
New Facilities for the University Medical Center

New Orleans, Louisiana

Monthly Report June 2010



Prepared for
Division of Administration, Facility Planning and Control
State of Louisiana

19-610-06B-04 Part 12

The Medical Center will create a world class academic medical community serving Louisiana citizens and the nation by realizing the potential of its partners working together for the delivery of safe, compassionate care.

Image by BKA/NBBJ Joint Venture



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Executive Summary

Program Description

The New Facilities for the University Medical Center are being designed and constructed to replace hurricane-damaged Charity Hospital in New Orleans with quality, sustainable patient care facilities integrated with university teaching and research. The Program includes:

- **University Medical Center Site Acquisition:** Appraisal and purchase of 245 real estate parcels.
- **UMC Site Development:** Preparation of site for construction of new facilities. Survey, archaeological investigation and processing, architectural salvage, abatement, historic structure relocation, resident relocation, location and capping of utilities, and demolition.
- **Architectural and Engineering Services:** Design of the multi-story Diagnostic and Treatment (D&T) Center, In-patient Towers, Ambulatory Care Building, Parking Structure, Building Connectors, and associated site-work and infrastructure.
- **Construction:** Construction of the multi-story Diagnostic and Treatment (D&T) Center, In-patient Towers, Ambulatory Care Building, Parking Structure, Building Connectors, and associated site-work and infrastructure. Delivery methods under evaluation to determine the best procurement approach for the various facilities.
- **Information Technology, Furniture, and Medical Equipment** design incorporation and procurement planning.
- **Commissioning** of facilities and move-in planning.
- **Program Management:** Coordination and integration, schedule development and analyses, cost and budget tracking and reporting.
- **VAMC Site Acquisition:** Appraisal and purchase of 194 real estate parcels.
- **VAMC Site Development:** Preparation of site for construction of new facilities. Survey, archaeological investigation and processing, architectural salvage, abatement, historic structure relocation, resident relocation, location and capping of utilities, and demolition.

Program Team

Owner:

Division of Administration, Facility Planning and Control, State of LA
LSU Health Systems, LSU Health Sciences Center, LSU and
Tulane Steering Committee, User Groups – LSU and Tulane
University

Consultants:

Roedel, Parson, Koch, Blache,
Balhoff & McCollister, LLC (*Legal/Real Estate*)
Kinney & Ellinghausen (*Legal/Real Estate*)
Kantrow, Spaht, Weaver & Blitzer APLC (*Legal/FEMA*)
U.S. Risk Management LLC (*NEPA Environmental*)
Volkert & Associates Inc. (*Relocation Assistance*)
BKA/NBBJ Joint Venture (*Design Services*)

Program Manager:

Jacobs

Funding

The New Facilities for the University Medical Center are being planned to funding of \$1.2 billion, with current State appropriations of \$300 million. The balance of funding will be a combination of bond sale proceeds and \$474.8 million in FEMA funds.

Schedule and Budget

The construction schedule and budget have been revised to reflect the realities of delays currently impacting the program. The construction start is being delayed by site acquisition and demolition, as well as site fill surcharge and wicking requirements. The construction duration is being extended by the delay in the approval of the recommended construction delivery option and bond financing requirements. The following adjustments are based on the Joint Legislative Committee on the Budget approving the construction delivery option and selection process in their meeting on August 19, 2010 and no further delays: Start of Construction delayed to February 1, 2011; Substantial Completion delayed to May 31, 2014; Move in and Activation delayed to November 30, 2014; \$13 Million has been moved from the Contingency line item to establish a budget line item for escalation.



Program Management Summary

Introduction

Jacobs is providing Program Management support services to the Division of Administration, Facility Planning and Control (FP&C), for the new Hospital facilities to replace hurricane-damaged Charity Hospital in New Orleans. This support began in early May 2009 and this report is a contract deliverable intended to provide management information to FP&C to support the significant planning, scheduling, design, real estate acquisition, site preparation, and financial activities.

Summary of Work Performed This Period

During this reporting period, Jacobs has been engaged in the following efforts:

