File No. 120906

Committee Item No. 2
Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

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Committee: Budget and Finance Committee **Date** 10/10/2012

Board of Supervisors Meeting **Date** _____

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OTHER (Use back side if additional space is needed)

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Completed by: Victor Young **Date** October 5, 2012
Completed by: Victor Young **Date** _____

FILE NO. 120906

RESOLUTION NO.

[Approval of Amendment to the Construction Management Services Agreement for the Laguna Honda Hospital Replacement Program]

Resolution authorizing the Director of Public Works to execute an amendment to the construction management services agreement with Cooper Pugeda Management, Inc. for the Laguna Honda Hospital Replacement Program from $16,196,764 to $16,805,733.

WHEREAS, The Director of Public Works has entered into an agreement dated May 31, 2002 with Turner Construction Company/Cooper Pugeda Management, Inc., A Joint Venture to provide Professional Construction Management Services for the Laguna Honda Hospital Replacement Program; and

WHEREAS, The Director of Public Works approved an Assignment and Assumption Agreement dated May 9, 2003 severing the joint venture and assigning the terms and conditions of the Agreement solely to Cooper Pugeda Management, Inc.; and

WHEREAS, on May 17, 2011 the Board of Supervisors adopted Resolution 202-11 authorizing an increase in the contract amount in the agreement with Cooper Pugeda Management, Inc., resulting in a contract in an amount not to exceed $16,196,764; and

WHEREAS, The parties have agreed to increase the scope of work that would be performed by Cooper Pugeda Management, Inc. under the agreement and to increase the contract sum by $608,969; and

WHEREAS, Section 9.118(b) of the Charter requires that all agreements having a term in excess of ten years, or requiring expenditures in excess of ten million dollars, or amendments to said agreements in excess of $500,000 be approved by the Board of Supervisors; now, therefore, be it

///

RESOLVED, That the Board of Supervisors does hereby authorize the Director of Public Works to enter into amendments to the May 9, 2003 agreement with Cooper Pugeda Management, Inc., resulting in a contract amount not to exceed $16,805,733.

APPROVED AS TO FORM:
Dennis J. Herrera, City Attorney

Ronald P. Flynn, Deputy City Attorney

RECOMMENDED BY:
DEPARTMENT OF PUBLIC WORKS

3/1/12

Mohammed Nuru, Director of Public Works

Item 2 File 12-0906 *(Continued from October 3, 2012)*	**Department:** Department of Public Works (DPW) Department of Public Health (DPH)

EXECUTIVE SUMMARY

Legislative Objectives

- The proposed resolution would authorize the Director of Public Works to execute Modification No. 16 to the Construction Management Services Agreement with Cooper Pugeda Management, Inc. (CPM) for the Laguna Honda Hospital (LHH) Replacement Program, to increase the Agreement by $608,969 from a not-to-exceed $16,196,764 to a not-to-exceed $16,805,733.

Key Points

- On June 15, 2011, DPW executed Modification No. 15 to the Construction Management Services Agreement with CPM to increase the Agreement by $497,657 from a not-to-exceed $16,196,764 to a not-to-exceed $16,694,421, which was not subject to Board of Supervisors approval because the Agreement was increased by less than $500,000. Since the latest authorized Agreement amount is a not-to-exceed $16,694,421 and since the new requested not-to-exceed amount is $16,805,733, the proposed resolution should therefore be amended to authorize the Director of Public Works to execute Modification No. 16 to the Construction Management Services Agreement with CPM to increase the Agreement by $111,312 from $16,694,421 to a not-to-exceed $16,805,733, an increase of $111,312.

Fiscal Impact

- Based on a competitive Request for Proposal (RFP) process, the initial Construction Management Services Agreement between DPW and CPM was awarded in the not-to-exceed $601,000. If the proposed Modification No. 16 authorizing a new not-to-exceed Agreement amount of $16,805,733 is approved, the total amount of the Agreement would increase by $111,312 from $16,694,421 to a not-to-exceed $16,805,733. Mr. John Thomas of DPW advises that the original Agreement amount of $601,000 has significantly increased because the Agreement was intended to be initiated in stages, in which the Agreement would be modified annually based on the work plan for the particular year involved.

Policy Consideration

- DPW requested Board of Supervisors approval of Modification No. 10 to cover DPW-authorized Modification No.'s 10, 11, 12 to the subject Agreement, which should have each been subject to separate Board of Supervisors approval. In addition, Modification No. 13, which DPW authorized, should have been subject to Board of Supervisors approval.

Recommendations

- Amend the proposed resolution to reflect that the subject Modification No. 16 would result in an increase of $111,312 (instead of an increase of $608,969) from a not-to-exceed amount of $16,694,421 (instead of $16,196,764) to a not-to-exceed amount of $16,805,733.
- Approve the proposed resolution, as amended.

MANDATE STATEMENT/BACKGROUND

Section 9.118(b) of the City's Charter requires that all agreements in excess of $10,000,000 or amendments to said agreements in excess of $500,000 be subject to approval by the Board of Supervisors.

Background

The Laguna Honda Hospital (LHH) Replacement Program comprises demolition, construction, and renovation of LHH, including (a) the construction of four new buildings: South, Link, East, and West, and (b) renovations to existing facilities.

As shown in Table 1 below, the total estimated LHH Replacement Program budget is $584,946,602.

Table 1: Laguna Honda Hospital Replacement Program Budget

	Budgeted Expenditures
Professional Services	
Design Agreement	$50,800,000
Construction Management	20,716,795[1]
Permits and Fees	7,995,831
DPW Program Management	7,956,227
Special Inspection and Testing	6,360,579
Surveys, Reproduction, Activation	2,515,295
DPW Architecture	2,428,642
Hazardous Materials	1,734,813
Environmental Impact Report	289,503
Subtotal	**$100,797,685**
Construction	
Construction	$484,148,917
Subtotal	**$484,148,917**
Total	**$584,946,602**

Table 2 below summarizes the sources of funding for the $584,946,602 LHH Replacement Program.

[1] Budgeted expenditures for Construction Management include $14,596,548 or 70.5 percent in agreements with private contractors and $6,120,247 or 29.5 percent in City employee staff time.

Table 2: Sources of Funding for LHH Replacement Program

General Obligations Bonds*	$296,083,671
Interest Earned from General Obligation Bonds	26,771,514
Tobacco Settlement Revenues**	133,554,943
Interest Earned from Tobacco Settlement Revenues	7,437,788
Certificates of Participation	120,000,000
Grants***	1,098,686
Total	**$584,946,602**

*–General Obligation Bonds approved by the San Francisco voters on November 2, 1999.

**–Tobacco Settlement Revenues are funds received under a 1998 Master Settlement Agreement between the Attorney General of the State of California and various manufacturers of tobacco products, which is administered by the State of California.

***–Grants are from the US Health Resources and Service Administration (HRSA) and the US Department of Housing and Urban Development (HUD).

Following a competitive Request for Proposal (RFP) process in May of 2001,the De partment of Public Works (DPW) awarded a Construction Management Services Agreement to Cooper Pugeda Management, Inc. (CPM)[2] to provide construction management services throughout the planning, design, bid, construction and post-construction phases of the LHH Replacement Program.

According to Mr. John Thomas, DPW Program Manager for the LHH Replacement Program, the LHH Replacement Program commenced construction in the fall of 2002. Mr. Thomas advises that due to unanticipated significant structural repairs, the estimated completion of the LHH Replacement Program has been delayed from the previously estimated completion date of late 2013 to early 2014.

The initial Construction Management Services Agreement between DPW and CPM was for a not-to-exceed amount of $601,000. Since the original Construction Management Services Agreement for $601,000 was approved in 2001, there have been 15 modifications to the Agreement. Only two of the previous 15 modifications to the Agreement were subject to Board of Supervisors approval (Modification No.10 ,Re solution No.357 -08, and Modification No. 14, Resolution No. 202-11). The Budget and Legislative Analyst notes that the first 9 modifications to the Agreement were not subject to Board of Supervisors approval because the Agreement did not exceed $10,000,000.

[2] The original Construction Management Services Agreement awarded by DPW in May, 2002 was with Turner Construction Company/Cooper Pugeda Management, Inc. a joint venture. However, the joint venture was severed in May, 2003 to enable Turner Construction Company to compete in the selection of another project. The DPW approved an Assignment and Assumption Agreement dated May 9, 2003 severing the joint venture and assigning the terms and conditions of the Agreement solely to Cooper Pugeda Management, Inc.

The Budget and Legislative Analyst notes that Modification No. 10 (Resolution No. 357-08), which was approved by the Board of Supervisors on August 8, 2008, authorized DPW to increase the Construction Management Services Agreement by $4,789,098 from a not-to-exceed $9,995,383 to a not-to-exceed $14,784,481. Because Modification No. 10 resulted in the Agreement exceeding $10,000,000, Board of Supervisors approval was required for Modification No. 10.

However, rather than increasing the Agreement to $14,784,481 with a single modification, as previously approved by the Board of Supervisors in Resolution No. 357-08, DPW instead executed Modification No. 10 in August of 2008 to increase the Construction Management Services Agreement with CPM by only $670,810 from a not-to-exceed $9,995,383 to a not-to-exceed $10,666,193. Subsequently, DPW executed two additional modifications (Modifications No. 11 and No. 12), which were not subject to Board of Supervisors approval, as follows:

- Modification No. 11, executed on December 23, 2008, increased the Agreement by $2,838,534 from a not-to-exceed $10,666,193 to a not-to-exceed $13,504,727.

