

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

**June 2008**

**Submitted by: Pat Clickener**

**June 15, 2008**



## I. Executive Summary

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This is the twelfth 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 twelfth period included one site visit, attendance at one “Tenant Improvement” and one “Shell and Core” team meeting. The cost information included in this report is through May 31, 2008. Schedule information was last updated from the Owner, Architect Contractor Meeting Notes for June 11, 2008.

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.

The shell and core construction process continues on time and in budget (it is actually below the original budget projections). The building shell and core continue to be slightly ahead of schedule. Construction Documents for Floors G-3, Floors 8, 9, and 10 have been submitted to Turner and as a result, Turner projects that these tenant areas will be completed with the Shell and Core. As of June, these GMP numbers have not been finalized

The process of negotiating Guaranteed Maximum Prices for Tenant Improvement packages began in late March. To date, only Package #1 have negotiated GMP's.

To put pressure on the entire team and hopefully various future occupants, a “Target Completion Schedule” was developed in the last two months for remaining CD drawings. As of June, several of these target dates have not been met, while WRC and NJB remain confident they can meet their targeted schedule if tenants finalize key decisions for their spaces.

Tenant Improvement planning continues to progress at a pace that continues to make it possible to complete all tenant improvements with a final delivery date for occupants before the end of the second quarter of 2009. These projections however assume that all Tenant Improvement Design is completed by the targeted August 30, 2008 date. Currently, many of the target dates for completion of Design CD's are slipping, but the team continues to be optimistic that this time can be made up.

I highlighted the statement above since space planning has not begun for some spaces in the building and the key to completing the Tenant Improvement of spaces by the second quarter 2009 depends on completion of Construction Drawings by the August 30<sup>th</sup> date! There is currently no specific plan, or schedule in place for proceeding with the TI planning for spaces guaranteed by Harborview or the U. of Washington, but not identified for a definite use. I feel confident that the team has the ability to fast track those spaces, but it would be wise in the short term for the team to confirm a plan and possibly a schedule for completing those spaces.

Falkin reported at the end of May that “Project Development and Construction excluding TI's is at approximately 77%. Including TI's, the project is approximately 68% complete. We concur; therefore, since Pay Requests are at 65%, the draws to date are in line with the work completed to date.

## II. Design

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

	<u>Original NJB Scope</u>	<u>Aug. 07 Report</u>	<u>6/9/08 Record</u>
<b>Parking:</b>	600+ Spaces	673 Spaces	650 Parking Stalls
		237,629 SF	
<b>Building:</b>	440,000 GSF	437,999 GSF	437,999 GSF
		424,992 RSF*	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>
<b>TOTAL Rental Areas</b>	<b>424,992 RSF</b>

**Shell and Core Status**

**May 2008**

- The building shell and core will accomplish LEED Silver rating.
- The subcontractor buyout process is approximately 99% complete. This virtually confirms that the base contract will be delivered under budget and on time.

**June 2008**

- **A temporary certificate of occupancy has been obtained for levels P5 through level G to allow contractor parking in the garage.**
- **Garage elevators 1-3 are completely functional and going through inspections.**
- **The elevator cab finishes will be completed in late summer, coinciding with the main lobby finishes.**
- **Fireproofing is complete.**
- **Installation of window glazing on levels 1 through 3 is complete with the exception of the 2-story tall lobby windows and 2 windows left out for lift and loading access.**
- **Street level storefront frames and glazing are approximately 75% complete.**
- **Brick installation is complete with the exception of some finishing touches.**
- **Unitized curtain wall installation is complete to the 13<sup>th</sup> floor.**
- **Interior metal studs, framing and taping for shell and core work is complete through level 3. Framing and drywall has progressed up through level 11.**
- **The last of the mechanical rooftop units was set in May.**

**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. | <b>10%</b> | <b>PROGRAM</b> – Space Programming questionnaire: Completion by <u>each</u> tenant and return to Design Team |
| B. | <b>10%</b> | <b>PROGRAM</b> - 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.

April 08: Final results from Turner were postponed until later this month in order that GMP costs from the second package of design submittals combined with the first estimates. This delay should result in more accurate projections for the balance of TI costs.

May 08: Guaranteed Maximum Prices (GMP) for several Lab and Specialty types of spaces have been finalized and are described below. Overall, these agreements indicate that the cost of other Tenant Improvements spaces in the building will likely be on the high side of estimates projected in Mid-March of 2008. Those “high side” estimates cumulatively (the sum of all tenant improvements), assume that the entire Tenant Finish contingency of \$11,500,000 will be used to complete tenant spaces. Until additional spaces have been bid, additional projections and or assumptions have not been developed.