- **Organizational Planning and Project Delivery Strategies:** Continuing support for project delivery recommendation to utilize a single CM at-risk for the Program. Continuing refinement of the Notice of Intent to Contract documents to be released following JLCB approval.
- **Planning and Programming:** Preparation for CD design and estimate reviews. The Structured Parking, Ambulatory Care Building, and Site Work have completed the construction document submittal phase and are currently under review.
- **Site Acquisition and Site Preparation Support:** Staffing, process development, and contracting strategies implemented for oversight of demolition and salvage activity for the UMC and VAMC sites.
- **Utility Building:** Ongoing assessment by Entergy to provide steam and chilled water to the Utility Building from the Gravier Plant.
- **Budget Planning:** Reviewing AFC budgets and continuing to refine a detailed budgeting document to identify all potential construction and soft cost impacts for all part numbers.
- **Cost Tracking:** Reconciling monthly actual costs between State project accounting system and Prolog. Reviewing and tracking State sub-consultant invoices and real estate transactions.
- **Site Utility Planning:** Site utility plan is being developed which will identify all existing utilities and develop a plan for future utilities around building footprints. Includes sewer, water, storm water, electrical, and various communication lines. Developing strategies for construction and operational requirements of new services including power, chilled water, and steam. Ongoing coordination with involved utilities.
- **Relocation of Site Utilities.** Ongoing assessment by Entergy on the two possible routes, Claiborne and S. Roman, for the 230 KV transmission line.
- **Project Management Control System (PMCS):** Implementation continuing for demolition and salvage phase for both sites.
- **Real Estate Acquisition and Site Development Scheduling.** Continuous maintenance of detailed schedules for each site.
- **Master Program Schedule.** Maintenance and review based on project delivery options and site fill/overburden requirements.
- **Site Office Planning:** The Demolition Team offices have been established onsite. Developing options for establishing a site program management office.
- **Risk Management Planning:** Identifying potential scope gaps and process issues to minimize impacts when acquisition is complete.
- **Communication and Coordination of Efforts:** Bi-weekly Partner meetings with FP&C and BKA/NBBJ.
- **Real Estate Program Management:** Ongoing coordination of University Medical Center and VAMC site acquisition.
- **Demolition:** Preparing bid packages for multiple phase contracts to be issued. Field coordination and oversight for the initial VAMC demolition.

New Facilities for the University Medical Center
Program Report for June 2010
Cost and Funding Summary

PRELIMINARY Budget and Cost - UMC	Preliminary Amendment 4 Budget	Committed to Date	Additional Commitments to Complete	Total Projected Commitments	Variance	Actual to Date	% Expended
	A	B	C	D = B+C	E = A - D		
AFC Budget							
02 - Hospital	\$ 589,911,000	\$ -	\$ 589,911,000	\$ 589,911,000	\$ -	\$ -	0.00%
03 - Ambulatory Care Building	\$ 103,270,000	\$ -	\$ 103,270,000	\$ 103,270,000	\$ -	\$ -	0.00%
04- Central Energy Plant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
04a- Infrastructure	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
05 - Structured Parking	\$ 29,703,000	\$ -	\$ 29,703,000	\$ 29,703,000	\$ -	\$ -	0.00%
06 - Connectors	\$ 2,876,000	\$ -	\$ 2,876,000	\$ 2,876,000	\$ -	\$ -	0.00%
07 - Sitework	\$ 28,500,000	\$ -	\$ 28,500,000	\$ 28,500,000	\$ -	\$ -	0.00%
AFC Sub-Total	\$ 754,260,000	\$ -	\$ 754,260,000	\$ 754,260,000	\$ -	\$ -	0.00%
Soft Costs							
Real Estate	\$ 69,317,090	\$ 10,336,903	\$ 58,980,187	\$ 69,317,090	\$ -	\$ 7,235,018	10.44%
Site Preparation	\$ 22,130,866	\$ -	\$ 22,130,866	\$ 22,130,866	\$ -	\$ -	0.00%
Design	\$ 62,436,412	\$ 33,243,824	\$ 29,192,588	\$ 62,436,412	\$ -	\$ 31,090,489	49.80%
Construction - CEP	\$ 35,000,000	\$ -	\$ 35,000,000	\$ 35,000,000	\$ -	\$ -	0.00%
Infrastructure	\$ 10,500,000	\$ -	\$ 10,500,000	\$ 10,500,000	\$ -	\$ -	0.00%
Furnishing and Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
Information Technology (Owner)	\$ 19,800,000	\$ -	\$ 19,800,000	\$ 19,800,000	\$ -	\$ -	0.00%
Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
Management and Administration	\$ 133,228,661	\$ 3,175,716	\$ 130,052,945	\$ 133,228,661	\$ -	\$ 3,175,716	0.00%
Contingency	\$ 80,326,971	\$ -	\$ 80,326,971	\$ 80,326,971	\$ -	\$ -	0.00%
Escalation	\$ 13,000,000	\$ -	\$ 13,000,000	\$ 13,000,000	\$ -	\$ -	0.00%
Soft Cost Sub-Total	\$ 445,740,000	\$ 46,756,443	\$ 398,983,557	\$ 445,740,000	\$ -	\$ 41,501,223	9.31%
TOTAL - UMC	\$ 1,200,000,000	\$ 46,756,443	\$ 1,153,243,557	\$ 1,200,000,000	\$ -	\$ 41,501,223	3.46%
PRELIMINARY Budget and Cost - VAMC							
Real Estate	\$ 56,415,300	\$ 24,097,585	\$ 32,317,715	\$ 56,415,300	\$ -	\$ 23,598,563	41.83%
Relocation	\$ 7,584,700	\$ 461,422	\$ 7,123,278	\$ 7,584,700	\$ -	\$ 461,422	6.08%
Demolition/Site Preparation	\$ 15,000,000	\$ 109,535	\$ 14,890,465	\$ 15,000,000	\$ -	\$ 34,537	0.23%
TOTAL - VAMC	\$ 79,000,000	\$ 24,668,541	\$ 54,331,459	\$ 79,000,000	\$ -	\$ 24,094,522	30.50%

