room construction. Funded outside of original project financing.

#3 – Duress Alarm Stations	\$114,336	Costs to add duress alarm stations throughout the parking garage. Funded from project allowances within the Tower & Core development budget.
#4 - Parking & Access System Upgrades	\$22,869	Funded from Owner Contingency in Shell and Core Budget
#5 - Preferred Building Control Vendor	\$44,399	This HMC request funded from Owner Contingency in project budget. Well documented HMC (Owner) request to use more costly, preferred “Johnson Controls” over developer contractor choice.
#6 - Transfer Credit	\$646,281	Turner credited Wright Runstad for various supplies/ fixtures that WRC can purchase directly with a better discount. This is a cost savings action.
Pending - Floor Load Upgrades	Undetermined	IT use of floors 9 & 11 will require additional Steel to accommodate anticipated TI loads. Possible Shell and Core Contingency (undetermined yet).
#7 - Exterior Stone & Cladding	\$105,051	Waiting for description
#8 - Value Engineering Reconciliation	\$2,390,694	Transfer from various GMP buyout savings areas to fund the Value Engineering goal of the subtotal line of the budget.
#9 - Accoustic Upgrades	\$116,456	Taken from Change Order Allowance
#10- Early TI Mech.& Med. Gas Riser	\$740,008	These internal cost transfers are from the TI allowance to the Shell and Core budget. KCME, Pathology, the ITA Court, and UW suite costs are the first specific user TI cost details to be recorded. Cumulatively, costs for these tenants make up the funds transferred from the TI budget under CO # 10.
#11- GMP Savings Release	\$1,000,000	Transfer of GMP Savings from Shell and Core Construction Cost to General Contingency.

Use of Tenant Improvement Allowance

<u>Item</u>	<u>\$ Value</u>	<u>Description</u>
Approval #1 Pneumatic Tube System	\$321,064	This sum is a budgetary number only. Final costs will be from Tenant Improvement Allowance. The system was not in original plans and was requested by HMC.
Approval #2 Med Gas System Upgrades	\$1,477,174	Costs are for <u>additional</u> HMC requested upgrades to the Med Gas System to be housed in NJB. This system will provide backup capacity to the HMC campus. The request is well documented and was approved by Napolitano and Klainer in Dec. 2007. Rational for this redundant system included the fact that the current HMC System is housed in a location that has not been seismically upgraded. This is not the same equipment change issue mentioned in November, one that created no additional cost. Funded from Tenant Improvement Allowance.
Pending Wireless System Addition	\$1,000,000	This upgraded system investigation detailed in the February report. This is a budget number only.

Pending	Two Hour Rated Wall	Undetermined	Change will be Interior Design Expense. This 2 hour Rated Wall (4 th Floor) between the Sleep Lab and Mechanical Room needs to be installed to resolve Acoustic issues. CO #9 above.
Pending	Med Gas Riser	Undetermined	This riser is required by HMC to Level 7. This will be an Interiors Expense. Equipment for Clinic Space. CO # 10 above = partial.

Carry Forward Log (Subjects from Previous Oversight Reports)

Construction Schedule and Status Issues



July	Team embraced inclusion of product in concrete to improve waterproofing over Server area. August: Close Item Sept 2007
July	Canopy fabric final selection pending. August: Close Item Sept 2007
July	Watch final details, specification, gauge of material used for cap over stone at roof. August: Continued subject tracking. September: Closed Item Sept. 10, 2007
July	Team to be present when top coat on deck is raked, concern it might be too rough, not durable. August: Continued subject tracking. <u>September</u> : Closed Item Sept 2007
July	Elevator Submittals partial to keep going, 2nd submittal will be finished in August Closed item Sept 2007
July	Qwest indicated they are 6 months behind, team members following up, doing what it can. August: Continue to follow. September: Quest confirmed that they will be able to meet NBJ schedule. Close Item Sept. 2007
Aug	Structural Permit was not received by 8/2, but construction has continued. Continue tracking. August: While this could have been a critical issue, last minute interim resolution seems to have solved the immediate concern. Will report again in September. September: Permit approved, Documents being prepared. October: Permits Secured, full Shell and Core, Mechanical and Electrical through Floor 4. November Item Closed
Dec	A change in direction in the Server Room design warrants tracking although at this time, the changes appear to be driven by future needs and our ability to redirect this design to meet some of those needs. This issue will be further discussed in January when greater detail and conclusions are available. March 08: No new detail
Dec	Currently, both the Core and Shell, and TI Planning are on schedule. Recent water damage to some work in place will require rework; however, until that work is known to affect the budget or schedule this item will be routinely followed. Open until final completion. It appears that this damage was minimal.
January	A custom fire resistant fabric has been called for by the City of Seattle. There may be additional costs associated with this requirement; therefore, the issue is on our watch list.
January	The absence of an identified tenant for 5,300 SF on the third floor of the building could threaten orderly completion of TI work in the building, while it is of some concern, unless the future tenant requires significant custom details for equipment or use of the space, an accelerated planning schedule could resolve this concern.
February	Several tenant spaces have been clustered into the first TI Bid PKG for negotiation by Turner. Successive buyouts frequently experience higher costs; however, these preliminary numbers set the tone for future TI cost estimates and also act as the base for a TI GMP. March 08: First bid package under negotiation.

