

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

**April 2008**

**Submitted by: Pat Clickener**

**April 15, 2008**



## I. Executive Summary

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This is the tenth 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 tenth period included one site visit and attendance at two “Tenant Improvement” team meetings.

The single page Summary Matrix for this project is attached. While the Summary Matrix document lists only current activities that may affect the cost, schedule, or quality of this project, follow up comments on these topics are listed at the end of this executive summary. These items will be tracked until an appropriate resolution is achieved. In April, few additions to this section were made, however many items will continue to be tracked until the project is complete and all change orders are processed.

The shell and core construction process continues on time and in budget. 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.

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.

Harborview has secured UW Medicine and King County department’s confirmation to take all remaining non-retail space in the building. Preliminary identification of specific locations and preliminary planning has begun.

Budget revisions and transfers are detailed in this summary. In addition, the final cost of two formerly approved uses of tenant improvement expenditures; the Medical Gas Riser (\$87,231) and the Building Wireless System (\$1,070,000) have been confirmed.

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

## Shell and Core Status – April 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.

## 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).

<u>Approx. Time</u>		
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.	<b>30%</b>	<b>SCHEMATIC DESIGN</b> - Actual Space Planning: One or more preliminary design discussions &/or meetings based on A, B, and subsequent discussions
D.	<b>30%</b>	<b>DESIGN DEVELOPMENT</b> - 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.	<b>20%</b>	<b>COMPLETION</b> - 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.**

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

PREVIOUS STATUS	APRIL 2008 CHANGES
<b>▪ <u>Level 2</u></b>	
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 -	<b>Construction documents (CD's) are 100% complete. Construction of early-release items began in March, and GMP negotiations are in progress with the contractor.</b>

construction documents (CD's) are 100% complete. Contractor is pricing. Construction will begin in March.	
<ul style="list-style-type: none"> <li>▪ <b>Level 3</b></li> </ul>	
UW School of Medicine Labs: Jan.08 - construction documents are 90% complete and the mechanical electrical detailing teams have begun coordination.	<b>Construction documents are complete. Construction of early-release items began in March, and GMP negotiations are in progress with the contractor.</b>
Radiology: 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.	<b>Design development is underway.</b>
Feb.08 – Space remains unassigned, however, potential space users have been identified, not confirmed and no planning has taken place.	<b>The remainder of level 3 (12,000 sf) will contain a surgical simulation training space, kidney institute offices, and several training spaces.</b>
<ul style="list-style-type: none"> <li>▪ <b>Level 4</b></li> </ul>	
Sleep & Oto Specialties: Jan.08 – space planning is underway. <b>March 08 – Schematic Design was signed off and Design Development has begun.</b>	<b>Construction Documents are underway.</b>
<ul style="list-style-type: none"> <li>▪ <b>Level 5</b></li> </ul>	
“5 <sup>th</sup> Floor Clinic” (Neurosurgery, Ortho Spine, Sports and Spine) – space planning is underway. <b>March 08 – Schematic Design was signed off and Design Development has begun.</b>	<b>Construction documents are underway.</b>
<ul style="list-style-type: none"> <li>▪ <b>Level 6</b></li> </ul>	
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 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.	<b>Foot and Ankle Institute, Hand Institute, Physical Therapy Clinic – Space planning is underway.</b>
<ul style="list-style-type: none"> <li>▪ <b>Level 7</b></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.	<b>Eye Institute &amp; Clinic, Kidney Institute – Space planning is underway.</b>
<ul style="list-style-type: none"> <li>▪ <b>Level 8</b></li> </ul>	
	See Below
<ul style="list-style-type: none"> <li>▪ <b>Levels 8, 9, 10 (Formerly 9,10,11)</b></li> </ul>	
HMC IT Services space plan is complete and signed-off. This tenant will occupy 2.5 floors.	<b>HMC IT Services – Construction Documents are complete.</b>

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.	
<ul style="list-style-type: none"> <li>▪ <b>Level 11 (Formerly Level 12)</b></li> </ul>	
King County STD Clinic: Jan.08 - Schematic Design is signed-off, and design development underway.	Construction Documents are almost complete.
Virology Clinic: Jan.08 - Schematic Design is signed-off, and design development underway.	Construction Documents are almost complete
Center for Aids Studies (CFAS): Jan.08 – Design has not begun. Feb.08:	No Change
<ul style="list-style-type: none"> <li>▪ <b>Level 12 &amp; 13 (Formerly Levels 13 &amp; 14)</b></li> </ul>	
Global Health offices: Jan.08 – Design has not begun. Feb.08 – <b>No new progress reported.</b> March – <b>No new progress reported.</b>	No change
<ul style="list-style-type: none"> <li>▪ <b>Level 14</b></li> </ul>	
Neurosciences Offices: Jan.08 – space planning is under way. March.08 Neurosciences offices moved here from Level 6 and planning continues.	Design has not begun.