**June 08:**

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

PREVIOUS STATUS	June 2008 CHANGES		
<ul style="list-style-type: none"> <li>▪ <u>Level 2</u></li> </ul>			
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. Apr.08 Construction documents (CD’s) 100% complete. Construction of early-release items began in March, GMP negotiations are in progress with the contractor. May 08. GMP’s (Guaranteed Maximum Price) for ITA Court, KCME – Morgue and Lab, and Pathology have been negotiated. Each of these final costs are approximately equal or higher than 3/14/08, high end cost estimates as follows:  <div style="text-align: center;"> <table style="margin-left: auto; margin-right: auto;"> <tr> <td style="text-align: right;"><u>3/1/08 Estimate</u></td> <td style="text-align: left;"><u>GMP</u></td> </tr> </table> </div>	<u>3/1/08 Estimate</u>	<u>GMP</u>	<p><b>May 2008 Final: Guaranteed Maximum Price for TI Package #1, which includes KCME, Pathology, ITA Court and UW School of Medicine, has been approved at a cost of \$20,490,125.</b></p>
<u>3/1/08 Estimate</u>	<u>GMP</u>		

Morgue	\$398/SF	\$400/SF	
KCME Lab	\$285/SF	\$290/SF	
Pathology	\$285/SF	\$301/SF	
<b>Level 3</b>			
<p><b>UW School of Medicine Labs:</b> Jan.08 - construction documents are 90% complete and the mechanical electrical detailing teams have begun coordination. Apr.08 Construction documents are complete. Construction of early-release items began in March, and GMP negotiations are in progress with the contractor. May The GMP for the UW SOM Labs followed the same experience described for Level 2</p> <p style="text-align: center;"> <u>3/14/08 Estimate</u>      <u>GMP</u>  SOM Labs      \$285/SF      \$290/SF </p>			<p><b>May 2008 – Final – See Note from May</b></p>
<p><b>Radiology:</b> Jan.08 – schematic design is approved. Imaging equipment has been designated, and design development can begin. 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. Apr.08 Design Development is underway. May 08: No additional information on drawing progress, however a target date for completion of drawings has been set and it shown on the attached single page matrix report.</p>			<p><b>June 2008 – WRC Report showed “Design development is underway.” Same as April report. No additional information.</b></p>
<p>Feb.08 – <b>Space remains unassigned</b>, however, potential space users have been identified, not confirmed and no planning has taken place. Apr.08 The remainder of level 3 (12,000 sf) will contain a surgical simulation training space, kidney institute offices, and several training spaces. May 08: No new update</p>			<p><b>June 2008 - The remainder of level 3 (12,000 sf) will contain a surgical simulation training space, kidney institute offices, and several training spaces. Per WRC June report.</b></p>
<b>Level 4</b>			
<p>Sleep &amp; Oto Specialties: Jan.08 – space planning is underway. March 08 – Schematic Design was signed off and Design Development has begun. Apr.08 Construction Documents are underway.</p>			<p><b>June 2008 – Per WRC report in June, Construction Documents are 80% Complete.</b></p>
<b>Level 5</b>			
<p>“5<sup>th</sup> Floor Clinic” (Neurosurgery, Ortho Spine, Sports and Spine) – space planning is underway. March 08 – Schematic Design was signed off and Design Development has begun. See Matrix for target completion date for Design Construction Drawings.</p>			<p><b>June 2008 – Per WRC Report, Construction Documents are 90% Complete.</b></p>
<b>Level 6</b>			
<p>Jan.08 - Neurosciences offices – space planning is underway. 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</p>			<p><b>June 2008 – Per WRC Report, Foot and Ankle Institute, Hand Institute, Physical Therapy Clinic Design Development is underway.</b></p>

