



PUBLIC NOTICE

CITY OF ALAMEDA HEALTH CARE DISTRICT BOARD OF DIRECTORS

**SPECIAL MEETING AGENDA**

**Monday, March 11, 2024**

**OPEN SESSION: 4 PM**

**OPEN SESSSION:** AH – EXECUTIVE BOARDROOM ADMINISTARTION BUILDING

Join Zoom Meeting

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Meeting ID: 830 9488 6948

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**Office of the Clerk: 510-263-8223**

*Members of the public who wish to comment on agenda items will be given an opportunity before or during the consideration of each agenda item. Those wishing to comment must complete a speaker card indicating the agenda item that they wish to address and present to the District Clerk. This will ensure your opportunity to speak. Please make your comments clear and concise, limiting your remarks to no more than three (3) minutes.*

**I. Call to Order**

Dr. Robert Deutsch,  
President

**II. Roll Call**

Alixandria Williams,  
District Clerk

**III. General Public Comments**

**IV. Adjourn into Executive Closed Session**

**V. Closed Session Agenda**

	A.	Call to Order	Dr. Robert Deutsch, President
	B.	Report on Health Care Trade Secrets	Health and Safety Code Sec. 32106
	C.	Litigation	Government. Code Sec. 54956.9

**VI. Adjourn to Open Session**

Dr. Robert Deutsch,  
President

**VII. Reconvene to Public Session**

	Consent Agenda		
✓	1)	Acceptance of November and December 2023 Financial Statements <b>ENCLOSURE (Pages 3 - 16)</b>	Dr. Robert Deutsch, President

City of Alameda Healthcare District, March 11, 2024



PUBLIC NOTICE

✓	2)	Meeting Minutes from February 12, 2024 <b>ENCLOSURE (Pages 17 - 22)</b>	Dr. Robert Deutsch, President
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	Action Items		
✓	1)	Property Oversight Committee Update on RFP for Property Management Company for Jaber Properties <b>ENCLOSURE (Pages 23 - 24)</b>	Debi Stebbins, Executive Director
✓	2)	Engagement of Owner Rep Porter <b>ENCLOSURE (Pages 25 - 65)</b>	Debi Stebbins, Executive Director

**XI. Adjournment**



# CITY OF ALAMEDA HEALTH CARE DISTRICT

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## UNAUDITED FINANCIAL STATEMENTS

FOR THE PERIOD  
(November 1 - 30, 2023)

## Balance Sheets

### CITY OF ALAMEDA HEALTHCARE DISTRICT

	As of 6/30/2023	As of 11/30/2023
<b>Assets</b>		
<u>Current assets:</u>		
Cash and cash equivalents	\$ 2,460,281	\$ 435,862
Grant and other receivables	306,329	2,522,014
Prepaid expenses and deposits	153,460	106,366
Total current assets	2,920,070	3,064,243
Assets limited as to use	862,163	924,956
Capital Assets, net of accumulated depreciation	2,111,184	2,041,017
	5,893,416	6,030,216
Other Assets	(0)	(0)
Lease receivable	203,217	203,217
Total assets	\$ 6,096,633	\$ 6,233,433
<b>Liabilities and Net Position</b>		
<u>Current liabilities:</u>		
Current maturities of debt borrowings	\$ 22,624	\$ 23,832
Accounts payable and accrued expenses	25,074	23,774
Total current liabilities	47,698	47,606
Deferred inflows of resources	203,217	203,217
Debt borrowings net of current maturities	802,462	792,118
Total liabilities	1,053,377	1,042,940
<b>Net position:</b>		
Total net position (deficit)	5,043,256	5,190,492
<b>Total liabilities and net position</b>	<b>\$ 6,096,633</b>	<b>\$ 6,233,433</b>