- Modification No. 12, executed on December 11, 2009, increased the Agreement by $1,298,710, from a not-to-exceed $13,504,727 to a not-to-exceed $14,803,437. The Budget and Legislative Analyst notes that the new not-to-exceed amount of $14,803,437 was $18,956 greater than the not-to-exceed amount of $14,784,481 previously approved by the Board of Supervisors on August 8, 2008 (Resolution No. 357-08).

Mr. Thomas advises that DPW considered the authorization by the Board of Supervisors in August 2008 under Resolution No. 357-08, which increased the Agreement to a not-to-exceed $14,784,481, to cover the three modifications to the actual Construction Management Services Agreement with CPM, which were made separately in August 2008, December 2008, and December 2009, respectively, to a not-to-exceed $14,803,437, because DPW's approach to the Agreement had been, and remained, to modify the Agreement annually based on the work plan for the particular year involved.

Modification No. 13, executed by DPW on July 21, 2010, subsequently increased the Agreement by $499,992, from a not-to-exceed $14,803,437 to a not-to-exceed $15,303,429. Although the new not-to-exceed 15,303,429 was $518,948 greater than the last Board of Supervisors-approved not-to-exceed $14,784,481, DPW did not request Board of Supervisors approval, apparently because the $499,992 specific increase in Modification No. 13 was less than $500,000. However, Modification No. 13 should have been subject to Board of Supervisors approval because the new not-to-exceed $15,303,429 was more ($518,948) than $500,000 over the last not-to-exceed $14,784,481 previously approved by the Board of Supervisors.

The Budget and Legislative Analyst notes that on May 17, 2011 the Board of Supervisors approved a resolution (Resolution No. 202-11) authorizing DPW to execute Modification No. 14, which increased the Construction Management Services Agreement with CPM by an additional $893,335 from a not-to-exceed $15,303,429 to a not-to-exceed $16,196,764.

DETAILS OF PROPOSED LEGISLATION

The proposed resolution would authorize the Director of Public Works to execute Modification No. 16 to the Construction Management Services Agreement with Cooper Pugeda Management, Inc. (CPM) for the LHH Replacement Program, to increase the Construction Management Services Agreement by $608,969, from a not-to-exceed $16,196,764 to a not-to-exceed $16,805,733.

Mr. Thomas advisestha t the proposed increase of $608,969 to the Construction Management Services Agreement would fund continued construction management services, including (a) independent construction cost estimates, (b) construction scheduling support, (c) general administrative support, and (d) Office of Statewide Health Planning and Development (OSHPD) inspections related to the remodel of the existing LHH building.

However, Mr. Thomas advises that on June 15, 2011, DPW executed Modification No. 15 to the Construction Management Services Agreement with CPM to increase the Agreement by $497,657 from a not-to-exceed $16,196,764 to a not-to-exceed $16,694,421. Modification No. 15, which increased the Agreement by $497,657 from a not-to-exceed $16,196,764 to a not-to-exceed $16,694,421, was not subject to Board of Supervisors approval because the Agreement was increased by less than $500,000.

Since the latest authorized Agreement amount is a not-to-exceed $16,694,421 and since the new requested not-to-exceed amount is $16,805,733 the proposed resolution should be amended to authorize the Director of Public Works to execute Modification No. 16 to the Construction Management Services Agreement with CPM for the LHH Replacement Program, from a not-to-exceed $16,694,421 to a not-to-exceed $16,805,733, an increase of $111,312. The proposed Modification No. 16, which would increase the Agreement by $111,312, is subject to Board of Supervisors approval because it would increase the Agreement to a not-to-exceed $16,805,733, which is $608,969 greater than the last not-to-exceed amount of $16,196,764 previously approved by the Board of Supervisors on May 17, 2011 (Resolution No. 202-11).

FISCAL IMPACTS

The proposed Modification No. 16 for an increase of $111,312 would increase the existing Construction Management Services Agreement from a not-to-exceed $16,694,421 to a not-to-exceed $16,805,733. The proposed $111,312 increase would be funded through a reallocation of existing LHH Replacement Program funds previously appropriated by the Board of Supervisors. Mr. Thomas advises that the total LHH Replacement Program cost is not anticipated to exceed the budgeted $584,946,602 as shown in Table 1 above.

Mr. Thomas advises that the proposed increase of $111,312 under Modification No. 16, combined with the increase of $497,657 from Modification No. 15, which totals $608,969, would fund approximately three full-time equivalent CPM employees through the first quarter of calendar year 2013. As noted above, the initial Construction Management Services Agreement between DPW and CPM was for a not-to-exceed amount of $601,000. If the proposed Modification No. 16 for $111,312 is approved, the total Construction Management Services Agreement would increase to a not-to-exceed amount of $16,805,733. However, Mr.

Thomas notes that the original Agreement amount of $601,000 has significantly increased because the Agreement was intended to be initiated in stages, in which the Agreement was modified annually based on the work plan for the particular year involved.

POLICY CONSIDERATIONS

The proposed amendment is the result of direct negotiations with CPM rather than through a competitive process.

As with previous amendments, DPW is requesting a $111,312 increase in the existing agreement rather than undergoing a new competitive Request for Proposal (RFP) process for construction management services. Mr. Thomas advises that this professional service agreement provides construction management support for the LHH Replacement Program, which is a multi-year, multi-phased program. According to Mr. Thomas, an RFP was originally issued to select the most qualified contractor to support the LHH Program over its duration. The current Cooper Pugeda Management staff-members assigned to the LHH Replacement Program are familiar with the program and are an integral component of the project team.

The Budget and Legislative Analyst concurs with the negotiation process utilized by DPW.

Clarification is needed on Board of Supervisors approval of increases to agreements exceeding $10,000,000.

As discussed above, six modifications (Modification No.'s 10-15) have been made to the LHH Replacement Program Construction Management Services Agreement since the Agreement exceeded $10,000,000.

Resolution No. 357-08, which was previously approved by the Board of Supervisors on August 8, 2008, authorized an increase to the Construction Management Services Agreement with CPM from a not-to-exceed $9,995,383 to a not-to-exceed $14,784,781, an increase of $4,789,098.

However, Modification No. 10 to the Construction Management Services Agreement actually executed by DPW on August 22, 2008 increased the not-to-exceed amount by only $670,810. Modification No. 11, executed by DPW on December 23, 2008, subsequently increased the not-to-exceed amount by $2,838,534 from $10,666,193 to $13,504,727, and Modification No. 12, executed by DPW on December 11, 2009 subsequently increased the not-to-exceed amount by $1,298,710 from $13,504,727 to $14,803,437.

According to Mr. Jon Givner, Deputy City Attorney, the not-to-exceed agreement amount included in resolutions previously approved by the Board of Supervisors should be consistent with actual agreements executed by City departments. In addition, Mr. Givner advises that for agreements in excess of $10,000,000, although individual amendments that are less than $500,000 are not subject to Board of Supervisors approval, if the collective amendments are greater than $500,000, then the amendment that exceeds the $500,000 threshold is subject to Board of Supervisors approval. Therefore, DPW should have requested approval for Modification No.'s 10, 11 and 12 by the Board of Supervisors separately.

In addition, Modification No. 13, which increased the Agreement by $499,992 from a not-to-exceed $14,803,437 to a not-to-exceed $15,303,429, should have been subject to Board of Supervisors approval because although the increase was for $499,992, the new not-to-exceed $15,303,429 was $518,948 greater than the latest not-to-exceed amount of $14,784,481 previously approved by the Board of Supervisors.

RECOMMENDATIONS

1. Amend the proposed resolution to reflect that the subject Modification No. 16 would result in an increase of $111,312 (instead of an increase of $608,969) from a not-to-exceed amount of $16,694,421 (instead of $16,196,764) to a not-to-exceed amount of $16,805,733.

2. Approve the proposed resolution, as amended.

MODIFICATION NO. 16 TO THE CONSTRUCTION MANAGEMENT AGREEMENT

between

THE CITY & COUNTY OF SAN FRANCISCO

and

COOPER PUGEDA MANAGEMENT, INC.

DPW No. 173,547
Contract No. ENAT04000001

to furnish

CONSTRUCTION MANAGEMENT SERVICES

for the

LAGUNA HONDA HOSPITAL REPLACEMENT PROGRAM

City and County of San Francisco
Department of Public Works
Contract Administration
875 Stevenson Street, Room 420
San Francisco, CA 94103-0935

MODIFICATION NO. 16 TO THE AGREEMENT

Between the City and County of San Francisco and

COOPER PUGEDA MANAGEMENT, INC.

The City and County of San Francisco and Cooper Pugeda Management, Inc. have entered into an Agreement dated July 31, 2002. This Modification to the Agreement ("Modification No. 16") dated May 11, 2012 in the City and County of San Francisco, State of California, by and between the City and County of San Francisco (the "City"), a municipal corporation acting through its Department of Public Works ("Department") and Cooper Pugeda Management, Inc. (the "CM"), as assignee and successor in interest to Turner Construction Company/Cooper Pugeda Management, Inc., Joint Venture.