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PRELIMINARY Funding and Commitments	Prelim Fund Assignment	Committed to Date	Actual Cost to Date	Uncommitted Funding	Use	Funding % Committed
	A	B	C	D = A - B		
UMC						
01 - Real Estate						
496 - 2007 SGF	\$ 100,000	\$ 100,000	\$ 87,855	\$ -		100.00%
567 - 2007 SGF	\$ 500,000	\$ 406,964	\$ 296,029	\$ 93,036		81.39%
602 - Statutory Dedication	\$ 34,767,566	\$ 9,829,939	\$ 6,851,134	\$ 24,937,627		28.27%
024 Revenue Bonds	\$ 56,080,390	\$ -	\$ -	\$ 56,080,390		0.00%
199 Revenue Bonds	\$ -	\$ -	\$ -	\$ -		0.00%
Subtotal	\$ 91,447,956	\$ 10,336,903	\$ 7,235,018	\$ 81,111,053		11.30%
02 - Hospital						
567 - 2007 SGF	\$ 1,266	\$ 1,266	\$ 1,266	\$ -		100.00%
602 - Statutory Dedication	\$ 24,407,109	\$ 23,691,827	\$ 21,980,927	\$ 715,282		97.07%
024 Revenue Bonds	\$ -	\$ -	\$ -	\$ -		0.00%
199 Revenue Bonds	\$ 1,030,000	\$ -	\$ -	\$ 1,030,000		0.00%
RB/FEMA	\$ 629,685,663	\$ -	\$ -	\$ 629,685,663		0.00%
Subtotal	\$ 655,124,038	\$ 23,693,093	\$ 21,982,193	\$ 631,430,945		3.62%
03 - Ambulatory Care Bldg						
567 - 2007 SGF	\$ 20	\$ 20	\$ 20	\$ -		100.00%
602 - Statutory Dedication	\$ 5,357,392	\$ 5,284,219	\$ 4,960,325	\$ 73,173		98.63%
024 Revenue Bonds	\$ 18,352,025	\$ -	\$ -	\$ 18,352,025		0.00%
199 Revenue Bonds	\$ 83,391,000	\$ -	\$ -	\$ 83,391,000		0.00%
RB/FEMA	\$ 4,732,099	\$ -	\$ -	\$ 4,732,099		0.00%
Subtotal	\$ 111,832,536	\$ 5,284,239	\$ 4,960,345	\$ 106,548,296		4.73%
04 - Central Energy Plant						
602 - Statutory Dedication	\$ 3,087,324	\$ 116,650	\$ 116,650	\$ 2,970,674		3.78%
199 Revenue Bonds	\$ -	\$ -	\$ -	\$ -		0.00%
RB/FEMA	\$ 35,000,000	\$ -	\$ -	\$ 35,000,000		0.00%
Subtotal	\$ 38,087,324	\$ 116,650	\$ 116,650	\$ 37,970,674		0.31%
04a - Infrastructure						
602 - Statutory Dedication	\$ -	\$ -	\$ -	\$ -		0.00%
024 Revenue Bonds	\$ -	\$ -	\$ -	\$ -		0.00%
199 Revenue Bonds	\$ -	\$ -	\$ -	\$ -		0.00%
RB/FEMA	\$ 10,500,000	\$ -	\$ -	\$ 10,500,000		0.00%
Subtotal	\$ 10,500,000	\$ -	\$ -	\$ 10,500,000		0.00%
05 - Structured Parking						
602 - Statutory Dedication	\$ 1,947,167	\$ 1,913,359	\$ 1,913,359	\$ 33,808		98.26%
024 Revenue Bonds	\$ 630,863	\$ -	\$ -	\$ 630,863		0.00%
199 Revenue Bonds	\$ 29,703,000	\$ -	\$ -	\$ 29,703,000		0.00%
RB/FEMA	\$ -	\$ -	\$ -	\$ -		0.00%
Subtotal	\$ 32,281,030	\$ 1,913,359	\$ 1,913,359	\$ 30,367,671		5.93%