## Statements of Revenues, Expenses and Changes in Net Position

### CITY OF ALAMEDA HEALTHCARE DISTRICT

	Actual YTD 6/30/2023	Actual YTD 11/30/2023	Budget YTD 6/30/2024	Variance	
<b>Revenues and other support</b>					
District Tax Revenues	\$ 6,036,813	\$ 2,529,369	\$ 2,523,504	5,865	0%
Rents	184,057	84,112	89,583	(5,472)	129%
Other revenues	7,765	-	-	-	
Total revenues	6,228,635	2,613,481	2,613,088	393	
<b>Expenses</b>					
Professional fees - executive director	175,433	100,681	77,083	(23,597)	-31%
Professional fees - Assistant	84,246	48,400	45,833	(2,567)	-6%
Professional fees	291,779	104,935	130,042	25,106	19%
Supplies	6,150	9,076	833	(8,242)	-989%
Purchased services	4,100	1,500	4,025	2,525	63%
Repairs and maintenance	24,729	12,179	18,125	5,946	33%
Rents	20,430	9,555	8,512	(1,043)	-12%
Utilities	14,820	4,641	5,000	359	7%
Insurance	125,911	75,332	66,853	(8,479)	-13%
Depreciation and amortization	167,612	70,166	79,333	9,167	
Interest	66,973	20,030	15,978	(4,052)	-25%
Travel, meeting and conferences	8,691	8,029	6,250	(1,779)	-28%
Other expenses	22,684	1,721	14,405	12,684	88%
Community projects and programs	264,058	-	109,167	109,167	100%
Total expenses	1,277,617	466,244	581,439	115,195	
Operating gains	4,951,017	2,147,237	2,031,648	115,588	6%
Transfers	(4,935,976)	(2,000,000)	(2,124,874)		
Increase(Decrease) in net position	15,041	147,237	(93,225)		
Net position at <i>beginning of the year</i>	5,028,215	5,043,256	-		
Net position at the <i>end of the period</i>	\$ 5,043,256	\$ 5,190,492	\$ (93,225)		

## Statements of Cash Flows

### CITY OF ALAMEDA HEALTHCARE DISTRICT

	Actual YTD 6/30/2023	Actual YTD 11/30/2023
Increase(Decrease) in net position	\$ 15,041	\$ 147,237
Add Non Cash items		
Depreciation	167,612	70,166
<b>Changes in operating assets and liabilities</b>		
Grant and other receivables	28,733	(2,215,685)
Prepaid expenses and deposits	(44,631)	47,093
Deferred outflows of resources	0	-
Accounts payable and accrued expenses	(41,609)	(1,300)
Deferred revenues	-	-
Net Cash provided(used) by operating activities	125,146	(1,952,489)
<b>Cash flows from investing activities</b>		
Acquisition of Property Plant and Equipment	(0)	(0)
Changes in assets limited to use	(152,470)	(62,793)
Net Cash used in investing activities	(152,470)	(62,793)
<b>Cash flows from financing activities</b>		
Principal payments on debt borrowings	(17,818)	(9,137)
Net cash used by financing activities	(17,818)	(9,137)
<b>Net change in cash and cash equivalents</b>	(45,141)	(2,024,419)
Cash at the beginning of the year	2,505,423	2,460,281
Cash at the end of the period	\$ 2,460,281	\$ 435,862

## Balance Sheets

### CITY OF ALAMEDA HEALTHCARE DISTRICT

	District 6/30/2023	Jaber 6/30/2023	As of 6/30/2023	District 11/30/2023	Jaber 11/30/2023	As of 11/30/2023
<b>Assets</b>						
<u>Current assets:</u>						
Cash and cash equivalents	\$ 2,460,281	\$ -	\$ 2,460,281	\$ 435,862	\$ -	\$ 435,862
Grant and other receivables	306,329	0	306,329	2,522,014	0	2,522,014
Prepaid expenses and deposits	153,460	(0)	153,460	106,366	(0)	106,366
Total current assets	2,920,070	(0)	2,920,070	3,064,243	(0)	3,064,243
Due To Due From	24,037	(24,037)	0	24,037	(24,037)	0
Assets limited as to use	0	862,163	862,163	0	924,956	924,956
Capital Assets, net of accumulated depreciation	1,295,484	815,700	2,111,184	1,240,901	800,117	2,041,017
	4,239,590	1,653,826	5,893,416	4,329,180	1,701,036	6,030,216
Other Assets	(0)	0	(0)	(0)	0	(0)
Deferred outflows of resources	203,217		203,217	203,217	0	203,217
Total assets	4,442,807	1,653,826	6,096,633	4,532,397	1,701,036	6,233,433
<b>Liabilities and Net Position</b>						
<u>Current liabilities:</u>						
Current maturities of debt borrowings	22,624	0	22,624	23,832	0	23,832
Accounts payable and accrued expenses	25,074	0	25,074	23,774	0	23,774
Total current liabilities	47,698	0	47,698	47,606	0	47,606
Deferred revenue	203,217	0	203,217	203,217	0	203,217
Debt borrowings net of current maturities	802,462	0	802,462	792,118	0	792,118
Total liabilities	1,053,378	0	1,053,377	1,042,940	0	1,042,940
<b>Net position:</b>						
Total net position (deficit)	3,389,429	1,653,826	5,043,256	3,489,456	1,701,036	5,190,492
<b>Total liabilities and net position</b>	<b>\$4,442,807</b>	<b>\$1,653,826</b>	<b>\$6,096,633</b>	<b>\$4,532,397</b>	<b>\$1,701,036</b>	<b>\$6,233,433</b>