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. Apr.08 Foot and Ankle Institute, Hand Institute, Physical Therapy Clinic – Space planning is underway. See Matrix for target completion date for Design Construction Drawings.	
<ul style="list-style-type: none"> <li>▪ <u>Level 7</u></li> </ul>	
Jan.08 “7 <sup>th</sup> Floor Clinic” (Foot and Ankle Institute, Hand Institute, Physical Therapy Clinic) – Design has not begun. 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. Apr.08 Eye Institute & Clinic, Kidney Institute – Space planning is underway. See Matrix for target completion date for Design Construction Drawings.	<b>June 2008 – Per WRC Report, Eye Institute &amp; Clinic, Kidney Institute – Space planning is underway.</b>
<ul style="list-style-type: none"> <li>▪ <u>Level 8</u></li> </ul>	
	<b>See Below</b>
<ul style="list-style-type: none"> <li>▪ <u>Levels 8, 9, 10 (Formerly 9,10,11)</u></li> </ul>	
HMC IT Services space plan is complete and signed-off. This tenant will occupy 2.5 floors. Design Development is underway. March 08-Level 8 Eye Institute and Clinic, Kidney Institute moved to Level 7 from Level 8. Levels 8, 9, and part of 10 to be designed for IT Services. Feb.08 – The balance of the 8 <sup>th</sup> floor has not begun planning. Apr.08 HMC IT Services – Construction Documents are complete. May – In pricing	<b>June 2008 – No New information regarding pricing.</b>
<ul style="list-style-type: none"> <li>▪ <u>Level 11 (Formerly Level 12)</u></li> </ul>	
King County STD Clinic: Jan.08 - Schematic Design is signed-off, and design development underway. Apr. 08 Construction Documents are almost complete. May - See Matrix for target completion date for Design Construction Drawings.	<b>See Below</b>
Virology Clinic: Jan.08 - Schematic Design is signed-off, and design development underway. Apr.08 Construction Documents are almost complete. May - See Matrix for target completion date for Design Construction Drawings.	<b>June 2008 - King County STD &amp; Virology Clinics – Const. Documents are 90% complete</b>
Center for Aids Studies (CFAS): Jan.08 – Design has not begun. Feb.08: May – No Change	<b>June 2008 – Design has not begun.</b>
<ul style="list-style-type: none"> <li>▪ <u>Level 12 &amp; 13 (Formerly Levels 13 &amp; 14)</u></li> </ul>	
Global Health offices: Jan.08 – Design has not begun. Feb.08 – No new progress reported. March – No new progress reported. Apr.08 No Progress Reported May - See Matrix for target completion date for Design Construction Drawings.	<b>June 2008 – Space Planning is underway</b>
<ul style="list-style-type: none"> <li>▪ <u>Level 14</u></li> </ul>	
Neurosciences Offices: Jan.08 – space planning is under way. March.08 Neurosciences offices moved here from Level 6 and planning continues. Apr.08 Design has not begun. May - See Matrix for target completion date for Design Construction Drawings.	<b>June 2008 – Space Planning is underway.</b>

### III. Permits & Public Agencies

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- 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.

April 08: No significant changes reported or pending.

May 08: Street improvement plans have been reviewed and approved by SDOT, and a preconstruction meeting is scheduled for Friday, May 16th.

**June 08: Street improvement plans are approved by SDOT and SCL, and construction is proceeding on site work and street work.**

### IV. Contracting and Procurement

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May 08: The subcontract buyout process for the shell and core is 100% complete.

**June 08: TI GMP's have slowed while Value Engineering takes place.**

### V. Construction

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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***
2 <sup>nd</sup> and 3 <sup>rd</sup> (partial) Floors Tenant Improvements Substantially Complete	January 5, 2009
Final Completion of Shell & Core	March 5, 2009***

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

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. April 2008. Reports from the month continue to support the projections described above.

**Street Improvements have been reviewed and approved by SDOT. The sub-contract buy out phase of the Shell and Core is 100% complete. Additional details regarding overall construction are highlighted below:**

- **A temporary certificate of occupancy has been obtained for levels P5 through level G to allow contractor parking in the garage.**
- **Garage elevators 1-3 installation is progressing towards a June completion.**
- **The structural steel is topped out and concrete decks are complete.**
- **Fireproofing is complete up to level 13.**
- **The studs and sheathing for the level 1 through 4 exterior building enclosures are complete.**
- **Installation of window glazing on levels 1 through 3 is complete.**
- **Street level storefront frames and glazing installation has begun.**
- **Brick installation is 98% complete on the east, north and west elevations, and 50% complete on the south elevation.**
- **Handset granite stone is 80% complete on the east elevation and 50% on the north elevation of the building base.**
- **Unitized curtain wall installation is complete to the 9<sup>th</sup> floor.**