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PRELIMINARY Funding and Commitments	Prelim Fund Assignment	Committed to Date	Actual Cost to Date	Uncommitted Funding	Use	Funding % Committed
	A	B	C	D = A - B		
06 - Connectors						
602 - Statutory Dedication	\$ 274,673	\$ 405,798	\$ 364,746	\$ (131,125)		147.74%
024 Revenue Bonds	\$ -	\$ -	\$ -	\$ -		0.00%
199 Revenue Bonds	\$ 2,876,000	\$ -	\$ -	\$ 2,876,000		0.00%
RB/FEMA	\$ 22,281	\$ -	\$ -	\$ 22,281		0.00%
Subtotal	\$ 3,172,954	\$ 405,798	\$ 364,746	\$ 2,767,156		12.79%
07 - Sitework						
602 - Statutory Dedication	\$ 1,878,738	\$ 1,830,685	\$ 1,753,196	\$ 48,053		97.44%
024 Revenue Bonds	\$ 619,792	\$ -	\$ -	\$ 619,792		0.00%
199 Revenue Bonds	\$ 28,500,000	\$ -	\$ -	\$ 28,500,000		0.00%
RB/FEMA	\$ -	\$ -	\$ -	\$ -		0.00%
Subtotal	\$ 30,998,530	\$ 1,830,685	\$ 1,753,196	\$ 29,167,845		5.91%
Part 12 - Management/Administration						
602 - Statutory Dedication	\$ 2,780,031	\$ 3,175,716	\$ 3,175,716	\$ (395,685)		114.23%
024 Revenue Bonds	\$ 4,316,930	\$ -	\$ -	\$ 4,316,930		
199 Revenue Bonds	\$ -	\$ -	\$ -	\$ -		
RB/FEMA	\$ 219,458,671	\$ -	\$ -	\$ 219,458,671		0.00%
	\$ 226,555,632	\$ 3,175,716	\$ 3,175,716	\$ 223,379,916		1.40%
TOTALS						
496 - 2007 SGF	\$ 100,000	\$ 100,000	\$ 87,855	\$ -		100.00%
567 - 2007 SGF	\$ 501,286	\$ 408,250	\$ 297,315	\$ 93,036		81.44%
602 - Statutory Dedication	\$ 74,500,000	\$ 46,248,193	\$ 41,116,053	\$ 28,251,808		62.08%
024 Revenue Bonds	\$ 80,000,000	\$ -	\$ -	\$ 80,000,000		0.00%
199 Revenue Bonds	\$ 145,500,000	\$ -	\$ -	\$ 145,500,000		0.00%
RB/FEMA	\$ 899,398,714	\$ -	\$ -	\$ 899,398,714		0.00%
	\$ 1,200,000,000	\$ 46,756,443	\$ 41,501,223	\$ 1,153,243,557		3.90%

NOTE: The preliminary funding scenario presented above is based on (1) actual application of costs, (2) assumed priority of construction application, and (3) balancing of funding values. The total funding available is based on FP&C Financing, Expenditures, Encumbrances by Project report received 02/28/2010, with the balance assigned to the RB/FEMA category, which is the remaining revenue bond/FEMA split. Detailed budget development is in process and will include specific fund source identification.

Actual to-date and committed to-date values based on data received from FP&C on June 30, 2010.

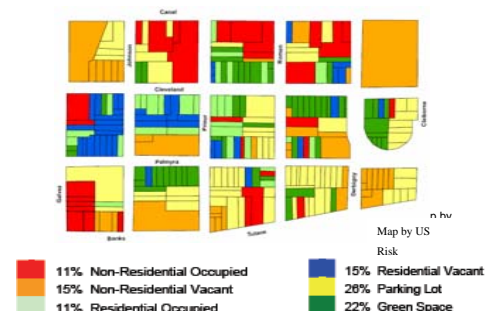

VAMC

01 - Real Estate/Demolition

467 - 2008 SGF City of NO	\$ 4,000,000	\$ 2,846,348	\$ 2,272,328	\$ 1,153,652		71.16%
467 - CDBG to City of NO	\$ 75,000,000	\$ 21,822,193	\$ 21,822,193	\$ 53,177,807		29.10%
468 - 2008 SGF City of NO	\$ -	\$ -	\$ -	\$ -		0.00%
Subtotal	\$79,000,000	\$24,668,541	\$ 24,094,522	\$54,331,459		31.23%

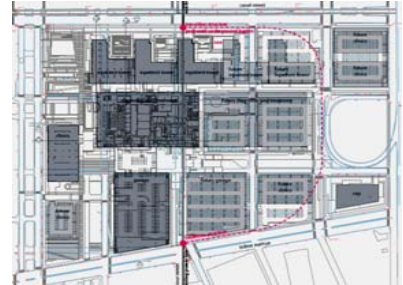

New Facilities for the University Medical Center

Data Date: 06/30/10
Report Date: 07/09/10

DESCRIPTION / TEAM				PROJECT SCOPE																																																																																																											
Owner: State of Louisiana Project Title: Part 01 - Real Estate/Site Development Project Number: 19-610-06B-04 Status: Real Estate Acquisition Architect of Record: N/A Delivery Method: N/A Construction Manager Constructor Client Sr. Manager: Tom Rish Client Project Manager: Renny Schoen Program Manager: Jacobs - Jerry Wong				Real Estate and Site Development provides all of the activities required to deliver a clear site for construction of the University Medical Center. This includes acquisition of real estate, identification and salvage of historically significant property, investigation and retention of archaeologically significant artifacts, investigation and mitigation of environmental contaminants, utility capping, and demolition of existing structures and parking lots.																																																																																																											
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								<p>► University Medical Center Site: 229 of 245 parcels have reached just compensation determination; 211 of 229 approved. 187 offers complete to date; 24 in process; 72 offers accepted; 52 closings in process, 20 closings complete.</p> <p>► Site Progress: Initiated contract preparation for bidding and award of demolition and salvage contracts. The demo demonstration contract is currently in progress, with plans for full scale property demolition scheduled for June.</p>																																																																																																							
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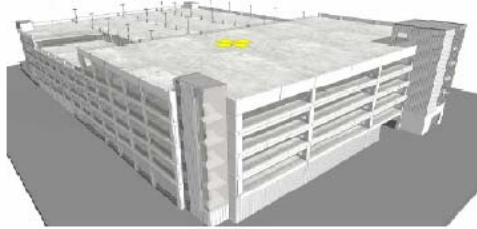
New Facilities for the University Medical Center