# Statements of Revenues, Expenses and Changes in Net Position

## CITY OF ALAMEDA HEALTHCARE DISTRICT

	District	Jaber	Actual YTD	District	Jaber	Actual YTD
	6/30/2023	6/30/2023	6/30/2023	11/30/2023	11/30/2023	11/30/2023
<b>Revenues and other support</b>						
District Tax Revenues	6,036,813	0	6,036,813	2,529,369	0	2,529,369
Rents	(7,765)	191,822	184,057	0	84,112	84,112
Other revenues	7,765	0	7,765	0	0	0
Total revenues	6,036,813	191,822	6,228,635	2,529,369	84,112	2,613,481
<b>Expenses</b>						
Professional fees - executive director	175,433	0	175,433	100,681	0	100,681
Professional fees - Assistant	84,246	0	84,246	48,400	0	48,400
Professional fees	282,128	9,651	291,779	100,289	4,647	104,935
Supplies	6,150	0	6,150	9,076	0	9,076
Purchased services	4,100	0	4,100	1,500	0	1,500
Repairs and maintenance	249	24,480	24,729	0	12,179	12,179
Rents	20,430	0	20,430	9,555	0	9,555
Utilities	2,479	12,341	14,820	759	3,882	4,641
Insurance	125,911	0	125,911	75,332	0	75,332
Depreciation and amortization	130,212	37,400	167,612	54,583	15,583	70,166
Interest	66,975	0	66,975	20,030	0	20,030
Travel, meeting and conferences	8,691	0	8,691	8,029	0	8,029
Other expenses	20,691	1,993	22,683	1,110	611	1,721
Community projects and programs	264,058	0	264,058	0	0	0
Total expenses	1,191,754	85,865	1,277,618	429,342	36,902	466,244
Operating gains	4,845,059	105,957	4,951,016	2,100,027	47,209	2,147,237
Transfers	(4,935,976)	0	(4,935,976)	(2,000,000)	0	(2,000,000)
Increase(Decrease) in net position	(90,917)	105,957	15,040	100,027	47,209	147,237
Net position at <i>beginning of the year</i>	3,480,346	1,547,869	5,028,216	3,389,430	1,653,826	5,043,256
Net position at the <i>end of the period</i>	3,389,429	1,653,826	5,043,256	3,489,457	1,701,036	5,190,493

## Statements of Cash Flows

### CITY OF ALAMEDA HEALTHCARE DISTRICT

	District 6/30/2023	Jaber 6/30/2023	Actual YTD 6/30/2023	District 11/30/2023	Jaber 11/30/2023	Actual YTD 11/30/2023
Increase(Decrease) in net position	(90,917)	105,957	15,040	100,027	47,209	147,237
Add Non Cash items						
Depreciation	130,212	37,400	167,612	54,583	15,583	70,166
<b>Changes in operating assets and liabilities</b>						
Grant and other receivables	28,733	0	28,733	(2,215,685)	0	(2,215,685)
Prepaid expenses and deposits	(44,631)	0	(44,631)	47,093	0	47,093
Deferred outflows of resources						
Due To Due From	(9,113)	9,113	0	0	0	0
Accounts payable and accrued expenses	(41,607)	0	(41,607)	(1,301)	0	(1,301)
Deferred revenues	0		0	0		0
Net Cash provided(used) by operating activities	(27,324)	152,470	125,146	(2,015,282)	62,793	(1,952,490)
<b>Cash flows from investing activities</b>						
Acquisition of Property Plant and Equipment	0	0	0	(0)	0	(0)
Changes in assets limited to use	0	(152,470)	(152,470)	0	(62,793)	(62,793)
Net Cash used in investing activities	0	(152,470)	(152,470)	(0)	(62,793)	(62,793)
<b>Cash flows from financing activities</b>						
Principal payments on debt borrowings	(17,818)	0	(17,818)	(9,137)	0	(9,137)
Net cash used by financing activities	(17,818)	0	(17,818)	(9,137)	0	(9,137)
<b>Net change in cash and cash equivalents</b>	(45,142)	0	(45,142)	(2,024,419)	(0)	(2,024,419)
Cash at the beginning of the year	2,505,423	(0)	2,505,423	2,460,281	(0)	2,460,281
Cash at the end of the period	2,460,281	(0)	2,460,281	435,862	(0)	435,862