## **VI. Financial Update**

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

- **\$3,973,521 Contractor's Contingency: 30% committed to date**
- **\$1,320,000 Owner Contingency: 95% committed to date (\$1,070,000 Inner wireless scope charged to this budget.**
- **A \$1,200,000 savings has been credited to Joint Savings available to supplement the Tenant Improvement costs (\$1,000,000 from the Contractor's GMP and \$200,000 from General Contingency).**
- **\$5,103,000 General Contingency: 4 % committed (this 4 % is actually the \$200,000 that was transferred to Joint Savings Contingency.)**
- **\$280,869 Server Room General Contingency: 0% committed to date.**
- **\$125,000 Server Room Owner Contingency: 0% committed to date.**

The 1st package of Tenant Improvement (TI) Drawings was negotiated for a GMP of \$20,460,000. This included Lab and Specialty spaces on Floors 2 & 3. This sum represents approx. 35% of the consolidated TI budget and contingency. The space included in this GMP, 69,300SF, of the consolidated TI budget and contingency. The space included in this GMP, 69,300 SF, is equal to approximately 16.3% of the useable SF in the building. A large portion of the remaining TI space is office space with the respective \$/SF expected to cost less!

**NOTE(S):**



Total project cost is \$176,635,000 without an additional \$1.6 million for King County overhead and art budget. The \$7,630,251 Server Room funds have been transferred to the Shell and Core budget on the Matrix Report and together they total a rounded \$184,260,000.

## Change Order Summary (Shell and Core Budget)

<u>Change Order # &amp; 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 - Acoustic 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.
#12 – TI Ceiling Wires Level 4-14	\$36,867	Turner costs distributed to tenant costs for levels 4-14.

## Use of Tenant Improvement Allowance

<u>Item</u>	<u>\$ Value</u>	<u>Description</u>
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Approval #2	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 #1	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 they 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.
Approval #3	Wireless System Addition	\$1,070,000	This upgraded system investigation detailed In the February report. In February the cost of this Work was projected to be \$1,000,000. Actual confirmed And approved costs are \$70,000 more.
Pending	Two Hour Rated Wall	Undetermined	Change will be Interior Design Expense. This 2 hour Rated Wall (4 <sup>th</sup> Floor) between the Sleep Lab and Mechanical Room needs to be installed to resolve Acoustic issues. CO #9 above.
Approval #4	Med Gas Riser	\$ 87,231	This riser is required by HMC to Level 7. This will be an Interiors Expense. Equipment for Clinic Space. CO # 10 above = partial. This final approved cost was Earlier not projected because the extent of the riser had To be decided, but the need was confirmed.
Approval #5	Mech./Sprinkler Pkg#1	\$740,008	<b>This work was started on February 19<sup>th</sup>. It was For the Mechanical and Sprinkler Items for level 2 and part of level 3 (TI Package #1)</b>
Approval #6	Pre-Drop Ceiling Wires	\$36,867	<b>Ceiling wiring before drop ceilings for Floors 4-14.</b>
Approval #7	TI Package #1	\$20,490,125	<b>TI Allowance Expenditure Approval #07 / Turner Construction CO #13 – Tenant Improvements Package #1 (ITA Court, KCME, Pathology, and UW School of Medicine Labs) \$20,490,125 from Tenant Improvement Allowance to: Improvements Allowance to: \$18, 410,768 To Shell and Core Construction \$1,656,969 Sales Tax \$401,767 Tenant Change Order Allowance \$20,621 Cabling Costs</b>

## 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. September: **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 April 08:** A decision was made to return to the original program. This issue is closed.

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.**

April Summary of significant dates:  
\*6.07.08 Garage Occupancy (Partial)  
\*3.05.09 Final Completion of Shell and Core including TI Completion G-3, 8, 9, & 10. (12,000 SF on Floor 3 is not included in this projection). Note that some initial occupancy is projected for 1.05.09.



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.

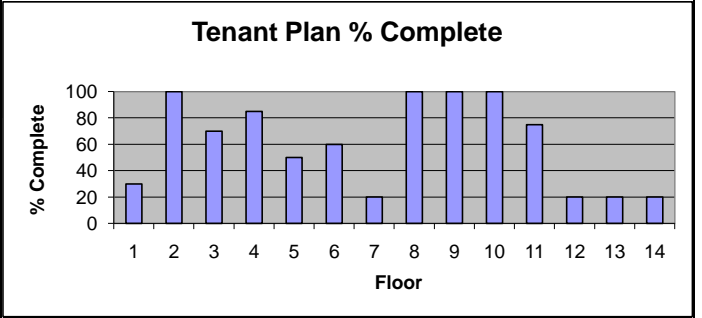
Dec Water damage from the 12/2-12/3 100 year rain storm caused an entire work day by the entire 40 man Turner crew to be spent managing the water. There was minimal damage in the garage since precautionary water control measures had been taken. Some insulation and drywall will need to be replaced. Usually 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, NBBJ'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 April 08: The incorporation of Mechanical, Electrical and Plumbing documents have been seamlessly planned for since the February discussions.