Data Date: 06/30/10
Report Date: 07/09/10

DESCRIPTION / TEAM				PROJECT SCOPE			
<p>Owner: State of Louisiana Project Title: Part 04a - Infrastructure Project Number: 19-610-06B-04 Status: Planning Architect of Record: TBD Delivery Method: TBD Construction Manager Constructor Client Sr. Manager: Tom Rish Client Project Manager: Renny Schoen Program Manager: Jacobs-Mark Schnell / Entergy</p>				<p>Allowance for infrastructure improvements to the site. Infrastructure requirements include the relocation of the 230KV overhead power line, power distribution to new facilities, communication line relocations (Cox and AT&T), storm and sanitary sewer connections, and water lines.</p> <p style="font-size: small;">Images by BKA/NBBJ Joint Venture</p>			
SCHEDULE				FUNDING SOURCES			NOTES
Current Target	Actual / Projected	Variance in Months	Source	Type	Amount	<p style="color: blue; font-weight: bold;">Status</p> <p>► Planning: City of New Orleans approved funding for N-Y Associates survey of existing utilities and relocation of utilities on the UMC site. A contract was awarded to N-Y Associates for the disconnection of existing utilities and installation of new utilities for the VAMC project site.</p> <p>► 230KV Line: Owner has provided Entergy with two possible overhead routes regarding the 230KV line. One route is along S. Roman Street and the other is along Claiborne. Entergy's feasibility study of the Claiborne route, as the Owners preferred route, is in progress.</p>	
Design Start	TBD		Approved				
Design Complete (with review and approval)							
Land Acquisition/Clear Site							
Execute Construction Option	12/20/10		602 - Statutory Dedication		\$ -		
Construction Start						Subtotal \$ -	
Construction Finish							
Furnishings and Equipment Start							
Furnishings and Equipment Finish							
IT Start							
IT Finish							
Move-In Start							
Move-In Finish							
Project Completion						Subtotal \$ 10,500,000	
						Total \$ 10,500,000	
COST / FORECAST							
	Preliminary Amendment 4 Budget	Actual Committed to Date	Additional Commitments to Complete	Total Projected Commitments	Variance	% Expended	
	A	B	C	D = B+C	E = A - D		
Design	\$ -	\$ -	\$ -	\$ -	-	0.00%	
Construction	\$ 10,500,000	\$ -	\$ 10,500,000	\$ 10,500,000	-	0.00%	
Furnishings and Equipment							
Information Technology							
IT by Owner	\$ -	\$ -	\$ -	\$ -	-	0.00%	
TOTAL	\$ 10,500,000	\$ -	\$ 10,500,000	\$ 10,500,000	\$ -		
							

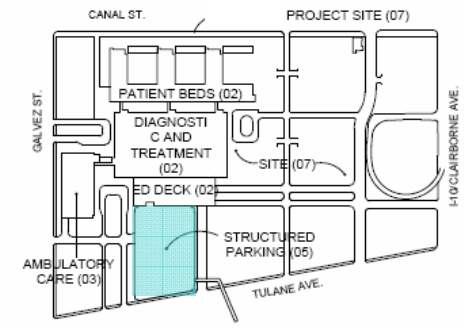
New Facilities for the University Medical Center

Data Date: 06/30/10
Report Date: 07/09/10

DESCRIPTION / TEAM	PROJECT SCOPE	
<p>Owner: State of Louisiana Project Title: Part 05 - Structured Parking Project Number: 19-610-06B-04 Status: Design Development Architect of Record: BKA/NBBJ Joint Venture Delivery Method: TBD Construction Manager Constructor Client Sr. Manager: Tom Rish Client Project Manager: Renny Schoen Program Manager: Jacobs - Michael Trader</p>	<p>Design and construction of concrete parking structure, providing 1,347 parking spaces on 5 floors with a helipad on the 6th floor.</p> <p>Includes design and installation of Part 16 - Information Technology and Part 20 - Signage.</p> <p><small>Images by BKA/NBBJ Joint Venture</small></p>	

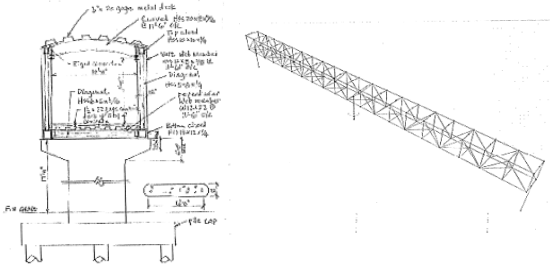
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COST / FORECAST							
	Preliminary Amendment 4 Budget	Actual Committed to Date	Additional Commitments to Complete	Total Projected Commitments	Variance	% Expended	
	A	B	C	D = B+C	E = A - D		
Design	\$ 2,578,030	\$ 1,913,359	\$ 664,671	\$ 2,578,030	\$ -	74.22%	
Construction	\$ 28,840,000	\$ -	\$ 28,840,000	\$ 28,840,000	\$ -	0.00%	
Furnishings and Equipment							
Information Technology	\$ 533,000	\$ -	\$ 533,000	\$ 533,000	\$ -	0.00%	
Signage	\$ 330,000	\$ -	\$ 330,000	\$ 330,000	\$ -	0.00%	
TOTAL	\$ 32,281,030	\$ 1,913,359	\$ 30,367,671	\$ 32,281,030	\$ -		