# CITY OF ALAMEDA HEALTH CARE DISTRICT

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## UNAUDITED FINANCIAL STATEMENTS

FOR THE PERIOD  
(November December 1 - 31, 2023)

## Balance Sheets

### CITY OF ALAMEDA HEALTHCARE DISTRICT

	As of 6/30/2023	As of 12/31/2023
<b>Assets</b>		
<u>Current assets:</u>		
Cash and cash equivalents	\$ 2,460,281	\$ 3,348,202
Grant and other receivables	306,329	4,667
Prepaid expenses and deposits	153,460	91,521
Total current assets	2,920,070	3,444,390
Assets limited as to use	862,163	941,151
Capital Assets, net of accumulated depreciation	2,111,184	2,026,984
	5,893,416	6,412,525
Other Assets	(0)	(0)
Lease receivable	203,217	203,217
Total assets	\$ 6,096,633	\$ 6,615,742
<b>Liabilities and Net Position</b>		
<u>Current liabilities:</u>		
Current maturities of debt borrowings	\$ 22,624	\$ 23,832
Accounts payable and accrued expenses	25,074	25,074
Total current liabilities	47,698	48,906
Deferred inflows of resources	203,217	203,217
Debt borrowings net of current maturities	802,462	790,315
Total liabilities	1,053,377	1,042,438
<b>Net position:</b>		
Total net position (deficit)	5,043,256	5,573,305
<b>Total liabilities and net position</b>	<b>\$ 6,096,633</b>	<b>\$ 6,615,742</b>

## Statements of Revenues, Expenses and Changes in Net Position

### CITY OF ALAMEDA HEALTHCARE DISTRICT

	Actual YTD 6/30/2023	Actual YTD 12/31/2023	Budget YTD 6/30/2024	Variance	
<b>Revenues and other support</b>					
District Tax Revenues	\$ 6,036,813	\$ 3,034,070	\$ 3,028,205	5,865	0%
Rents	184,057	101,968	107,500	(5,532)	86%
Other revenues	7,765	-	-	-	
Total revenues	6,228,635	3,136,038	3,135,705	333	
<b>Expenses</b>					
Professional fees - executive director	175,433	101,342	92,500	(8,842)	-10%
Professional fees - Assistant	84,246	54,680	55,000	320	1%
Professional fees	291,779	200,606	156,050	(44,556)	-29%
Supplies	6,150	9,986	1,000	(8,986)	-899%
Purchased services	4,100	1,900	4,830	2,930	61%
Repairs and maintenance	24,729	13,495	21,750	8,255	38%
Rents	20,430	11,466	10,215	(1,252)	-12%
Utilities	14,820	5,966	6,000	34	1%
Insurance	125,911	90,177	80,223	(9,954)	-12%
Depreciation and amortization	167,612	84,199	95,200	11,001	
Interest	66,973	24,061	19,174	(4,887)	-25%
Travel, meeting and conferences	8,691	8,029	7,500	(529)	-7%
Other expenses	22,684	81	17,286	17,204	100%
Community projects and programs	264,058	-	131,000	131,000	100%
Total expenses	1,277,617	605,989	697,727	91,738	
Operating gains	4,951,017	2,530,049	2,437,978	92,071	4%
Transfers	(4,935,976)	(2,000,000)	(2,549,849)		
Increase(Decrease) in net position	15,041	530,049	(111,871)		
Net position at <i>beginning of the year</i>	5,028,215	5,043,256	-		
Net position at the <i>end of the period</i>	\$ 5,043,256	\$ 5,573,305	\$ (111,871)		