RECITALS

WHEREAS, the parties intend to increase the compensation to be paid to CM by $111,312;

WHEREAS, the parties intend to replace Appendix B, Calculation of Charges for revised Work Plan 2012;

Now, THEREFORE, the parties agree as follows:

A. Modify the Contract by amending Section 5 – "Compensation," as follows:

FROM:

"The Director shall cause compensation to be paid to CM within forty-five (45) days of receipt of an approved invoice in acceptable form for work, as set forth in Section 4 of this agreement, that the Director, in his or her sole discretion, concludes has been performed. In no event shall the amount of this Agreement exceed **sixteen million six hundred ninety-four thousand four hundred and twenty-one ($16,694,421)** inclusive of fees and costs for service of CM's "Home Office" and "Field Office" personnel engaged directly on the Project, pursuant to Appendix B. The breakdown of costs associated with this Agreement appears in Appendix B, "Calculation of Charges." Attached hereto and incorporated by reference as though fully set forth herein."

TO:

"The Director shall cause compensation to be paid to CM within forty-five (45) days of receipt of an approved invoice in acceptable form for work, as set forth in Section 4 of this agreement, that the Director, in his or her sole discretion, concludes has been performed. In no event shall the amount of this Agreement exceed **sixteen million eight hundred five thousand and seven hundred thirty-three ($16,805,733)** inclusive of fees and costs for service of CM's "Home Office" and "Field Office" personnel engaged directly on the Project, pursuant to Appendix B. The breakdown of costs associated with this agreement appears in Appendix B, "Calculation of Charges." Attached hereto and incorporated by reference as though fully set forth herein."

though fully set forth herein."

B. Modify the Contract by replacing Appendix A – Services to be Provided by CM in its entirety to reflect the scope of work for Work Plan 2012 attached hereto as Attachment 1.

C. Appendix B – Calculation of Charges – replacing the 2012 Work Plan dated 06/10/11 with revised 2012 Work Plan dated 4/26/12.

D. In all other respects, the provisions of the Agreement dated July 31, 2002 shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Modification No. 16 to the Agreement on the day first mentioned above.

CITY

Signature for Department

John Thomas
Printed Name

Approved as to Form:

Dennis J. Herrera
City Attorney

By
Ron Flynn
Deputy City Attorney

Approved:

Edgar A. Lopez, AIA
Bureau Manager
Department of Public Works

Approved:

Fuad S. Sweiss, PE, PLS
City Engineer and
Deputy Director for Engineering

Approved:

Mohammed Nuru
Director of Public Works

Approved:

Naomi Kelly
City Administrator

CONTRACTOR

Authorized Signature

Ismael Pugeda, President
Printed Name and Title

Cooper Pugeda Management, Inc.
Company Name

65 McCoppin Street
Address

San Francisco, CA 94103
City, State, ZIP

(415) 543-6515
Phone Number

94-3227941
Federal Employer ID Number

Attachments:
Attachment 1 – Appendix A – Services to be Provided by CM
Attachment 2 – Appendix B – Calculation of Charges for Work Plan 2012 dated April 30, 2012
Attachment 3 – HRC form 10

Attachment 1
Appendix A – Services to be Provided by CM

Attachment 1
Appendix A – "Services to be Provided by CM"

Cooper Pugeda Management
ENAT04000001
Modification No. 16

Under the direction of the City's Project Manager, the CPM team's scope of services is as follows:

1. Prepare independent estimates.
2. Document Change Order Entitlement and Reasonableness where directed.
3. Provide assistance to change order tracking, project control system maintenance
4. Review scheduling information for both change order inclusion but also for Program schedule information. Provide analysis of contractor's time extension requests.
5. Work with the IOR Staff to prepare close-out and documentation binders.
6. Attend OSHPD review meetings and follow-up with outstanding items.
7. Provide OSHPD Certified Inspectors of Record when directed
8. Facilitate communication between OSHPD and IOR Staff and IOR Requests of AE.
9. Coordinate communications between IOR and LHH Operations.
10. Facilitate the communication between the IOR staff, contractors, Turner (Construction Manager's) and LHH Operations.
11. Ensure Testing Lab documentation is current and complete.
12. Review Invoicing from Construction Manager and Special Inspection Firms as requested by City.
13. Manage document flow, filing and other administrative duties as directed by City
14. Provide administrative support to the City.
15. Maintain the program's database for tracking cost controls.
16. Assist the Project Manager as directed.
17. Seismic Bracing Coordinator to assist Turner in the coordination, installation and troubleshooting of seismic bracing connections as directed by the City.
18. Document Control Engineer to perform document control duties to render a complete set of OSHPD and Project documents and assist in the posting of the RFI's and Bulletins to the various plan sets.
19. Force Account Coordinator to assist Turner in the tracking and of force account elements in the field as directed by the City.
20. Low Voltage / Security System Coordinator to assist Turner in the coordination, installation, and troubleshooting of the security system and various low voltage systems as directed by the City.
21. Electrical Systems Coordinator to assist Turner in the coordination, installation, and troubleshooting of the various electrical components for the project as directed by the City.
22. Mechanical, Distribution, and Plumbing coordinator to assist Turner in the coordination, installation, and troubleshooting of the mechanical and plumbing systems as directed by the City.
23. Exterior and Interior Framing and window wall coordinator to assist Turner in the coordination, installation of the interior framing and exterior window wall systems as directed by the City.