### 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.**

### IV. Contracting and Procurement

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**The subcontract buyout process for the shell and core is approximately 99% complete. Purchase and storage of materials to be used in the near future is progressing effectively. This practice has allowed Wright Runstad and Turner to employ cost effective purchasing for the project without getting too far ahead of actual needs. Harlan Falkin, a consultant to NJB Properties is routinely checking this process and reporting on the materials stored and the costs**

being passed on in the monthly draws to assure that materials stored are inline with costs passed on in the respective draws.

## 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***
Final Completion of Shell & Core	March 5, 2009***

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

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

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

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

Construction of the remaining tenant improvements will proceed in phases, moving up the tower as designs are completed. Completion of all tenant spaces is projected for the second quarter of 2009. **April 2008. Reports from the month continue to support the projections described above.**

## VI. Financial Update

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

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

**NOTE(S):**

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

**Change Order Summary (Shell and Core Budget)**

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

## Use of Tenant Improvement Allowance

<u>Item</u>		<u>\$ Value</u>	<u>Description</u>
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.
<b>Approval #3</b>	<b>Wireless System Addition</b>	<b>\$1,070,000</b>	This upgraded system investigation detailed In the February report. <b>In February the cost of this Work was projected to be \$1,000,000. Actual confirmed And approved costs are \$70,000 more.</b>
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 <b>Acoustic issues. CO #9 above.</b>
<b>Approval #4</b>	<b>Med Gas Riser</b>	<b>\$ 87,231</b>	This riser is required by HMC to Level 7. This will be an Interiors Expense. Equipment for Clinic Space. CO # 10 above = partial. <b>This final approved cost was Earlier not projected because the extent of the riser had To be decided, but the need was confirmed.</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: <b>Close Item Sept 2007</b>
July	Canopy fabric final selection pending. August: <b>Close Item Sept 2007</b>
July	Watch final details, specification, gauge of material used for cap over stone at roof. August: Continued subject tracking. September: <b>Closed Item Sept. 10, 2007</b>
July	Team to be present when top coat on deck is raked, concern it might be too rough, not durable. August: Continued subject tracking. <u>September</u> : <b>Closed Item Sept 2007</b>
July	Elevator Submittals partial to keep going, 2nd submittal will be finished in August <b>Closed item Sept 2007</b>
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. <b>Close Item Sept. 2007</b>

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.**



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		GENERAL OBSERVATIONS	
<p><b>NJB Building Construction</b></p> <p>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, &amp; 10. (12,000 SF on is not included in this projection). Note that some initial occupancy is projected for 1.05.09</p>		<p>1. Unless there is a catastrophic event, the good news is that the Shell and Core of the project will be delivered on time and under budget.</p> <p>2. Considerable effort is being made to value engineer Tenant Improvement plans to reduce projected costs. At the current time, these costs are coming in on the high side of interim estimates. The Wright Runstad and Turner team continue to project that total TI expenditures should not exceed the TI budget including contingency and that most of project savings projected to date will be available to fund the Server Room costs.</p>	
<p><b>Harborview / Tenant Improvement Issues</b></p> <p>Tenant Improvement planning is progressing slower than desired by the team, but most critical deadlines are still being met. 6 of the 15 levels above ground are inline to be completed with the Shell and Core.</p> <p>Harborview secured UW Medicine and King County departments to fill all non-retail spaces. These spaces are being preliminarily co-coordinated.</p>			
<p><b>Schedule Status/Issues (Design/Construction/Other)</b></p> <p>The subcontractor buyout on the Shell and Core is 99% complete, therefore costs are confirmed and that part of the project is projected to complete below budget and on time.</p> <p>CD's were completed for most of levels G thru 3 and levels 8,9, and 10. These areas are targeted for completion with the Shell and Core in the first quarter of 2009. (See report for more details).</p>			
<p>Legend: <span style="color:red">█</span> Budget or Schedule at Risk, <span style="color:yellow">█</span> Some Concern-Topic Being Reviewed, <span style="color:green">█</span> Currently No Issue, Follow up shows on extended report.</p>			