## Statements of Cash Flows

### CITY OF ALAMEDA HEALTHCARE DISTRICT

	Actual YTD 6/30/2023	Actual YTD 12/31/2023
Increase(Decrease) in net position	\$ 15,041	\$ 530,049
Add Non Cash items		
Depreciation	167,612	84,199
<b>Changes in operating assets and liabilities</b>		
Grant and other receivables	28,733	301,662
Prepaid expenses and deposits	(44,631)	61,939
Deferred outflows of resources	0	-
Accounts payable and accrued expenses	(41,609)	-
Deferred revenues	-	-
Net Cash provided(used) by operating activities	125,146	977,849
<b>Cash flows from investing activities</b>		
Acquisition of Property Plant and Equipment	(0)	-
Changes in assets limited to use	(152,470)	(78,988)
Net Cash used in investing activities	(152,470)	(78,988)
<b>Cash flows from financing activities</b>		
Principal payments on debt borrowings	(17,818)	(10,939)
Net cash used by financing activities	(17,818)	(10,939)
<b>Net change in cash and cash equivalents</b>	(45,141)	887,922
Cash at the beginning of the year	2,505,423	2,460,281
Cash at the end of the period	\$ 2,460,281	\$ 3,348,202

## Balance Sheets

### CITY OF ALAMEDA HEALTHCARE DISTRICT

	District 6/30/2023	Jaber 6/30/2023	As of 6/30/2023	District 12/31/2023	Jaber 12/31/2023	As of 12/31/2023
<b>Assets</b>						
<u>Current assets:</u>						
Cash and cash equivalents	\$ 2,460,281	\$ -	\$ 2,460,281	\$ 3,348,202	\$ -	\$ 3,348,202
Grant and other receivables	306,329	0	306,329	4,667	0	4,667
Prepaid expenses and deposits	153,460	(0)	153,460	91,521	(0)	91,521
Total current assets	2,920,070	(0)	2,920,070	3,444,390	(0)	3,444,390
Due To Due From	24,037	(24,037)	0	24,037	(24,037)	0
Assets limited as to use	0	862,163	862,163	0	941,151	941,151
Capital Assets, net of accumulated depreciation	1,295,484	815,700	2,111,184	1,229,984	797,000	2,026,984
	4,239,590	1,653,826	5,893,416	4,698,411	1,714,114	6,412,525
Other Assets	(0)	0	(0)	(0)	0	(0)
Deferred outflows of resources	203,217		203,217	203,217	0	203,217
Total assets	4,442,807	1,653,826	6,096,633	4,901,628	1,714,114	6,615,742
<b>Liabilities and Net Position</b>						
<u>Current liabilities:</u>						
Current maturities of debt borrowings	22,624	0	22,624	23,832	0	23,832
Accounts payable and accrued expenses	25,074	0	25,074	25,074	0	25,074
Total current liabilities	47,698	0	47,698	48,906	0	48,906
Deferred revenue	203,217	0	203,217	203,217	0	203,217
Debt borrowings net of current maturities	802,462	0	802,462	790,315	0	790,315
Total liabilities	1,053,378	0	1,053,377	1,042,438	0	1,042,438
<b>Net position:</b>						
Total net position (deficit)	3,389,429	1,653,826	5,043,256	3,859,190	1,714,114	5,573,305
<b>Total liabilities and net position</b>	\$4,442,807	\$1,653,826	\$6,096,633	\$4,901,628	\$1,714,114	\$6,615,743

## Statements of Revenues, Expenses and Changes in Net Position

### CITY OF ALAMEDA HEALTHCARE DISTRICT

	District 6/30/2023	Jaber 6/30/2023	Actual YTD 6/30/2023	District 12/31/2023	Jaber 12/31/2023	Actual YTD 12/31/2023
<b>Revenues and other support</b>						
District Tax Revenues	6,036,813	0	6,036,813	3,034,070	0	3,034,070
Rents	(7,765)	191,822	184,057	0	101,968	101,968
Other revenues	7,765	0	7,765	0	0	0
Total revenues	6,036,813	191,822	6,228,635	3,034,070	101,968	3,136,038
<b>Expenses</b>						
Professional fees - executive director	175,433	0	175,433	101,342	0	101,342
Professional fees - Assistant	84,246	0	84,246	54,680	0	54,680
Professional fees	282,128	9,651	291,779	195,077	5,529	200,606
Supplies	6,150	0	6,150	9,986	0	9,986
Purchased services	4,100	0	4,100	1,900	0	1,900
Repairs and maintenance	249	24,480	24,729	0	13,495	13,495
Rents	20,430	0	20,430	11,466	0	11,466
Utilities	2,479	12,341	14,820	949	5,017	5,966
Insurance	125,911	0	125,911	90,177	0	90,177
Depreciation and amortization	130,212	37,400	167,612	65,499	18,700	84,199
Interest	66,975	0	66,975	24,061	0	24,061
Travel, meeting and conferences	8,691	0	8,691	8,029	0	8,029
Other expenses	20,691	1,993	22,683	1,143	(1,062)	81
Community projects and programs	264,058	0	264,058	0	0	0
Total expenses	1,191,754	85,865	1,277,618	564,310	41,679	605,989
Operating gains	4,845,059	105,957	4,951,016	2,469,761	60,288	2,530,049
Transfers	(4,935,976)	0	(4,935,976)	(2,000,000)	0	(2,000,000)
Increase(Decrease) in net position	(90,917)	105,957	15,040	469,761	60,288	530,049
Net position at <i>beginning of the year</i>	3,480,346	1,547,869	5,028,216	3,389,430	1,653,826	5,043,256
Net position at the <i>end of the period</i>	3,389,429	1,653,826	5,043,256	3,859,190	1,714,114	5,573,305