Attachment 2
Appendix B – Calculation of Charges

LAGUNA HONDA HOSPITAL REPLACEMENT PROGRAM
COOPER PUGEDA MANAGEMENT ENAT04000001
CONSTRUCTION MANAGEMENT SERVICES

Firm	Original Contract		Mod #1		Mod #2		Mod #3		Mod #4		Mod #5	
	Work Plan 2001	Total Modified Contract	Work Plan 2002	Total Modified Contract	Work Plan 2003	Total Modified Contract	Scope Reduction (2003)	Total	Work Plan 2004	Total Modified Contract	Modification Amount	Total Modified Contract
Turner Total	326,176	326,176	416,437	742,613	485,527	1,228,140	(281,964)	946,176	0	946,176	0	946,176
CPM Total	36,763	36,763	276,860	313,624	397,651	711,274	(110,528)	600,746	609,961	1,210,707	507,106	1,717,813
BDI Total	44,332	44,332	205,329	249,661	409,686	659,348	(39,564)	619,784	336,940	956,724	349,233	1,305,957
Powell Total	60,001	60,001	88,100	148,101	64,499	212,600	(24,007)	188,593	0	188,593	0	188,593
CM West Total	0	0	55,469	55,469	145,862	201,331	(75,684)	125,647	35,200	160,847	19,165	180,012
Andromeda Consulting Group												
JKL Construction	0	0	0	0	0	0	0	0	0	0	0	0
Additional Service Requests (ASR):												
Olympic	8,460	8,460	0	8,460	0	8,460	592	9,052		9,052	0	9,052
MCS			0	0	0	0	1,200	1,200		1,200	0	1,200
ASR 1 - FW Associates			21,130	21,130	0	21,130	0	21,130		21,130	0	21,130
ASR 2 - Testing & Inspection/8400A (AME)			15,595	15,595	0	15,595	0	15,595		15,595	0	15,595
ASR 2A - Testing & Inspection/8400A (AME)			0	0	0	0	0	12,000		12,000	0	12,000
ASR 2B - Testing & Inspection/8400A (AME)											910	910
ASR 2C - Testing & Inspection/8400A (AME)											1,106	1,106
ASR 3 - Testing & Inspection/8410A (AME)			0	0	0	0	6,790	6,790		6,790	(5,330)	1,460
ASR 5 - Jacques Consulting			3,060	3,060	0	3,060	(60)	3,000		3,000	0	3,000
ASR 6 - Nyland Construction			15,000	15,000	0	15,000	(1,204)	13,796		13,796	0	13,796
ASR 7 - Air Montoring Equipment			6,260	6,260	0	6,260	680	6,940		6,940	0	6,940
ASR 8 - CM-at-Risk Consulting Svcs. (Western Construction Consultants)			0	0	6,000	6,000	0	6,000		6,000	0	6,000
ASR 9 - Virtual Tour (Regency Virtual Studio)			0	0	15,000	15,000	25,000	15,000		15,000	0	15,000
ASR 9A - Virtual Tour (Regency Virtual Studio)			0	0	0	0	0	25,000		25,000	0	25,000
ASR 9B - Virtual Tour (Regency Virtual Studio)			0	0	0	0	0	14,279		14,279	0	14,279
ASR 9C - Virtual Tour (Regency Virtual Studio)			0	0	0	0	0	2,212		2,212	188	2,400
ASR 10 - Document Review (Redi-Check Pacific)			0	0	156,900	156,900	38,250	195,150		195,150	0	195,150
ASR 11 - Topographic Survey (Martin M. Ron Associates, Inc.)			0	0	8,575	8,575	1,425	10,000		10,000	(1,425)	8,575
ASR 13 - Team Retreat & Partnering Facilitator (Arne Godfrey)											1,500	1,500
ASR 13A - Partnering Facilitator (Anne Godfrey)										75	0	75
ASR 13B - Team Retreat & Partnering Facilitator (Anne Godfrey)											2,250	2,250
ASR 15 - LHHRP Team Allowance											1,000	1,000
ASR 15A - LHHRP Team Allowance											1,000	1,000
ASR 16 Temporary Facilties (Siemens)			0	0	0	0	4,800	4,800		4,800	0	4,800
ASR 17 - Fire Safety Solutions (Greg Granados)			0	0	0	0	5,600	11,600		11,600	(989)	10,611
ASR 18 - Safety Consultant (TBD)			0	0	0	0	25,000	3,643		3,643	0	3,643
ASR 19 - EIR Required Documentation/Survey (ARG)			0	0	0	0	24,750	24,750		24,750	0	24,750
ASR 20 - F-3 Engineering Svcs. (Siemens)							0	3,100		3,100	0	3,100
ASR 21 - Construction Signage (Radius Svcs.)							0	2,436		2,436	0	2,436
ASR 22 - Ground Breaking Photographer (Thomas John Gibbons)			0	0	0	0	0	927		927	0	927
ASR 22A - Ground Breaking Parking (Forest Hill Christian Church)											100	100
ASR 23 - Mock-up/8415A (Marathon Computer)										0	288	288
ASR 23A - Mock-up/8415A (Direct TV)										0	471	471
ASR 23B - Mock-up/8415A (Best Buy)										0	569	569
ASR 24 - Program Cost Controls: DB/Hardware/Software										0	3,869	3,869
ASR 25 - Program's Storage Supplies										0	193	193
ASR 25A - Program's Storage Supplies										0	423	423
ASR 26 - Program's Data Base Development & Maintenance (Ulvi Cetin, CPM)										0	146,172	146,172
ASR 27 - Remodel Fire Alarm Design Svcs. (Siemens)										0	16,880	16,880
ASR 28 - Archaeological Monitoring (Holman & Assoc.)										0	12,000	12,000
ASR-29 - Signs Direct												
ASR-30 - Flo-Gages												
ASR-31 - Diablo Boiler (Phase 1)												
ASR-32 - Diablo Boiler (Phase 2)												
ASR-33 - Diablo Boiler												
ASR-34 - Diablo Boiler Remedial Work												
ASR-35 - Northern Energy												
ASR-36 - Fluid Gauge Company												
ASR-37 - Hurst Boiler & Welding Co. Inc.												
ASR-38 - Vital Therm												
ASR-39 - Diablo Boiler												
ASR-40 - Diamond Fence Co. Inc.												
ASR-41 - Norther Energy												
ASR-42 - Construction Testing Services, Inc.												
ASR-42 - Construction Testing Services, Inc.												
ASR-43 - Elite Reprographics (CM-at-Risk Reports)												
ASR-44 - Controlco Automation Distributors												
ASR-46 - Diablo Boilers - Addendum to the Quote dated 02/17 Installing a Pump Trap												
ASR-47 - Mobile Modular - Request for Monthly Trailer Lease												
ASR-48 - Estimating Manuals												
ASR-49 - Request for fle Service at Laguna Honda Jobsite												
ASR-50 MCAA Labor Manual Maintenance Fee												
ASR-51 Siemens Fire Safety												
ASR-52 Mechanical Traser Electrical Trade Book												
ASR-53 FF&E Interviews												
ASR-54 Flashlights												
ASR-55 Trades Services - Software/Published Services												
ASR-56 Mechanical Contractors Association of America Estimating												
ASR-57 Group Mobile Computers												
ASR-58 Trade Services - Software/Published Services												
ASR-59 Material Testing 3rd Floor Framing/Materials Handling/H Wing												
ASR-61 - Mechanical Contractors Association of America, Inc.												
ASR-62 - Concrete Strength Testing Wing H												
ASR-63 - Request for trade Services Renewal (12/01/08 - 12/01/09)												
ASR-64- Applied Materials and Engineering Inc.												
ASR-65- Mobile Modular - Trailer Removal 06/26/09												
ASR-66- Existing Building Remodel - Investigation Roof Slab												
ASR-67 - Move Consultant Interviews												
ASR-68 - Xplore Technologies Corp. - Repair Tablets												
ASR-69 - Trade Services and MCAA Subscriptions												
ASR-70 - Contractors Services (March/April)												
ASR-71 - RS Means Cost Data Book												
ASR-72 - Contractor Services for Stephanie Clarke-Finch												
ASR-73 - Contractor Services for Stephanie Clarke-Finch												
ASR-74 - Contractor Services for David Gibbs												
ASR-75 - Audit Turner Construction Contract												
Additional Services Total	8,460	8,460	63,030	71,490	186,475	257,965	159,339	411,900	0	411,975	177,674	589,649
Fund temporary positions under allowance												
Mark Evans (CPM)											27,638	27,638
Jim Klee (CM West)											34,427	34,427
Total Reduction from Allowance											62,065	62,065
Allowance	125,267	125,267	36,567	161,834	(86,475)	75,359	188,532	269,219	150,000	419,219	(53,508)	365,711
TOTAL	601,000	601,000	1,141,793	1,742,793	1,477,232	3,220,024	(57,884)	3,162,065	1,132,101	4,294,240	1,061,736	5,355,976

MBE/WBE PARTICIPATION

BDI	$44,332	7.38%	$249,661	14.33%	$659,348	20.48%	$619,784	19.60%	$956,724	22.28%	$1,305,957	24.38%
CM WEST	$0	0.00%	$55,469	3.18%	$201,331	6.25%	$125,647	3.97%	$160,847	3.75%	$180,012	3.36%
POWELL	$60,001	9.98%	$148,101	8.50%	$212,600	6.60%	$188,593	5.96%	$188,593	4.39%	$188,593	3.52%
TOTAL	$104,334	17.36%	$453,232	26.01%	$1,073,279	33.33%	$934,024	29.54%	$1,306,163	30.42%	$1,674,562	31.27%

Mod No. 8 extended the term through June 30, 2011. No monetary value.
Mod No. 15 extended the term through December 31, 2012.