STATUS / ISSUES	
<b>NJB Building Construction</b>	
<span style="background-color: green; color: black;">■</span>	All Shell and Core Subcontract buy out is complete.
<span style="background-color: green; color: black;">■</span>	Street improvement plans have been approved by ODOT and SCL. Work has begun on street and allied improvements.
<b>Harborview / Tenant Improvement Issues</b>	
<span style="background-color: green; color: black;">■</span>	Planning for some spaces has yet to begin, however, planning for the majority of the lease space is beyond "Space Planning and into "Design Development", "Construction Drawings" and/or into construction.
<b>Schedule Status/Issues (Design/Construction/Other)</b>	
<span style="background-color: green; color: black;">■</span>	Turner continues to find and suggest ways to move ahead with general TI backbone work while specific TI details for several of the lower floors has lagged slightly.
<span style="background-color: yellow; color: black;">■</span>	CD's for the Sleep Disorder Clinic (Floor 4) and Floor 5 Clinics were not complete by 5/30/08 as targeted, their progress is described below. It is also unlikely that the Eye Institute will meet the CD completion date of 7/01/08 since WRC reported they are just in Space Planning. Most other plans are as reported below.
<span style="background-color: red; color: black;">■</span>	Budget or Schedule at Risk
<span style="background-color: yellow; color: black;">■</span>	Some Concern-Topic Being Reviewed
<span style="background-color: green; color: black;">■</span>	Currently No Issue, Follow up shows on extended report.

**GENERAL OBSERVATIONS**

- Value Engineering continues but no new TI Packages beyond Pkg. #1 have been fully negotiated to a GMP. A target date for Pkg #2 GMP numbers is the week of June 25th.
- Construction Drawing Target Schedules are slipping, but the WRC, Turner and User team continue to be optimistic that CD's for most user spaces can be completed by Aug. 30, 2008 to meet targeted occupancy during the second Quarter of 2009. Tenant that have not begun space planning run the chance of later move-in dates.



COST SUMMARY	ORIG KC APPROVED BUDGET	Proposed BUDGET (WRC 9/10/07)	FORECAST @ COMPLETION (WRC Jun 08)	COMMITMENTS (Not yet in forecast, See Summary)	ACTUAL COST TO DATE (WRC 6/10/08)	REMAINING * Incomplete
<b>SHELL AND CORE</b>						
ARCH. & ENGINEERING	\$4,472,000	\$4,644,000	\$4,549,517		\$4,141,500	\$408,017
CONSTRUCTION (Incl. WRC Contingency)	99,798,000	\$106,992,037	\$108,425,015	\$20,067,736	\$77,592,215	\$30,832,800
MISCELLANEOUS	1,634,000	\$1,234,000	\$1,234,000	\$17,500	\$308,649	\$925,351
GENERAL CONTINGENCY	5,103,000	\$5,383,869	\$6,103,000		\$0	\$6,103,000
PROJECT ADMINISTRATION	6,705,000	\$7,068,345	\$7,076,994		\$2,942,852	\$4,134,142
<b>SUB-TOTAL</b>	<b>\$117,712,000</b>	<b>\$125,322,251</b>	<b>\$127,388,526</b>	<b>\$20,085,236</b>	<b>\$84,985,216</b>	<b>\$42,403,310</b>
<b>SERVER ROOM = CO#1 &amp; #2</b>						
CONST./AE/WRC	\$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
<b>SUB-TOTAL</b>	<b>\$7,658,016</b>	<b>Incl. Above</b>	<b>Incl. Above</b>	<b>Incl. Above</b>	<b>Incl. Above</b>	<b>\$27,775</b>
<b>TENANT IMPROVEMENTS</b>						
TENANT IMPROVEMENT COST	\$47,423,000	\$47,443,000	\$45,012,491	(\$20,487,003)	\$2,448,686	\$42,563,805
TENANT DESIGN CONTINGENCY	\$11,500,000	\$11,500,000	\$11,454,000	\$401,767	\$0	\$11,454,000
SERVER ROOM GENERAL CONTINGENCY	NA	NA	\$280,869		\$0	\$280,869
SERVER ROOM OWNER CONTINGENCY	NA	NA	\$125,000		\$0	\$125,000
<b>SUB-TOTAL</b>	<b>\$58,923,000</b>	<b>\$58,923,000</b>	<b>\$56,872,360</b>	<b>(\$20,085,236)</b>	<b>\$2,448,686</b>	<b>\$54,423,674</b>
<b>TOTAL PROJECT</b>	<b>\$184,293,016</b>	<b>\$184,245,251</b>	<b>\$184,260,886</b>	<b>\$0</b>	<b>\$87,433,902</b>	<b>\$96,854,759</b>