## Statements of Cash Flows

### CITY OF ALAMEDA HEALTHCARE DISTRICT

	District 6/30/2023	Jaber 6/30/2023	Actual YTD 6/30/2023	District 12/31/2023	Jaber 12/31/2023	Actual YTD 12/31/2023
Increase(Decrease) in net position	(90,917)	105,957	15,040	469,761	60,288	530,049
Add Non Cash items						
Depreciation	130,212	37,400	167,612	65,499	18,700	84,199
<b>Changes in operating assets and liabilities</b>						
Grant and other receivables	28,733	0	28,733	301,662	0	301,662
Prepaid expenses and deposits	(44,631)	0	(44,631)	61,939	0	61,939
Deferred outflows of resources						
Due To Due From	(9,113)	9,113	0	0	0	0
Accounts payable and accrued expenses	(41,607)	0	(41,607)	(0)	0	(0)
Deferred revenues	0		0	0		0
Net Cash provided(used) by operating activities	(27,324)	152,470	125,146	898,860	78,988	977,849
<b>Cash flows from investing activities</b>						
Acquisition of Property Plant and Equipment	0	0	0	0	0	0
Changes in assets limited to use	0	(152,470)	(152,470)	0	(78,988)	(78,988)
Net Cash used in investing activities	0	(152,470)	(152,470)	0	(78,988)	(78,988)
<b>Cash flows from financing activities</b>						
Principal payments on debt borrowings	(17,818)	0	(17,818)	(10,939)	0	(10,939)
Net cash used by financing activities	(17,818)	0	(17,818)	(10,939)	0	(10,939)
<b>Net change in cash and cash equivalents</b>	(45,142)	0	(45,142)	887,921	(0)	887,921
Cash at the beginning of the year	2,505,423	(0)	2,505,423	2,460,281	(0)	2,460,281
Cash at the end of the period	2,460,281	(0)	2,460,281	3,348,202	(0)	3,348,202



**Meeting Minutes for February 12, 2024, Open Session**  
**Location: Conference Room A**

<b>Board Members Present</b>	<b>Legal Counsel Present</b>	<b>Also Present</b>	<b>Absent</b>
Robert Deutsch, MD Gayle Codiga, Stewart Chen, DC David Sayen Jeff Cambra – Absent	Tom Driscoll	Debi Stebbins Alixandria Williams Mario Harding Kim Miranda Chris Adams Louise Nakada Gary Hicks	

<b>Agenda Item/Topic</b>	<b>Presentation and Discussion Notes</b>	<b>Action/Follow-Up</b>
Call to Order	The meeting was called to order at 5:30 p.m. by the Board president Dr. Robert Deutsch.	
Roll	Roll was called prior to the start of the closed session. A quorum of Directors was present.	
AHS/ AH Update	Mr. Harding informed the group of the 2024 Operational Priorities distributed by Mr. Fratzke. These priorities outline the goals and strategies AHS will be focusing on throughout the year. Operational Improvement was an action item following a Finance Committee meeting. The focus is to reduce the length of stay, transfers, Med-Surg, and OR efficiency. Mr. Fratzke is chairing the Executive Operations Team (EOT) and had a kickoff meeting last Friday, February 9, 2024. The group will be meeting weekly with the intent of making recommendations to the Finance Committee, which will then be passed on to the AHS Board of Trustees during their April meeting.	