COST SUMMARY		ORIG KC APPROVED BUDGET	Proposed BUDGET (WRC 9/10/07)	FORECAST @ COMPLETION (WRC Apr 08)	COMMITMENTS (Not yet in forecast, See Summary)	ACTUAL COST TO DATE (WRC 4/10/08)	REMAINING * Incomplete
<b>SHELL AND CORE</b>							
ARCH. & ENGINEERING CONSTRUCTION (Incl. WRC Contingency)		\$4,472,000	\$4,644,000	\$4,549,517	(\$79,000)	\$4,010,232	\$539,285
MISCELLANEOUS		99,798,000	\$106,992,037	\$108,639,261	\$69,033	\$63,440,215	\$45,199,046
GENERAL CONTINGENCY		1,634,000	\$1,234,000	\$1,234,000		\$307,583	\$926,417
PROJECT ADMINISTRATION		5,103,000	\$5,383,869	\$6,103,000		\$0	\$6,103,000
<b>SUB-TOTAL</b>		<b>6,705,000</b>	<b>\$7,068,345</b>	<b>\$7,076,994</b>		<b>\$2,860,364</b>	<b>\$4,216,630</b>
<b>SERVER ROOM = CO#1 &amp; #2</b>							
CONST./AE/WR CONTINGENCY		\$6,922,057	Included Above	Included Above		Included Above	Included Above
ESCALATION		\$346,103	CO # 1 & 2	CO # 1 & 2	(\$13,000)	CO # 1 & 2	CO #1&2
<b>SUB-TOTAL</b>		<b>389,856</b>	<b>Most in CO #1 &amp; 2</b>	<b>Most in CO #1 &amp; 2</b>		<b>Most in CO #1 &amp; 2</b>	<b>27,775</b>
<b>TENANT IMPROVEMENTS</b>							
TENANT IMPROVEMENT COST		\$47,423,000	\$47,443,000	\$44,989,524	\$22,967	\$1,640,773	\$43,348,751
TENANT DESIGN CONTINGENCY		\$11,500,000	\$11,500,000	\$11,500,000		\$0	\$11,500,000
SERVER ROOM GENERAL CONTINGENCY		NA	NA	\$280,869		\$0	\$280,869
SERVER ROOM OWNER CONTINGENCY		NA	NA	\$125,000		\$0	\$125,000
<b>SUB-TOTAL</b>		<b>\$58,923,000</b>	<b>\$58,923,000</b>	<b>\$56,895,393</b>	<b>\$22,967</b>	<b>\$1,640,773</b>	<b>\$55,254,620</b>
<b>TOTAL PROJECT</b>		<b>\$184,293,016</b>	<b>\$184,245,251</b>	<b>\$184,498,165</b>	<b>\$0</b>	<b>\$72,259,167</b>	<b>\$112,266,773</b>

TI DESIGN SUMMARY		Floor	LOCATED &/or COMMITTED	PROGRAM	SCHEMATIC DESIGN	DESIGN DEVELOPMENT	CONSTRUCTION DOCUMENTS (Design Only)	COMPLETION Forecast &/ or Feb. Notes
KCME LOADING DOCK	G	FIRM	SIGNED OFF	COMPLETE	COMPLETE	100% COMPLETE	COMPLETE	
PATHOLOGY MORGUE	G	FIRM	SIGNED OFF	COMPLETE	COMPLETE	100% COMPLETE	UNDER CONST	
PHARMACY 2,920 SF	1	FIRM	NO PROGRAM					
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	
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	
RADIOLOGY	3	FIRM	SIGNED OFF	COMPLETE	BEGUN	EQUIP. CO-ORD	LITTLE CHANGE	
SLEEP CENTER	4	FIRM	SIGNED OFF	COMPLETE	COMPLETE	WORKING		
MULTIPLE CLINICS 17,000 SF	5	FIRM	SIGNED OFF	COMPLETE	COMPLETE	WORKING		
NEW = FOOT/ANKLE/HAND & PHYS, THERAPY 20,480 SF	6	FIRM	SIGNED OFF	EARLY				
EYE INSTITUTE 20,000 SF	7	FIRM	SIGNED OFF	EARLY				
EYE INSTITUTE 5,000 SF	8	FIRM	SIGNED OFF					
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	
IT SERVICES 20,219 SF	9	FIRM	SIGNED OFF	COMPLETE	COMPLETE	COMPLETE	IN PRICING	
IT SERVICES 20,347 SF	10	FIRM	SIGNED OFF	COMPLETE	COMPLETE	COMPLETE	IN PRICING	
KC STD & VIROLOGY- CHANGING SF	11	FIRM	SIGNED OFF	COMPLETE	COMPLETE	WORKING	LITTLE CHANGE	
CFAS OFFICE 2,300 SF	11	FIRM	QUES. REVIEW					
KING COUNTY STD CLINIC & OFFICES 9,665 SF	11	FIRM	WORKING	SIGNED OFF	WORKING			
GLOBAL HEALTH 20,296 SF	12	FIRM	BEGINNING				LITTLE CHANGE	
GLOBAL HEALTH 20,296 SF	13	FIRM	BEGINNING				LITTLE CHANGE	
NEURO OFFICES & REHAB CHAIR 6,100 SF	14	UNDER DISCUSSION	BEGINNING				LITTLE CHANGE	
NEW = NEUROSURGERY OFFICES 8,000 SF	14	FIRM	Near Completion			MAY CD Target Date	LITTLE CHANGE	