LAGUNA HONDA HOSPITAL REPLACEMENT PROGRAM
COOPER PUGEDA MANAGEMENT ENAT04000001
CONSTRUCTION MANAGEMENT SERVICES

Firm	Mod #6		Mod #7		Mod #9		Mod #10		Mod #11	
	Modification Amount	Total Modified Contract	Modification Amount	Total Modified Contract	Modification Amount	Total Modified Contract	Modification Amount	Total Modified Contract	Modification Amount	Total Modified Contract
Turner Total	0	946,176	0	946,176		946,176	0	946,176	0	946,176
CPM Total	820,631	2,538,445	900,611	3,439,055	1,117,826	4,556,881	438,375	4,995,256	1,430,436	6,425,692
BDI Total	(211,469)	1,094,488	426,811	1,521,299	281,534	1,802,833	1,700	1,804,533	298,704	2,103,237
Powell Total	0	188,593	0	188,593	0	188,593	0	188,593	0	188,593
CM West Total	303,341	483,353	409,902	893,255	668,702	1,561,958	130,165	1,692,123	705,968	2,398,091
Andromeda Consulting Group										
JKL Construction	0	0	0	0	0	0	88,853	88,853	316,302	405,155
Additional Service Requests (ASR):										
Olympic	0	9,052		9,052		9,052		9,052		9,052
MCS	0	1,200		1,200		1,200		1,200		1,200
ASR 1 - FW Associates	0	21,130		21,130		21,130		21,130		21,130
ASR 2 - Testing & Inspection/8400A (AME)	0	15,595		15,595		15,595		15,595		15,595
ASR 2A - Testing & Inspection/8400A (AME)	(5,928)	6,072		6,072		6,072		6,072		6,072
ASR 2B - Testing & Inspection/8400A (AME)	(206)	704		704		704		704		704
ASR 2C - Testing & Inspection/8400A (AME)	(531)	575		575		575		575		575
ASR 3 - Testing & Inspection/8410A (AME)	0	1,460		1,460		1,460		1,460		1,460
ASR 5 - Jacques Consulting	0	3,000		3,000		3,000		3,000		3,000
ASR 6 - Nyland Construction	0	13,796		13,796		13,796		13,796		13,796
ASR 7 - Air Monitoring Equipment	0	6,940		6,940		6,940		6,940		6,940
ASR 8 - CM-at-Risk Consulting Svcs. (Western Construction Consultants)	0	6,000		6,000		6,000		6,000		6,000
ASR 9 - Virtual Tour (Regency Virtual Studio)	0	15,000		15,000		15,000		15,000		15,000
ASR 9A - Virtual Tour (Regency Virtual Studio)	0	25,000		25,000		25,000		25,000		25,000
ASR 9B - Virtual Tour (Regency Virtual Studio)	0	14,279		14,279		14,279		14,279		14,279
ASR 9C - Virtual Tour (Regency Virtual Studio)	0	2,400		2,400		2,400		2,400		2,400
ASR 10 - Document Review (Redi-Check Pacific)	0	195,150		195,150		195,150		195,150		195,150
ASR 11 - Topographic Survey (Martin M. Ron Associates, Inc.)	0	8,575		8,575		8,575		8,575		8,575
ASR 13 - Team Retreat & Partnering Facilitator (Anne Godfrey)	0	1,500		1,500		1,500		1,500		1,500
ASR 13A - Partnering Facilitator (Anne Godfrey)	0	75		75		75		75		75
ASR 13B - Team Retreat & Partnering Facilitator (Anne Godfrey)	0	2,250		2,250		2,250		2,250		2,250
ASR 15 - LHHRP Team Allowance	(120)	880		880		880		880		880
ASR 15A - LHHRP Team Allowance	(472)	528		528		528		528		528
ASR 16 Temporary Facilties (Siemens)	0	4,800		4,800		4,800		4,800		4,800
ASR 17 - Fire Safety Solutions (Greg Granados)	0	10,611		10,611		10,611		10,611		10,611
ASR 18 - Safety Consultant (TBD)	(204)	3,439		3,439		3,439		3,439		3,439
ASR 19 - EIR Required Documentation/Survey (ARG)	(1,140)	23,610		23,610		23,610		23,610		23,610
ASR 20 - F-3 Engineering Svcs. (Siemens)	0	3,100		3,100		3,100		3,100		3,100
ASR 21 - Construction Signage (Radius Svcs.)	0	2,436		2,436		2,436		2,436		2,436
ASR 22 - Ground Breaking Photographer (Thomas John Gibbons)	0	927		927		927		927		927
ASR 22A - Ground Breaking Parking (Forest Hill Christian Church)	0	100		100		100		100		100
ASR 23 - Mock-up/8415A (Marathon Computer)	0	288		288		288		288		288
ASR 23A - Mock-up/8415A (Direct TV)	0	471		471		471		471		471
ASR 23B - Mock-up/8415A (Best Buy)	0	569		569		569		569		569
ASR 24 - Program Cost Controls: DB/Hardware/Software	0	3,869		3,869		3,869		3,869		3,869
ASR 25 - Program's Storage Supplies	0	193		193		193		193		193
ASR 25A - Program's Storage Supplies	0	423		423		423		423		423
ASR 26 - Program's Data Base Development & Maintenance (Ulvi Cetin, CPM)	109,038	255,210	49,676	304,887	9,476	314,363	11,717	326,080	48,675	374,754
ASR 27 - Remodel Fire Alarm Design Svcs. (Siemens)	(3,988)	12,892		12,892	967	13,859		13,859		13,859
ASR 28 - Archeaelogical Monitoring (Holman & Assoc.)	(8,742)	3,259		3,259		3,259		3,259		3,259
ASR-29 - Signs Direct	138	138		138		138		138		138
ASR-30 - Flo-Gages	1,525	1,525		1,525		1,525		1,525		1,525
ASR-31 - Diablo Boiler (Phase 1)	12,645	12,645		12,645		12,645		12,645		12,645
ASR-32 - Diablo Boiler (Phase 2)	5,272	5,272		5,272		5,272		5,272		5,272
ASR-33 - Diablo Boiler	8,586	8,586		8,586		8,586		8,586		8,586
ASR-34 - Diablo Boiler Remedial Work	14,710	14,710		14,710		14,710		14,710		14,710
ASR-35 - Northern Energy	276	276		276		276		276		276
ASR-36 - Fluid Gauge Company	3,443	3,443		3,443		3,443		3,443		3,443
ASR-37 - Hurst Boiler & Welding Co. Inc.	3,001	3,001		3,001		3,001		3,001		3,001
ASR-38 - Vital Therm	641	641		641		641		641		641
ASR-39 - Diablo Boiler	3,645	3,645		3,645		3,645		3,645		3,645
ASR-40 - Diamond Fence Co. Inc.	3,600	3,600		3,600		3,600		3,600		3,600
ASR-41 - Norther Energy	752	752		752		752		752		752
ASR-42 - Construction Testing Services, Inc.	450	450		450		450		450		450
ASR-42 - Construction Testing Services, Inc.	(450)	(450)		(450)		(450)		(450)		(450)
ASR-43 - Elite Reprographics (CM-at-Risk Reports)	226	226		226		226		226		226
ASR-44 - Controlco Automation Distributors	460	460		460		460		460		460
ASR-46 - Diablo Boilers - Addendum to the Quote dated 02/17 installing a Pump Trap	1,583	1,583		1,583		1,583		1,583		1,583
ASR-47 - Mobile Modular - Request for Monthly Trailer Lease	11,872	11,872		11,872		11,872		11,872		11,872
ASR-48 - Estimating Manuals	3,455	3,455		3,455		3,455		3,455		3,455
ASR-49 - Request for fle Service at Laguna Honda Jobsite	4,427	4,427		4,427	(3,645)	782		782		782
ASR-50 MCAA Labor Manual Maintenance Fee			145	145		145		145		145
ASR-51 Siemens Fire Safety			11,000	11,000		11,000		11,000		11,000
ASR-52 Mechanical Traser Electrical Trade Book			1,494	1,494		1,494		1,494		1,494
ASR-53 FF&E Interviews			150	150		150		150		150
ASR-54 Flashlights			0	0	257	257		257		257
ASR-55 Trades Services - Software/Published Services			0	0	1,352	1,352		1,352		1,352
ASR-56 Mechanical Contractors Association of America Estimating					165	165		165		165
ASR-57 Group Mobile Computers					21,439	21,439		21,439		21,439
ASR-58 Trade Services - Software/Published Services					1,790	1,790		1,790		1,790
ASR-59 Material Testing 3rd Floor Framing/Materials Handling/H Wing					0	0		0	13,450	13,450
ASR-61 - Mechanical Contractors Association of America, Inc.										
ASR-62 - Concrete Strength Testing Wing H										
ASR-63 - Request for trade Services Renewal (12/01/08 - 12/01/09)										
ASR-64- Applied Materials and Engineering Inc.										
ASR-65- Mobile Modular - Trailer Removal 06/26/09										
ASR-66- Existing Building Remodel - Investigation Roof Slab										
ASR-67 - Move Consultant Interviews										
ASR-68 - Xplore Technologies Corp. - Repair Tablets										
ASR-69 - Trade Services and MCAA Subscriptions										
ASR-70 - Contractors Services (March/April)										
ASR-71 - RS Means Cost Data Book										
ASR-72 - Contractor Services for Stephanie Clarke-Finch										
ASR-73 - Contractor Services for Stephanie Clarke-Finch										
ASR-74 - Contractor Services for David Gibbs										
ASR-75 - Audit Turner Construction Contract										
Additional Services Total	167,953	757,612	62,465	820,077	31,801	851,878	11,717	863,595	62,125	925,720
Fund temporary positions under allowance										
Mark Evans (CPM)										
Jim Klee (CM West)										
Total Reduction from Allowance.	0	62,065	0	62,065	0	62,065		62,065		62,065
Allowance	413,072	778,783	(628,783)	150,000	(125,000)	25,000		25,000	25,000	50,000
TOTAL	1,493,537	6,649,514	1,171,006	8,020,520	1,974,863	9,995,383	670,810	10,666,193	2,838,534	13,504,727

MBE/WBE PARTICIPATION										
BDI	$1,094,488	15.98%	$1,521,299	18.97%	$1,802,833	18.04%	$1,804,533	16.92%	$2,103,237	15.57%
CM WEST	$483,353	7.06%	$893,255	11.14%	$1,561,958	15.63%	$1,692,123	15.86%	$2,398,091	17.76%
POWELL	$188,593	2.75%	$188,593	2.35%	$188,593	1.89%	$188,593	1.77%	$188,593	1.40%
TOTAL	$1,766,434	25.79%	$2,603,147	32.46%	$3,553,383	35.55%	$3,685,248	34.55%	$4,689,920	34.73%

Mod No. 8 extended the term through June 30, 2011. No monetary value.
Mod No. 15 extended the term through December 31, 2012.