	<p>Notably, AHS is in the midst of working on the 2025 budget. The goal is to finalize the budget and present it to the Finance Committee and the AHS Board of Trustees this June for approval. Concurrently, Mr. Harding is working on the 2025 capital requests budget for items exceeding \$10,000.</p> <p>Additionally, there have been exploratory discussions about implementing a hybrid OR at Highland Hospital to support the Trauma Program. The Hybrid OR allows physicians to conduct operations and in-room procedures simultaneously, a concept known as Trauma Hybrid OR (THOR). Dr. Wills noted that in trauma situations, the decision often arises between going to the operating room or interventional radiology, typically for bleeding control. THORs eliminate the need to make such decisions by providing all necessary resources in one room.</p> <p><u>Seismic 2030 Compliance Update:</u></p> <p>One of the requirements mandated by HCAI was to submit an annual report on Alameda Hospital's status regarding the SPC and NPC, along with posting visible signage throughout the campus. For many years, AH has maintained an NPC 1 status, indicating poor performance. However, as of last week, HCAI has reclassified AH from NPC 1 to NPC 2. Additionally, documentation to upgrade AH to NPC 4 status has been submitted to HCAI. A follow up meeting with HCAI is scheduled for February 27th to discuss NPC 4 and the next steps.</p> <p>Furthermore, AHS Management, SKA, Interface Engineering, and Katy Ford will meet this week to discuss the HVAC replacement timeline and how it will intersect with the NPC 4 status deadlines. There is a projected timeline to achieve NPC 4 status within 1.5 years.</p> <p><u>Monthly Operating Review Update (MOR):</u></p> <p>Notable areas of improvement in December 2023 include patient falls, HAPI, and Behavior events involving physicians. The red areas are accompanied by action plans aimed at improvement, such as reducing the 3-hour ED boarding time for patients awaiting treatment. Additionally, there were many areas that maintained a green (or positive) status</p> <p>Mr. Harding highlighted data from the California Patients Association, comparing discharge days among hospitals in the Bay Area. There was an almost 15 percent increase in discharges at AH for 2023 compared to 2022, along with a 1.2 percent increase in patient days. ED visits are up by 2.4 percent, and inpatient admissions have increased by 20 percent.</p> <p>The goal for inpatient patient off-load time is to be 30 minutes or less; Alameda Hospital is currently at 21 minutes, with a slight increase.</p>	
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ACMO	<p>Dr. Elizabeth Mahler introduced herself to the group as the new Associate Chief Medical Officer (ACMO). Dr. Mahler was a part of the team that established Sutter East Bay Medical Foundation and Sutter East Bay Medical Group in 2005. She has extensive experience working with clinical immigration work across 24 hospitals. Most recently, Dr. Mahler served as the Chief Medical Officer for Value-Based Care at John Muir, where she led efforts to transition from a fee-for-service model to a population health focus. Dr. Mahler's focus is not only on improving the hospitals but also on promoting good clinical practices aligned with the services offered at the Alameda and San Leandro Campuses.</p>	
Patient Care Experience Update	<p>Mr. Adams reported that all Nurse Management positions have been filled. Ron Rojas filled the Assistant Nurse Manager position for the evening shift. There is still a vacancy for a permanent Nurse Educator position, which is currently being filled by a traveling Nurse Educator.</p> <p>Mr. Adams highlighted the four areas of Patient Care Service Priorities for 2024:</p> <ol style="list-style-type: none"> <li>1. Communication: Ensuring clear and effective communication among all staff members, from frontline and beyond.</li> <li>2. Quality: Focusing on improving the quality of care provided across all campuses. Collaboration with Quality Managers in smaller teams and system-wide will be emphasized.</li> <li>3. Staff Engagement/Recognition: Utilizing unit-based councils to identify areas for improvement within units and recognize staff contributions.</li> <li>4. Staffing Retention: Given the recent start of a new grad program, attention will be directed towards retaining staff.</li> </ol> <p>Vacancy Rate: The vacancy rate has reduced from 35 percent in October to 29 percent for December. The nurse managers have been working hard to recruit and maintain staff. This does not include the 10-plus new grad nurse program that will take effect in March 2024 at Alameda Hospital. There are 45-50 new grads across the whole system.</p> <p>Incredible Health is an organization that has helped improve the speed of hiring from 33 days to 21 days and increased the number of hires from 3 people a month to 7.</p> <p><u>Contract Negotiations:</u></p> <p>Nurse Contract Negotiations are still ongoing, and AHS is attempting to secure one contract that would allow nurses to work interchangeably between Alameda and San Leandro.</p> <p>SEIU represents all other non-nursing support staff, and their negotiations are taking place at Highland. The non-nursing staff contract is set to end in May 2023.</p> <p><u>In-Patient HCAHPS Scores:</u></p> <p>There was a slight dip in the first 6 months of 2023. There are areas for improvement, such as the</p>	