February April is the goal to complete CD's with Mechanical, Electrical and Plumbing details so that a space can be completed in line with completion of the shell and core. **March 08: No new update.**



July UMC (Engineer) moved ahead w/ medical gas equipment without entire team sign off. Being resolved. September: All NJB Medical Gas Equipment will serve as redundancy to the Harborview Campus. HMC requested revisions to the med gas systems. Changes created lead time issues for the equipment delivery and commissioning. Change in schedule does not appear to be on the critical path. The item remains on watch until the fiscal side of this issue is confirmed. October: Turner has submitted CO to Wright Runstand, Project CO pending. No new information to date either on cost or schedule. CO (WRC to Owner) has not been developed, team is waiting to understand full economic and schedule impact. **Closed November 2007**

Dec The server room design had been approved by the tenant for layout including electrical and HVAC equipment specifications. During the November server room meeting the cooling system went back to the original plan. NBBJ, UMC and Sequoyah are to complete the drawing package by 1/30/07. Construction of the space will start after the tower crane is removed and the Generator, etal will be delivered in April. This is an issue to watch, but at this time is not critical. **March 08: Researching**

Dec Awning Fire Resistant Fabric has been required by the City of Seattle. According WRC, this custom fabric has a significant cost increase due to the minimum quantity order requirement. This too is an item to watch. **March 08: City will not approve laminated fireproofing as alternate to fire resistant fabric. No vendor is available to spray on and certify fire retardant. WRC is now reviewing custom color option.**

Dec Water damage from the 12/2-12/3 100 year rain storm caused an entire work day by the entire 40 man Turner crew to be spent managing the water. There was minimal damage in the garage since precautionary water control measures had been taken. Some insulation and drywall will need to be replaced. Usually this cost is covered by insurance, therefore, this item is generally closed, but will watch until insured cost confirmed. **March 08: Little damage, repairs made. Will keep this item open through the end of project.**

February A very productive discussion between team members resulted in understanding by all team members that per planning to date, NJJB's schedules have not included co-ordination of Mechanical, Electrical, and plumbing details in their "Completed Construction Documents "CD's". An additional 3-7 weeks in the schedules for each TI plan needs to be assumed. **March 08: Researching**

STATUS / ISSUES	GENERAL OBSERVATIONS
NJB Building Construction	1. The biggest news of the month involves pending budget savings in excess of \$9 Million. Original budget projections regarding the cost of State Taxes were conservative and the portion of the NJB building identified as space for "research" is greater than projected, therefore, State Taxes are now projected to be over \$8 Million less than originally. Another \$1 Million in Shell and Core construction savings have already been identified. Additional detail is in the Financial Section VI of the Summary Report. 2. Updated TI Planning details were unavailable this month.
Various trades who hope to build Tenant Spaces are currently reviewing the first package of TI. These numbers will act as a basis for a Tenant Improvement GMP for future space build out within the building. These numbers also act as a more predictable guide for future estimating. April is the goal to complete CD's (Design with Mechanical, Electrical and Plumbing details) for that can be completed in line with completion of the shell and core.	
Harborview / Tenant Improvement Issues	<p style="text-align: center;">Tower Floors (G Level and Parking not included)</p>
While less summary detail regarding individual tenant planning was available this month, no new concerns regarding the schedule have been documented. See General observations regarding good news for the budget.	
Several Tenane Improvement items have been included in the completion of the shell and core. The extended list is included in Section V of the Summary Report.	
Schedule Status/Issues (Design/Construction/Other)	
Substantial completion of the shell and core is projected for January 2009. Completion of the tenant spaces is currently projected for the second quarter of 2009.	
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> Budget or Schedule at Risk </div> <div style="text-align: center;"> Some Concern-Topic Being Reviewed </div> <div style="text-align: center;"> Currently No Issue, Follow up shows on extended report. </div> </div>	