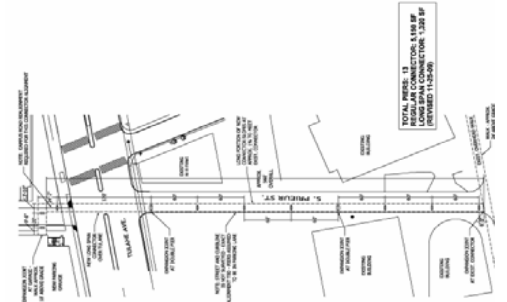
New Facilities for the University Medical Center

Data Date: 06/30/10
Report Date: 07/09/10

DESCRIPTION / TEAM	PROJECT SCOPE	
<p>Owner: State of Louisiana Project Title: Part 06 - Connectors Project Number: 19-610-06B-04 Status: Design Development Architect of Record: BKA/NBBJ Joint Venture Delivery Method: TBD Construction Manager Constructor Client Sr. Manager: Tom Rish Client Project Manager: Renny Schoen Program Manager: Jacobs - Ray deHart</p>	<p>Design and construction of the elevated walkways that connect the Hospital and Ambulatory Care Building to the existing LSU Health Sciences facilities across Tulane Avenue. The connectors provide a means of pedestrian circulation during and after a significant flood event.</p> <p>Includes design and installation of Part 17 - Information Technology and Part 21 - Signage.</p> <p><small>Images by BKA/NBBJ Joint Venture</small></p>	

SCHEDULE				FUNDING SOURCES			NOTES
	Current Target	Actual / Projected	Variance in Months	Source	Type	Amount	Status
Design Start	03/23/09	03/23/09	A	Approved			<p>► In Program Phase: The Design Team has initiated the Programmatic Phase of the revised Tulane Ave. Connector design. Design completion is expected in February 2011.</p>
Design Complete (with review and approval)	02/10/11						
Land Acquisition/Clear Site	11/30/10			602 - Statutory Dedication		\$ 274,673	
Execute Construction Option	12/20/10				Subtotal	\$ 274,673	
Construction Start	06/24/11						
Construction Finish	05/13/12						
Furnishings and Equipment Start							
Furnishings and Equipment Finish							
IT Start				Pending			
IT Finish				024 Revenue Bonds		\$ -	
Move-In Start	05/14/12			199 Revenue Bonds		\$ 2,876,000	
Move-In Finish	08/11/12			Revenue Bonds/FEMA		\$ 22,281	
Project Completion	08/11/12				Subtotal	\$ 2,898,281	
					Total	\$ 3,172,954	

COST / FORECAST							
	Preliminary Amendment 4 Budget	Actual Committed to Date	Additional Commitments to Complete	Total Projected Commitments	Variance	% Expended	
	A	B	C	D = B+C	E = A - D		
Design	\$ 296,954	\$ 405,798	\$ (108,844)	\$ 296,954	-	122.83%	Pending preliminary Amendment 4 adjustment.
Construction	\$ 2,670,000	\$ -	\$ 2,670,000	\$ 2,670,000	-	0.00%	
Furnishings and Equipment							
Information Technology	\$ 120,000	\$ -	\$ 120,000	\$ 120,000	-	0.00%	
Signage	\$ 86,000	\$ -	\$ 86,000	\$ 86,000	-	0.00%	
TOTAL	\$ 3,172,954	\$ 405,798	\$ 2,767,156	\$ 3,172,954	-		



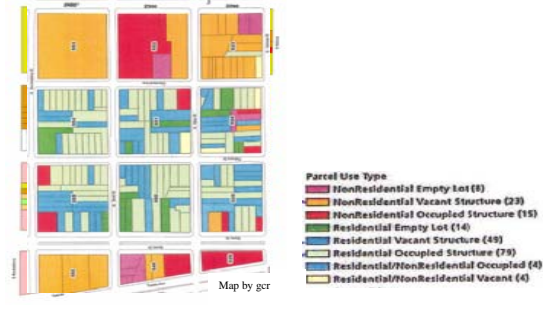
New Facilities for the University Medical Center