LAGUNA HONDA HOSPITAL REPLACEMENT PROGRAM
COOPER PUGEDA MANAGEMENT ENAT04000001
CONSTRUCTION MANAGEMENT SERVICES

Firm	Mod #12		Mod #13		Mod #14A		Mod #14B		Mod #15A	
	Modification Amount	Total Modified Contract	Modification Amount	Total Modified Contract	Modification Amount	Total Modified Contract	Modification Amount	Total Modified Contract	Work Plan 2011	Total Modified Contract
Turner Total	0	946,176	0	946,176	0	946,176	0	946,176	0	946,176
CPM Total	1,070,694	7,496,386	269,455	7,765,841	76,197	7,842,038	227,283	8,069,321	161,370	8,230,691
BDI Total	171,039	2,274,275	23,350	2,297,625	97,498	2,395,123	304,719	2,699,842	(194,390)	2,505,452
Powell Total	0	188,593	0	188,593	0	188,593		188,593	0	188,593
CM West Total	31,288	2,429,378	132,332	2,561,711	119,265	2,680,975	72,337	2,753,312	134,948	2,888,260
Andromeda Consulting Group										
JKL Construction	18,483	423,638	70,027	493,665	(3,032)	490,633	0	490,633	0	490,633
Additional Service Requests (ASR):										
Olympic		9,052		9,052		9,052		9,052		9,052
MCS		1,200		1,200		1,200		1,200		1,200
ASR 1 - FW Associates		21,130		21,130		21,130		21,130		21,130
ASR 2 - Testing & Inspection/8400A (AME)		15,595		15,595		15,595		15,595		15,595
ASR 2A - Testing & Inspection/8400A (AME)		6,072		6,072		6,072		6,072		6,072
ASR 2B - Testing & Inspection/8400A (AME)		704		704		704		704		704
ASR 2C - Testing & Inspection/8400A (AME)		575		575		575		575		575
ASR 3 - Testing & Inspection/8410A (AME)		1,460		1,460		1,460		1,460		1,460
ASR 5 - Jacques Consulting		3,000		3,000		3,000		3,000		3,000
ASR 6 - Nyland Construction		13,796		13,796		13,796		13,796		13,796
ASR 7 - Air Montoring Equipment		6,940		6,940		6,940		6,940		6,940
ASR 8 - CM-at-Risk Consulting Svcs. (Western Construction Consultants)		6,000		6,000		6,000		6,000		6,000
ASR 9 - Virtual Tour (Regency Virtual Studio)		15,000		15,000		15,000		15,000		15,000
ASR 9A - Virtual Tour (Regency Virtual Studio)		25,000		25,000		25,000		25,000		25,000
ASR 9B - Virtual Tour (Regency Virtual Studio)		14,279		14,279		14,279		14,279		14,279
ASR 9C - Virtual Tour (Regency Virtual Studio)		2,400		2,400		2,400		2,400		2,400
ASR 10 - Document Review (Redi-Check Pacific)		195,150		195,150		195,150		195,150		195,150
ASR 11 - Topographic Survey (Martin M. Ron Associates, Inc.)		8,575		8,575		8,575		8,575		8,575
ASR 13 - Team Retreat & Partnering Facilitator (Arne Godfrey)		1,500		1,500		1,500		1,500		1,500
ASR 13A - Partnering Facilitator (Anne Godfrey)		75		75		75		75		75
ASR 13B - Team Retreat & Partnering Facilitator (Anne Godfrey)		2,250		2,250		2,250		2,250		2,250
ASR 15 - LHHRP Team Allowance		880		880		880		880		880
ASR 15A - LHHRP Team Alowance		528		528		528		528		528
ASR 16 Temporary Facilties (Siemens)		4,800		4,800		4,800		4,800		4,800
ASR 17 - Fire Safety Solutions (Greg Granados)		10,611		10,611		10,611		10,611		10,611
ASR 18 - Safety Consultant (TBD)		3,439		3,439		3,439		3,439		3,439
ASR 19 - EIR Required Documentation/Survey (ARG)		23,610		23,610		23,610		23,610		23,610
ASR 20 - F-3 Engineering Svcs. (Siemens)		3,100		3,100		3,100		3,100		3,100
ASR 21 - Construction Signage (Radius Svcs.)		2,436		2,436		2,436		2,436		2,436
ASR 22 - Ground Breaking Photographer (Thomas John Gibbons)		927		927		927		927		927
ASR 22A - Ground Breaking Parking (Forest Hill Christian Church)		100		100		100		100		100
ASR 23 - Mock-up/8415A (Marathon Computer)		288		288		288		288		288
ASR 23A - Mock-up/8415A (Direct TV)		471		471		471		471		471
ASR 23B - Mock-up/8415A (Best Buy)		569		569		569		569		569
ASR 24 - Program Cost Controls: DB/Hardware/Software		3,869		3,869		3,869		3,869		3,869
ASR 25 - Program's Storage Supplies		193		193		193		193		193
ASR 25A - Program's Storage Supplies		423		423		423		423		423
ASR 26 - Program's Data Base Development & Maintenance (Ulvi Cetin, CPM)	(36,205)	338,549	4,827	343,376	(9,655)	333,721		333,721		333,721
ASR 27 - Remodel Fire Alarm Design Svcs. (Siemens)		13,859		13,859		13,859		13,859		13,859
ASR 28 - Archeaelogical Monitoring (Holman & Assoc.)		3,259		3,259		3,259		3,259		3,259
ASR-29 - Signs Direct		138		138		138		138		138
ASR-30 - Flo-Gages		1,525		1,525		1,525		1,525		1,525
ASR-31 - Diablo Boiler (Phase 1)		12,645		12,645		12,645		12,645		12,645
ASR-32 - Diablo Boiler (Phase 2)		5,272		5,272		5,272		5,272		5,272
ASR-33 - Diablo Boiler		8,586		8,586		8,586		8,586		8,586
ASR-34 - Diablo Boiler Remedial Work		14,710		14,710		14,710		14,710		14,710
ASR-35 - Northern Energy		276		276		276		276		276
ASR-36 - Fluid Gauge Company		3,443		3,443		3,443		3,443		3,443
ASR-37 - Hurst Boiler & Welding Co. Inc.		3,001		3,001		3,001		3,001		3,001
ASR-38 - Vital Therm		641		641		641		641		641
ASR-39 - Diablo Boiler		3,645		3,645		3,645		3,645		3,645
ASR-40 - Diamond Fence Co. Inc.		3,600		3,600		3,600		3,600		3,600
ASR-41 - Norther Energy		752		752		752		752		752
ASR-42 - Construction Testing Services, Inc.		450		450		450		450		450
ASR-42 - Construction Testing Services, Inc.		(450)		(450)		(450)		(450)		(450)
ASR-43 - Elite Reprographics (CM-at-Risk Reports)		226		226		226		226		226
ASR-44 - Controlco Automation Distributors		460		460		460		460		460
ASR-46 - Diablo Boilers - Addendum to the Quote dated 02/17 Installing a Pump Trap		1,583		1,583		1,583		1,583		1,583
ASR-47 - Mobile Modular - Request for Monthly Trailer Lease		11,872		11,872		11,872		11,872		11,872
ASR-48 - Estimating Manuals		3,455		3,455		3,455		3,455		3,455
ASR-49 - Request for fle Service at Laguna Honda Jobsite		782		782		782		782		782
ASR-50 MCAA Labor Manual Maintenance Fee		145		145		145		145		145
ASR-51 Siemens Fire Safety		11,000		11,000		11,000		11,000		11,000
ASR-52 Mechanical Traser Electrical Trade Book		1,494		1,494		1,494		1,494		1,494
ASR-53 FF&E Interviews		150		150		150		150		150
ASR-54 Flashlights		257		257		257		257		257
ASR-55 Trades Services - Software/Published Services		1,352		1,352		1,352		1,352		1,352
ASR-56 Mechanical Contractors Association of America Estimating		165		165		165		165		165
ASR-57 Group Mobile Computers		21,439		21,439		21,439		21,439		21,439
ASR-58 Trade Services - Software/Published Services		1,790		1,790		1,790		1,790		1,790
ASR-59 Material Testing 3rd Floor Framing/Materials Handling/H Wing		13,450		13,450		13,450		13,450		13,450
ASR-61 - Mechanical Contractors Association of America, Inc.	295	295	0	295	0	295		295	0	295
ASR-62 - Concrete Strength Testing Wing H	26,130	26,130	0	26,130	0	26,130		26,130	0	26,130
ASR-63 - Request for trade Services Renewal (12/01/08 - 12/01/09)	3,026	3,026	0	3,026	0	3,026		3,026	0	3,026
ASR-64- Applied Materials and Engineering Inc.	1,760	1,760	0	1,760	0	1,760		1,760	0	1,760
ASR-65- Mobile Modular - Trailer Removal 06/26/09	3,421	3,421	0	3,421	0	3,421		3,421	0	3,421
ASR-66- Existing Building Remodel - Investigation Roof Slab	6,520	6,520	0	6,520	0	6,520		6,520	0	6,520
ASR-67 - Move Consultant Interviews	185	185	0	185	0	185		185	0	185
ASR-68 - Xplore Technologies Corp. - Repair Tablets	778	778	0	778	0	778		778	0	778
ASR-69 - Trade Services and MCAA Subscriptions	1,297	1,297	0	1,297	0	1,297		1,297	0	1,297
ASR-70 - Contractors Services (March/April)					8,437	8,437		8,437	0	8,437
ASR-71 - RS Means Cost Data Book					287	287		287	0	287
ASR-72 - Contractor Services for Stephanie Clarke-Finch									6,930	6,930
ASR-73 - Contractor Services for Stephanie Clarke-Finch									2,275	2,275
ASR-74 - Contractor Services for David Gibbs										
ASR-75 - Audit Turner Construction Contract										
Additional Services Total	7,206	932,926	4,827	937,753	(931)	936,823	0	936,823	9,205	946,028
Fund temporary positions under allowance										
Mark Evans (CPM)										
Jim Klee (CM West)										
Total Reduction from Allowance		62,065		62,065		62,065		62,065		62,065
Allowance	0	50,000	0	50,000	0	50,000		50,000	40,795	90,795
TOTAL	1,298,710	14,803,437	499,992	15,303,429	288,996	15,592,425	604,339	16,196,764	151,928	16,348,692

MBE/WBE PARTICIPATION

BDI	$2,274,275	15.36%	$2,297,625	15.01%	$2,395,123	15.36%	$2,699,842	16.67%	$2,505,452	15.33%
CM WEST	$2,429,378	16.41%	$2,561,711	16.74%	$2,680,975	17.19%	$2,753,312	17.00%	$2,888,260	17.67%
POWELL	$188,593	1.27%	$188,593	1.23%	$188,593	1.21%	$188,593	1.16%	$188,593	1.15%
TOTAL	$4,892,246	33.05%	$5,047,929	32.99%	$5,264,691	33.76%	$5,641,747	34.83%	$5,582,305	34.15%

Mod No. 8 extended the term through June 30, 2011. No monetary value.
Mod No. 15 extended the term through December 31, 2012.