TI DESIGN SUMMARY	Floor	LOCATED &/or COMMITTED	PROGRAM	SCHEMATIC DESIGN	DESIGN DEVELOPMENT	CONSTRUCTION DOCUMENTS (Design Only)	COMPLETION Forecast &/or Jun. Notes
KCME LOADING DOCK	6	FIRM	SIGNED OFF	COMPLETE	COMPLETE	100% COMPLETE	COMPLETE
PATHOLOGY MORGUE	6	FIRM	SIGNED OFF	COMPLETE	COMPLETE	100% COMPLETE	UNDER CONST
PHARMACY 2,920 SF	1	FIRM	NO PROGRAM			8/01 Target Complete	Nothing New
ITA COURT 6,507 SF	2	FIRM	SIGNED OFF	COMPLETE	COMPLETE	100% COMPLETE	UNDER CONST
KCME LAB 22,507 SF	2	FIRM	SIGNED OFF	COMPLETE	WORKING	100% COMPLETE	UNDER CONST
PATHOLOGY 12,470 SF	2	FIRM	SIGNED OFF	COMPLETE	COMPLETE	100% COMPLETE	DOH REVIEW Nothing New 6.08
SCHOOL OF MEDICINE RESEARCH LAB	3	FIRM	SIGNED OFF	COMPLETE	COMPLETE	100% COMPLETE	UNDER CONST
PENDING; TRAINING, SURG SIM, KIDNEY INST.12 K SF	3	PENDING					SPACE ASSIGNED Nothing New
RADIOLOGY	3	FIRM	SIGNED OFF	COMPLETE	BEGUN	7/01 Target Complete	June - Nothing New
SLEEP CENTER	4	FIRM	SIGNED OFF	COMPLETE	COMPLETE	5/30 Target Complete	June - CD's 80% complete
MULTIPLE CLINICS 17,000 SF	5	FIRM	SIGNED OFF	COMPLETE	COMPLETE	5/30 Target Complete	June - CD's 90% complete
NEW = FOOT/ANKLE/HAND & PHYS, THERAPY 20,480 SF	6	FIRM	SIGNED OFF	EARLY		7/01 Target Complete	June-DD's Underway
EYE INSTITUTE 20,000 SF	7	FIRM	SIGNED OFF	EARLY		7/01 Target Complete	June - Space Planning
EYE INSTITUTE 5,000 SF	8	FIRM	SIGNED OFF			7/01 Target Complete	June - Space Planning
CIS & PCIS 4,477 SF	8	FIRM	SIGNED OFF	COMPLETE	EARLY WORK		Design not begun
IT SERVICE OFFICES 11,000 SF	8	FIRM	SIGNED OFF	COMPLETE	COMPLETE	COMPLETE	IN PRICING June Nothing New
IT SERVICES 20,219 SF	9	FIRM	SIGNED OFF	COMPLETE	COMPLETE	COMPLETE	IN PRICING June Nothing New
IT SERVICES 20,347 SF	10	FIRM	SIGNED OFF	COMPLETE	COMPLETE	COMPLETE	IN PRICING June Nothing New
KC STD & VIROLOGY- CHANGING SF	11	FIRM	SIGNED OFF	COMPLETE	COMPLETE	5/30 Target Complete	90% CD's Missed Target
Jones Lang LaSalle	11	FIRM	QUES. REVIEW				

KING COUNTY STD CLINIC & OFFICES 9,665 SF	11	FIRM	WORKING	SIGNED OFF	WORKING	5/30 Target Complete	Nothing New
GLOBAL HEALTH 20,296 SF	12	FIRM	BEGINNING			8/01 Target Complete	June Space Planning
GLOBAL HEALTH 20,296 SF	13	FIRM	BEGINNING			8/01 Target Complete	June Space Planning
NEURO OFFICES & REHAB CHAIR 6,100 SF	14	UNDER DISCUSSION	BEGINNING			8/01 Target Complete	June Space Planning
NEW = NEUROSURGERY OFFICES 8,000 SF	14	FIRM	Near Completion			8/01 Target Complete	June Space Planning