COST SUMMARY	ORIG KC APPROVED BUDGET	CURRENT Proposed BUDGET (WRC 9/10/07)	FORECAST @ COMPLETION (WRC Mar 08)	COMMITMENTS (Not yet in forecast, See Summary)	ACTUAL COST TO DATE (WRC 3/08)	REMAINING * Incomplete
SHELL AND CORE						
ARCH. & ENGINEERING	\$4,472,000	\$4,644,000	\$4,472,000	\$77,517	\$3,929,903	\$542,097
CONSTRUCTION (Incl. WRC Contingency)	99,798,000	\$106,992,037	\$108,639,261	(\$250,279)	\$58,645,829	\$49,993,432
MISCELLANEOUS	1,634,000	\$1,234,000	\$1,234,000		\$303,190	\$930,810
GENERAL CONTINGENCY	5,103,000	\$5,383,869	\$5,103,000	\$1,000,000	\$0	\$5,103,000
PROJECT ADMINISTRATION	6,705,000	\$7,068,345	\$7,076,994		\$2,826,833	\$4,250,161
SUB-TOTAL	\$117,712,000	\$125,322,251	\$126,525,255		\$65,705,756	\$60,819,499
SERVER ROOM = CO#1 & #2						
CONST /AE/WR	\$6,922,057	Included Above	Included Above		Included Above	Included Above
CONTINGENCY	\$346,103	CO # 1 & 2	CO # 1 & 2		CO # 1 & 2	CO #1&2
ESCALATION	389,856	Most in CO #1 & 2	Most in CO #1 & 2		Most in CO #1 & 2	27,775
SUB-TOTAL	\$7,658,016	Incl. Above	Incl. Above		Incl. Above	\$27,775
TENANT IMPROVEMENTS						
TENANT IMPROVEMENT COST	\$47,423,000	\$47,443,000	\$45,816,762	(\$827,238)	\$1,513,636	\$44,303,126
TENANT DESIGN CONTINGENCY	\$11,500,000	\$11,500,000	\$11,500,000		\$0	\$11,500,000
SERVER ROOM GENERAL CONTINGENCY	NA	NA	\$280,869		\$0	\$280,869
SERVER ROOM OWNER CONTINGENCY	NA	NA	\$125,000		\$0	\$125,000
SUB-TOTAL	\$58,923,000	\$58,923,000	\$57,722,631		\$1,513,636	\$56,208,995
TOTAL PROJECT	\$184,293,016	\$184,245,251	\$184,247,886		\$67,219,392	\$117,056,269

TI DESIGN SUMMARY	Floor	LOCATED &/or COMMITTED	PROGRAM	SCHEMATIC DESIGN	DESIGN DEVELOPMENT	CONSTRUCTION DOCUMENTS (Design Only)	COMPLETION Forecast &/or Feb. Notes
KCME LOADING DOCK	G	FIRM	SIGNED OFF	COMPLETE	COMPLETE	100% COMPLETE	IN PRICING
PATHOLOGY MORGUE	G	FIRM	SIGNED OFF	COMPLETE	COMPLETE	100% COMPLETE	IN PRICING
PHARMACY 2,920 SF	1	FIRM	NO PROGRAM				NO CHANGE
ITA COURT 6,507 SF	2	FIRM	SIGNED OFF	COMPLETE	COMPLETE	100% COMPLETE	March Const. Start
KCME LAB 22,507 SF	2	FIRM	SIGNED OFF	COMPLETE	WORKING	100% COMPLETE	March Const. Start
PATHOLOGY 12,470 SF	2	FIRM	SIGNED OFF	COMPLETE	COMPLETE	100% COMPLETE	NEEDS DOH REVIEW
SCHOOL OF MEDICINE RESEARCH LAB	3	FIRM	SIGNED OFF	COMPLETE	COMPLETE	100% COMPLETE	March Const. Start
UNASSIGNED SPACE 12,000 SF	3	Pending					LITTLE CHANGE
RADIOLOGY 3	3	FIRM	SIGNED OFF	COMPLETE	BEGUN	EQUIP. CO-ORD	LITTLE CHANGE
SLEEP CENTER	4	FIRM	SIGNED OFF	WORKING	WORKING		LITTLE CHANGE
RADIOLOGY 3,000 SF	5	FIRM	WORKING	WORKING			
MULTIPLE CLINICS 17,000 SF	5	FIRM	SIGNED OFF	COMPLETE	WORKING		
NEW = FOOT/ANKLE/HAND & PHYS, THERAPY 20,480 SF	6	FIRM	SIGNED OFF	EARLY			RECENT CHANGE
EYE INSTITUTE 20,000 SF	7	FIRM	WORKING	EARLY			Design not begun
EYE INSTITUTE 5,000 SF	8	FIRM	WORKING				Design not begun
CIS & PCIS 4,477 SF	8	FIRM	WORKING	COMPLETE	EARLY WORK		Design not begun
IT SERVICE OFFICES 11,000 SF	8	FIRM	SIGNED OFF	WORKING	WORKING		
IT SERVICES 20,219 SF	9	FIRM	SIGNED OFF	WORKING	WORKING		LITTLE CHANGE
IT SERVICES 20,347 SF	10	FIRM	SIGNED OFF	WORKING	WORKING		LITTLE CHANGE
KC STD & VIROLOGY- CHANGING SF	11	FIRM	SIGNED OFF	COMPLETE	WORKING		LITTLE CHANGE
CFAS OFFICE 2,300 SF	11	FIRM	QUES. REVIEW				
KING COUNTY STD CLINIC & OFFICES 9,665 SF	11	FIRM	WORKING	SIGNED OFF	WORKING		
GLOBAL HEALTH 20,296 SF	12	FIRM	BEGINNING				RECENT FLOOR CHG
GLOBAL HEALTH 20,296 SF	13	FIRM	BEGINNING				RECENT FLOOR CHG
NEURO OFFICES & REHAB CHAIR 6,100 SF	14	UNDER DISCUSSION	BEGINNING				RECENT FLOOR CHG
NEW = NEUROSURGERY OFFICES 8,000 SF	14	FIRM	Near Completion			MAY CD Target Date	RECENT FLOOR CHG