LAGUNA HONDA HOSPITAL REPLACEMENT PROGRAM
COOPER PUGEDA MANAGEMENT ENAT04000001
CONSTRUCTION MANAGEMENT SERVICES

Firm	Mod #15B		Mod #16			
	Work Plan 2012	Total Modified Contract	Adjustment	Work Plan 2012	Modification Amount	Total Modified Contract
Turner Total		946,176	0	0	0	946,176
CPM Total	263,550	8,494,241	(235,551)	292,236	56,687	8,550,928
BDI Total	0	2,505,452	3,779	0	3,779	2,509,231
Powell Total		188,593	0	0	0	188,593
CM West Total	22,179	2,910,438	95,491	0	95,491	3,006,930
Andromeda Consulting Group			0	35,850	35,850	35,850
JKL Construction	0	490,633	22,315	0	22,315	512,948
Additional Service Requests (ASR):						
Olympic		9,052				9,052
MCS		1,200				1,200
ASR 1 - FW Associates		21,130				21,130
ASR 2 - Testing & Inspection/8400A (AME)		15,595				15,595
ASR 2A - Testing & Inspection/8400A (AME)		6,072				6,072
ASR 2B - Testing & Inspection/8400A (AME)		704				704
ASR 2C - Testing & Inspection/8400A (AME)		575				575
ASR 3 - Testing & Inspection/8410A (AME)		1,460				1,460
ASR 5 - Jacques Consulting		3,000				3,000
ASR 6 - Nyland Construction		13,796				13,796
ASR 7 - Air Montoring Equipment		6,940				6,940
ASR 8 - CM-at-Risk Consulting Svcs. (Western Construction Consultants)		6,000				6,000
ASR 9 - Virtual Tour (Regency Virtual Studio)		15,000				15,000
ASR 9A - Virtual Tour (Regency Virtual Studio)		25,000				25,000
ASR 9B - Virtual Tour (Regency Virtual Studio)		14,279				14,279
ASR 9C - Virtual Tour (Regency Virtual Studio)		2,400				2,400
ASR 10 - Document Review (Redi-Check Pacific)		195,150				195,150
ASR 11 - Topographic Survey (Martin M. Ron Associates, Inc.)		8,575				8,575
ASR 13 - Team Retreat & Partnering Facilitator (Arne Godfrey)		1,500				1,500
ASR 13A - Partnering Facilitator (Anne Godfrey)		75				75
ASR 13B - Team Retreat & Partnering Facilitator (Anne Godfrey)		2,250				2,250
ASR 15 - LHHRP Team Allowance		880				880
ASR 15A - LHHRP Team Allowance		528				528
ASR 16 Temporary Facilties (Siemens)		4,800				4,800
ASR 17 - Fire Safety Solutions (Greg Granados)		10,611				10,611
ASR 18 - Safety Consultant (TBD)		3,439				3,439
ASR 19 - EIR Required Documentation/Survey (ARG)		23,610				23,610
ASR 20 - F-3 Engineering Svcs. (Siemens)		3,100				3,100
ASR 21 - Construction Signage (Radius Svcs.)		2,436				2,436
ASR 22 - Ground Breaking Photographer (Thomas John Gibbons)		927				927
ASR 22A - Ground Breaking Parking (Forest Hill Christian Church)		100				100
ASR 23 - Mock-up/8415A (Marathon Computer)		288				288
ASR 23A - Mock-up/8415A (Direct TV)		471				471
ASR 23B - Mock-up/8415A (Best Buy)		569				569
ASR 24 - Program Cost Controls: DB/Hardware/Software		3,869				3,869
ASR 25 - Program's Storage Supplies		193				193
ASR 25A - Program's Storage Supplies		423				423
ASR 26 - Program's Data Base Development & Maintenance (Ulvi Cetin, CPM)		333,721	1,086		1,086	334,807
ASR 27 - Remodel Fire Alarm Design Svcs. (Siemens)		13,859				13,859
ASR 28 - Archeaelogical Monitoring (Holman & Assoc.)		3,259				3,259
ASR-29 - Signs Direct		138				138
ASR-30 - Flo-Gages		1,525				1,525
ASR-31 - Diablo Boiler (Phase 1)		12,645				12,645
ASR-32 - Diablo Boiler (Phase 2)		5,272				5,272
ASR-33 - Diablo Boiler		8,586				8,586
ASR-34 - Diablo Boiler Remedial Work		14,710				14,710
ASR-35 - Northern Energy		276				276
ASR-36 - Fluid Gauge Company		3,443				3,443
ASR-37 - Hurst Boiler & Welding Co. Inc.		3,001				3,001
ASR-38 - Vital Therm		641				641
ASR-39 - Diablo Boiler		3,645				3,645
ASR-40 - Diamond Fence Co. Inc.		3,600				3,600
ASR-41 - Norther Energy		752				752
ASR-42 - Construction Testing Services, Inc.		450				450
ASR-42 - Construction Testing Services, Inc.		(450)				(450)
ASR-43 - Elite Reprographics (CM-at-Risk Reports)		226				226
ASR-44 - Controlco Automation Dristributors		460				460
ASR-46 - Diablo Boilers - Addendum to the Quote dated 02/17 Installing a Pump Trap		1,583				1,583
ASR-47 - Mobile Modular - Request for Monthly Trailer Lease		11,872				11,872
ASR-48 - Estimating Manuals		3,455				3,455
ASR-49 - Request for fle Service at Laguna Honda Jobsite		782				782
ASR-50 MCAA Labor Manual Maintenance Fee		145				145
ASR-51 Siemens Fire Safety		11,000				11,000
ASR-52 Mechanical Traser Electrical Trade Book		1,494				1,494
ASR-53 FF&E Interviews		150				150
ASR-54 Flashlights		257				257
ASR-55 Trades Services - Software/Published Services		1,352				1,352
ASR-56 Mechanical Contractors Association of America Estimating		165				165
ASR-57 Group Mobile Computers		21,439				21,439
ASR-58 Trade Services - Software/Published Services		1,790				1,790
ASR-59 Material Testing 3rd Floor Framing/Materials Handling/H Wing		13,450				13,450
ASR-61 - Mechanical Contractors Association of America, Inc.		295				295
ASR-62 - Concrete Strength Testing Wing H		26,130				26,130
ASR-63 - Request for trade Services Renewal (12/01/08 - 12/01/09)		3,026				3,026
ASR-64- Applied Materials and Engineering Inc.		1,760				1,760
ASR-65- Mobile Modular - Trailer Removal 06/26/09		3,421				3,421
ASR-66- Existing Building Remodel - Investigation Roof Slab		6,520				6,520
ASR-67 - Move Consultant Interviews		185				185
ASR-68 - Xplore Technologies Corp. - Repair Tablets		778				778
ASR-69 - Trade Services and MCAA Subscriptions		1,297				1,297
ASR-70 - Contractors Services (March/April)		8,437				8,437
ASR-71 - RS Means Cost Data Book		287				287
ASR-72 - Contractor Services for Stephanie Clarke-Finch		6,930				6,930
ASR-73 - Contractor Services for Stephanie Clarke-Finch		2,275				2,275
ASR-74 - Contractor Services for David Gibbs			1,260	0	1,260	1,260
ASR-75 - Audit Turner Construction Contract			0	39,638	39,638	39,638
Additional Services Total	0	946,028	2,346	39,638	41,984	988,012
Fund temporary positions under allowance						
Mark Evans (CPM)						
Jim Klee (CM West)						
Total Reduction from Allowance		62,065	0	0	0	62,065
Allowance	60,000	150,795	(150,795)	5,000	(145,795)	5,000
TOTAL	345,729	16,694,421	(261,415)	372,726	111,312	16,805,733

MBE/WBE PARTICIPATION

BDI	$2,505,452	15.01%		$2,509,231	14.93%
CM WEST	$2,910,438	17.43%		$3,006,930	17.89%
POWELL	$188,593	1.13%		$188,593	1.12%
TOTAL	$5,604,483	33.57%		$5,704,754	33.95%

Mod No. 8 extended the term through June 30, 2011. No monetary value.
Mod No. 15 extended the term through December 31, 2012.

Cooper Pugeda Management #ENAT04000001
Work Plan 2012
Modification No. 16
May 11, 2012