Data Date: 06/30/10
Report Date: 07/09/10

DESCRIPTION / TEAM				PROJECT SCOPE			NOTES
Owner: State of Louisiana Project Title: Part 12 - Management/Administration Project Number: 19-610-06B-04 Status: Program Management Architect of Record: N/A Delivery Method: N/A Construction Manager Constructor Client Sr. Manager: Tom Rish Client Project Manager: Renny Schoen Program Manager: Jacobs - Bruce Lady				Planning and program management services to support the owner in delivery of the University Medical Center, and the real estate acquisition for the VA site. Includes real estate, design, financial, risk, and schedule management. Program Manager will develop delivery method recommendations for the various facilities, provide support in the subsequent construction procurements, and coordinate all entities involved with project delivery. Also includes financing costs, move-in, program contingency, and the Distribution Center budgets.			
SCHEDULE				FUNDING SOURCES			Status
Current Target	Actual / Projected	Variance in Months	A	Source	Type	Amount	► Planning and Coordination: Current focus continues to remain on real estate acquisition, existing utility relocation and future utility requirements, site development planning, design reviews, and budget planning.
Notice To Proceed	05/01/09	05/01/09	A	Approved			
Mobilization Complete	06/30/09	06/30/09	A				
Design Phase Complete	11/28/10			602 - Statutory Dedication		\$ 2,780,031	
Delivery Method Determination	09/19/10				Subtotal	\$ 2,780,031	
Issue Notice of Intent to Contract	09/19/10						
Proposals Due	09/28/10						
Selection Announcement	10/24/10						
GMP Reconcile/Review	11/23/10						
Execute Construction Option	12/20/10						
Furnishings and Equipment Start	NA						
Furnishings and Equipment Finish	NA						
IT Start							
IT Finish							
Commissioning Complete	05/31/14						
Move-In Start							
Move-In Finish	11/27/14						
Project Completion	05/27/15						
				Pending			
				024 Revenue Bonds		\$ 4,316,930	
				199 Revenue Bonds		\$ -	
				Revenue Bonds/FEMA		\$ 219,458,671	
					Subtotal	\$ 223,775,601	
					Total	\$ 226,555,632	
COST / FORECAST							
	Preliminary Amendment 4 Budget	Actual Committed to Date	Additional Commitments to Complete	Total Projected Commitments	Variance	% Expended	
	A	B	C	D = B+C	E = A - D		
Program Management	\$ 17,556,366	\$ 3,175,716	\$ 14,380,650	\$ 17,556,366	-	18.09%	
Owner Costs	\$ 33,802,295	-	\$ 33,802,295	\$ 33,802,295	-	0.00%	
Contingency	\$ 80,326,971	-	\$ 80,326,971	\$ 80,326,971	-	0.00%	
Escalation	\$ 13,000,000	-	\$ 13,000,000	\$ 13,000,000	-	0.00%	
Move-in	\$ 7,000,000	-	\$ 7,000,000	\$ 7,000,000	-	0.00%	
Finance Costs	\$ 72,000,000	-	\$ 72,000,000	\$ 72,000,000	-	0.00%	
Miscellaneous Construction	\$ 2,870,000	-	\$ 2,870,000	\$ 2,870,000	-	0.00%	Distribution Center
TOTAL	\$ 226,555,632	\$ 3,175,716	\$ 223,379,916	\$ 226,555,632	-		


New Facilities for the University Medical Center

Data Date: 06/30/10
Report Date: 07/09/10

DESCRIPTION / TEAM	PROJECT SCOPE	
<p>Owner: State of Louisiana</p> <p>Project Title: VAMC Real Estate/Site Development</p> <p>Project Number: 19-610-06B-04</p> <p>Status: Real Estate Acquisition</p> <p>Architect of Record: N/A</p> <p>Delivery Method: N/A</p> <p>Construction Manager</p> <p>Constructor</p> <p>Client Sr. Manager:</p> <p>Client Project Manager:</p> <p>Program Manager: Jacobs - Jerry Wong</p>	<p>Real Estate and Site Development provides all of the activities required to deliver a clear site for construction of the VA hospital facilities. This includes acquisition of real estate, identification and salvage of historically significant property, investigation and retention of archaeologically significant artifacts, investigation and mitigation of environmental contaminants, utility capping, and demolition of existing structures and parking lots.</p>	

SCHEDULE	FUNDING SOURCES	NOTES																																																																																
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COST / FORECAST							
	Preliminary Amendment 4 Budget	Actual Committed to Date	Additional Commitments to Complete	Total Projected Commitments	Variance	% Expended	
	A	B	C	D = B+C	E = A - D		
Real Estate	\$ 56,415,300	\$ 24,097,585	\$ 32,317,715	\$ 56,415,300	-	41.89%	
Relocation	\$ 7,584,700	\$ 461,422	\$ 7,123,278	\$ 7,584,700	-	288.17%	
Demolition / Site Development	\$ 15,000,000	\$ 109,535	\$ 14,890,465	\$ 15,000,000	-	145.71%	
TOTAL	\$ 79,000,000	\$ 24,668,541	\$ 54,331,459	\$ 79,000,000	-		