MOD #15	Personnel	Name	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	Hourly Rate	Billing Rate	Extension	7% Fee	2012 REVISED BUDGET	Variance
	CPM																				
	Project Manager	Jeffrey Cooper			50	50	50								150	$ 61.45	$ 132.12	$ 19,818	$ 1,387	$ 21,205	$ 21,205
$ 171	Field Engineer	William Sorfleet													0	$ 74.24	$ 159.61	$ -	$ -	$ -	$ (171)
$ 346,317	OSHPD Inspector	Chuck Sutter													0	$ 65.00	$ 139.75	$ -	$ -	$ -	$ (346,317)
$ 10,222	Scheduling Engineer	Richard Lavino	2	7	26	16	16	16	16	16	16	16	16		163	$ 48.30	$ 103.84	$ 16,926	$ 1,185	$ 18,111	$ 7,889
$ (142,811)	OSHPD Inspector	BJ Williams	168	88	172	168									596	$ 65.00	$ 139.75	$ 83,291	$ 5,830	$ 89,121	$ 231,933
	Intern							96	104	112					312	$ 15.00	$ 32.25	$ 10,062	$ 704	$ 10,766	$ 10,766
	Estimator VII	Stephen Higgins			2										2	$ 62.50	$ 134.38	$ 269	$ 19	$ 288	$ 288
	Estimator VII					160	160	160	40	40	20	20	20		620		$ 104.11	$ 64,548	$ 4,518	$ 69,067	$ 69,067
	Administrative Assistant														0	$ 25.00	$ 53.75	$ -	$ -	$ -	$ -
$ (16,381)	Document Control	Denise Hammond			7	10	10								27	$ 33.43	$ 71.87	$ 1,941	$ 136	$ 2,076	$ 18,457
$ 40,194	Office Manager / Assistant (1)	Minna Cotter	72	64	72	64	120	96	104	112	96	112	104	72	1,088	$ 32.00	$ 68.80	$ 74,854	$ 5,240	$ 80,094	$ 39,900
$ (2,161)	Mark-up % (CM West, BDI, JKL)																			$ 1,510	$ 3,671
$ 235,551	**Subtotal - CPM**		242	159	329	468	356	368	264	280	132	148	140	72	2,958			$ 271,709	$ 19,020	$ 292,238	$ 56,687
	BDI																				
$ (3,779)	OSHPD Inspector	Chuck Sutter													0	$ 63.44	$ 63.44	$ -	$ -	$ -	$ 3,779
$ (3,779)	**Subtotal - BDI**		0	0	0	0	0	0	0	0	0	0	0	0	0			$ -	$ -	$ -	$ 3,779
	Andromeda Consulting Group			196	282										478	$ -	$ 75.00	$ 35,850		$ 35,850	$ 35,850
	Subtotal - Andromeda		0	196	282	0	0	0	0	0	0	0	0	0	478			$ 35,850	$ -	$ 35,850	$ 35,850
	CM WEST																				
	Field Engineer														0	$ 42.87	$ 92.17	$ -	$ -	$ -	$ -
$ (5,914)	Estimator IV														0	$ 53.56	$ 115.15	$ -	$ -	$ -	$ 5,914
$ 11,445	Estimator VII	Steven Higgins													0	$ 53.56	$ 115.15	$ -	$ -	$ -	$ (11,445)
$ (11,089)	Senior Estimator	Joe Brosnan													0	$ 53.56	$ 115.15	$ -	$ -	$ -	$ 11,089
$ (17,127)	Electrical Estimator	Jerry Donohue													0	$ 53.56	$ 115.15	$ -	$ -	$ -	$ 17,127
$ (73,606)	Estimator	Dave Delmas													0	$ 53.56	$ 115.15	$ -	$ -	$ -	$ 73,606
$ (96,491)	**Subtotal - CM West**		0	0	0	0	0	0	0	0	0	0	0	0	0			$ -	$ -	$ -	$ 96,491
	JKL Construction															$ -					
	ISS Coordinator														0	$ 61.80	$ 132.87	$ -	$ -	$ -	$ -
	ISS Coordinator														0	$ 40.00	$ 86.00	$ -	$ -	$ -	$ -
$ (22,315)	**Subtotal - JKL**		0	0	0	0	0	0	0	0	0	0	0	0	0	$ -		$ -	$ -	$ -	$ 22,315
	ADDITIONAL ALLOWANCE															$ -					
	MIS Support														0	$ 50.13	$ 112.79	$ -	$ -	$ -	$ -
$ 150,795	ASR Allowance																		$ -	$ 5,000	$ (145,795)
	ASR 75 Audit																			$ 39,638	$ 39,638
$ (1,260)	ASR-74 - Contractor Services for David Gibbs																				$ 1,260
$ (1,086)	ASR-26- Genghong																				$ 1,086
$ 148,449	***Subtotal - Additional Consultants***																	$ -	$ -	$ 44,638	$ (103,811)
$ 261,415	TOTAL HOURS		242	355	611	468	356	368	264	280	132	148	140	72	3,436	Total		$ 307,559	$ 19,020	$ 372,726	$ 111,312
	CPM		242	159	329	468	356	368	264	280	132	148	140	72	2,958						
	CM West		0	0	0	0	0	0	0	0	0	0	0	0	0						
	BDI		0	196	282	0	0	0	0	0	0	0	0	0	478						
	JKL		0	0	0	0	0	0	0	0	0	0	0	0	0						
																Total				$ 372,726	$ 111,312

Estimators	Hourly rate	Billing rate
Stephen Higgins	62.50	134.38
Gino Eandi	75.00	82.50
Bernard Layco	54.44	117.05
Joe Brosnan	75.00	82.50
Average billing rate		104.11

Attachment 3
HRC FORM 10

HRC FORM 10
CONTRACT AMENDMENT, MODIFICATION OR SUPPLEMENTAL CHANGE ORDERS
ENAT04000001 Mod#16

Submit this form, along with the required supporting documentation, when processing the first contract amendment, modification, supplement or change order that cumulatively increases the original contract amount by more than 20%, and then for all subsequent requests. (This provision applies only to contracts originally valued at $50,000 or more).

Name of Project: **Laguna Honda Hospital Replacement Program**

Original Contract Amount: **$601,000**

Contract Amount as Modified to Date: **$16,093,421**

Amount of current Modification Request: **$111,312**

REQUIRED ATTACHMENTS:

1. Revised HRC Form 2A, reflecting the new overall contract amounts for the prime contractor, joint venture partners and subcontractors.

2. A list of all prior contract amendments, modifications, supplements and/or change orders leading up to this modification, including those leading up to the amendment which increased the original contract amount by more than 20%.

   See Attachment 2, Forecast, Work Plan 2012 dated May 11, 2012

3. A list of the contractors and subcontractors working on this amendment, modification, supplement or change order with the contract dollars for each individual firm.

   See Attachment 1, Forecast, Work Plan 2012 dated May 11, 2012

4. A brief description of the work to be performed under this amendment, modification, supplement or change order.

   See Attachment 1, Services to be Provided by CM

Contractor Owner/Authorized Representative: _____
Ismael Pugeda, President

Phone: (415) 543-6515

Date: _____

FOR HRC USE ONLY. Received: _____

APPROVED:

HRC Representative: _____ Date: _____

APARTMENT CONVERSIONS TO SHORT TERM CORPORATE RENTALS.

terrrie frye to: Eric Mar, eric.mar 10/01/2012 11:03 AM
Cc: alisa.miller

Dear Eric,

Converting rent controlled apartments into short term corporate rentals is unconscionable.

I don't know what they are doing in other buildings, but in my dillapidated, filthy building that has had repair issues and filth issues since I moved in 11 years ago are being ignored in favor of greed, of hurrying up and converting these apartments before they get caught or are stopped by legislation.

I see no permits for this work for my building. How can they completely remodel an apartment, including replacing kitchen and bathrrom fixtures, and tearing out walls and moldings, without permits?

This is absolutely depleting the rental stock in San Francisco. And with these short term rentals, there will be also less people voting in my district as they would not be inclined to register at a short term address and wait for more permanent lodging before registering.

They are forgetting about local folks who already live here in favor of attracting those who are moving here, and giving them a short term rental while they wait to rent or buy one of the many condos being built which are not even affordable to most San Franciscans.

A young couple in the past could always start out in a cheap apartment in the Tenderloin. Not so any longer. Show me an average second or third generation San Franciscan who is walking down the street in search of living quarters who is interested in a furnished, $1900 per month studio apartment.

Native San Franciscans are being priced out of the city in favor of transplants. Yes, 42 years ago I was a transplant too, but not this kind of transplant. I was a low to mid-income wage earner!

Sincerely,

Terrrie Frye

The light at the end of the tunnel may be an oncoming train.

File No. 120906

FORM SFEC-126:
NOTIFICATION OF CONTRACT APPROVAL
(S.F. Campaign and Governmental Conduct Code § 1.126)

City Elective Officer Information (*Please print clearly.*)	
Name of City elective officer(s): Members, Board of Supervisors	City elective office(s) held: Members, Board of Supervisors

Contractor Information (*Please print clearly.*)	
Name of contractor: **Cooper Pugeda Management, Inc.**	
Please list the names of (1) members of the contractor's board of directors; (2) the contractor's chief executive officer, chief financial officer and chief operating officer; (3) any person who has an ownership of 20 percent or more in the contractor; (4) any subcontractor listed in the bid or contract; and (5) any political committee sponsored or controlled by the contractor. ***Use additional pages as necessary.*** Ismael G. Pugeda, President Jeffrey J. Cooper, Vice President BDI - Subcontractor CM West - Subcontractor	
Contractor address: 65 McCoppin Street, San Francisco, CA 94103	
Date that contract was approved: *(By the SF Board of Supervisors)*	Amount of contract: $16,196,764
Describe the nature of the contract that was approved: Inspector of Record, Estimating, Scheduling Support	
Comments:	

This contract was approved by (check applicable):

☐ the City elective officer(s) identified on this form

☑ a board on which the City elective officer(s) serves: San Francisco Board of Supervisors
Print Name of Board

☐ the board of a state agency (Health Authority, Housing Authority Commission, Industrial Development Authority Board, Parking Authority, Redevelopment Agency Commission, Relocation Appeals Board, Treasure Island Development Authority) on which an appointee of the City elective officer(s) identified on this form sits

_____
Print Name of Board

Filer Information (*Please print clearly.*)	
Name of filer: Angela Calvillo, Clerk of the Board	Contact telephone number: (415) 554-5184
Address: City Hall, Room 244, 1 Dr. Carlton B. Goodlett Pl., San Francisco, CA 94102	E-mail: Board.of.Supervisors@sfgov.org

_____ _____
Signature of City Elective Officer (if submitted by City elective officer) Date Signed

_____ _____
Signature of Board Secretary or Clerk (if submitted by Board Secretary or Clerk) Date Signed