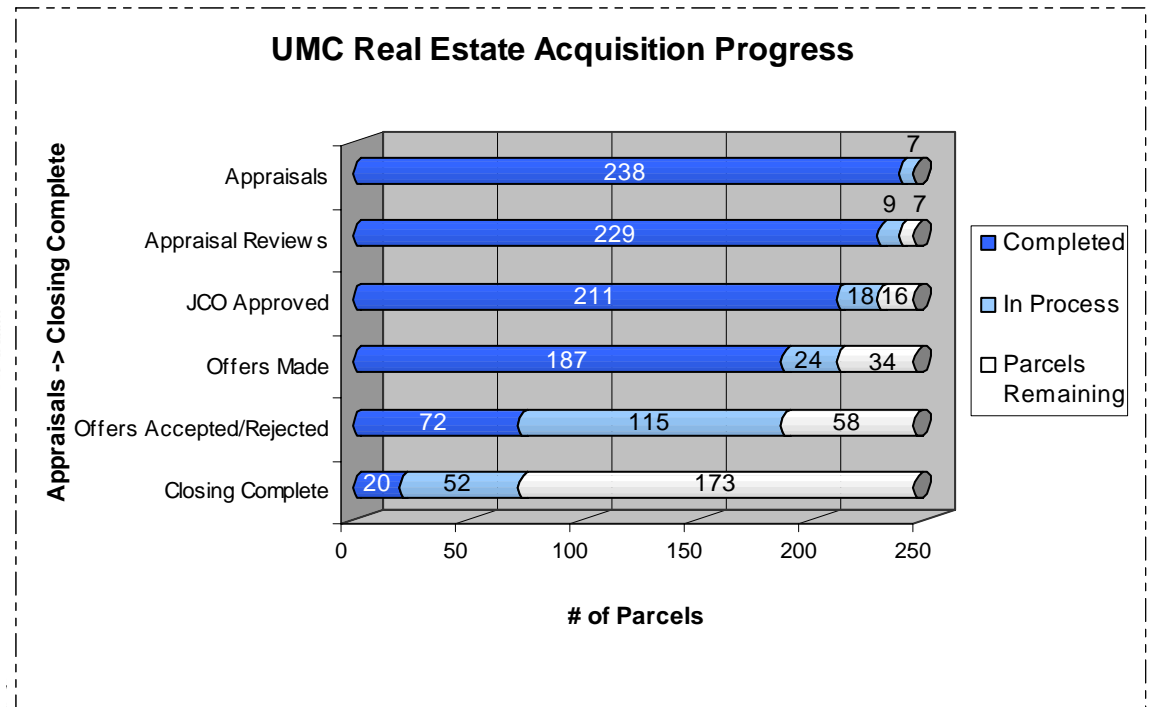
UMC Real Estate Acquisition Summary

Legend:

Acquisition Phases

0	No Data	5	Relocation Being Approved
1	Preliminary Phases	6	Relocation Offer Approved
2	Appraisal Underway	7	Offer Letter Sent
3	Appraisal Review Underway	8	Offer Letter Accepted/Rejected
4	JCO Being Established	9	Title Obtained
		10	Vacated, Ready for Construction

The site for the new University Medical Center is bordered by Canal Blvd on the North, Tulane Ave on the South, and Claiborne Ave and S. Galvez St on the East and West respectively. There are 245 parcels with varying attributes to be acquired within the UMC site. The property type, historical designation and archeological probability will all play a role in the acquisition process.



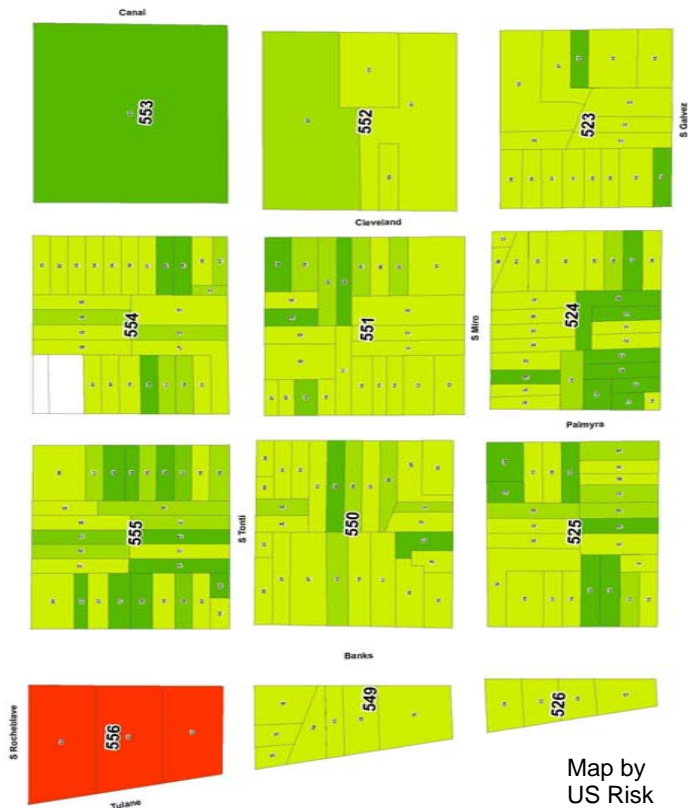


VAMC Real Estate Acquisition Summary

Legend:

Acquisition Phases			
0	No Data	6	Relocation Offer Approved
1	Preliminary Phases	7	Offer Letter Sent
2	Appraisal Underway	8	Offer Letter Accepted/Rejected
3	Appraisal Review Underway	9	Public Agency Property
4	JCO Being Established	10	Title Obtained
5	Relocation Being Approved	11	Vacated, Ready for Construction

The site for the new VA Medical Complex is bordered by Canal Blvd on the North, Tulane Ave on the South, and S. Galvez St and Rocheblave St on the East and West respectively. There are 194 parcels with varying attributes to be acquired within the VA site. The property type, historical designation and archeological probability will all play a role in the acquisition process.



Map by US Risk