	likelihood to recommend. The 'probably yes' responses need to be increased to 'definitely yes.' January 2024 ended above the expected threshold, and feedback from patients has been positive. However, the ED did experience a slight decline.	
AHS Finance Update	<p>Ms. Mesina informed the group that patient days have increased, while the length of stay has decreased; however, it did experience a slight increase from 3.29 days in November 2023 to 4.16 days in December 2023. The total paid FTE is above budget, with both ED and clinic visits surpassing the budgeted numbers. Similarly, SNFs are also above budget, and patient days have increased.</p> <p>Alameda Hospital is slightly below budget on net revenue, despite an increase in the collection percentage. Operating expenses are slightly above budget due to salary expenses, and the health insurance fund is also above budget due to increased rates.</p> <p>Additionally, there were some facility repairs at Creedon for floor and roof replacement. Ms. Mesina noted that 9 percent of staff are currently on leave, which could be a contributing factor to the increased Average Daily Census and the challenge of not having enough staff to care for patients."</p>	
AH Medical Staff Update	<p>Dr. Joshi noted that Mr. Fratzke kicked off the Transition Team Committee meeting with a focus on preserving the acute care beds. There were discussions on potential opportunities for Alameda Hospital to decrease the deficit in order to maintain other services.</p> <p>The medical staff is interested in learning about the hospital's metrics and how they are collected and measured, specifically regarding length of stay, to better understand how to reduce these numbers.</p> <p>Dr. Deutch suggested looking at weekend discharges, as he predicts they are lower, and there should not be a difference between weekend discharges and weekday discharges."</p>	
Executive Director Report	<p>Ms. Stebbins informed the group that following a meeting with members from SEIU to explain what the District would like to achieve with the seismic retrofit and financing, Assemblymember Mia Bonta agreed to sponsor the legislation AB 2157. This will lower the interest rate for Certificates of Participation (COP) and therefore save money in the long run. The goal is to get this approved on an urgent basis and passed before August of this year. The COP is not contingent on this bill passing; however, it would result in a higher interest rate and rating for the District.</p> <p>The JPA was approved to be amended by the AHS Finance Committee Board. The District will bring forward recommendations to AHS's legal counsel to hopefully be presented and approved by the District and AHS Boards in March.</p> <p>Two years ago, the District filed a claim with HARP Coverage for the damage caused at South Shore from the Lagoon. Some recovery was allocated, resulting in a net of \$106,000 that will be turned over to AHS, which incurred the expense.</p> <p>Ms. Stebbins noted that there will be a special March Meeting where Ms. Ford will provide a design proposal as well as an Owners Rep Proposal from Porter.</p> <p>Ms. Stebbins is working with Mr. Cambra to submit an RFP for property management companies to be</p>	

	distributed later this month.	
Presidents Report	<p>Dr. Deutch highlighted the Transition Committee and their intent to improve efficiency at Alameda Hospital.</p> <p>Dr. Deutsch suggested putting an indefinite hold on community physicians placing orders electronically, as opposed to writing them up as they have done previously. Mr. Harding noted that this is currently on hold indefinitely and there will need to be additional discussion. It was an initiative AHS pushed out when they rolled out EPIC; however, Mr. Harding will circle back with radiology and leadership, but things should be continuing as before.</p> <p>Dr. Joshi also noted that the imaging services at Alameda Hospital are utilized community-wide and should continue to be done efficiently as it brings in positive revenue.</p>	
AHS Liaison Update	<p>Mr. Sayen updated the group about the efforts Ro Lofton and AHS have taken to improve throughput throughout the system. Greg Garret is the newest AHS Board Member, leaving only one vacancy that the Board is waiting for Assemblymember Nate Milley to fill.</p> <p>Additionally, Mr. Sayen and Mr. Harding will be meeting with Alameda Family Service on Wednesday to discuss their needs and create space for counseling services.</p>	
Property Oversight Committee Update	The District has engaged Central Bay Roofing for the Repairs needed to the Pearl Street Roof. Due to the Rainy Season, they will not begin until March.	
JPC Update	Dr. Deutch updated the group that the JPC will be preserving the current configuration in the seismic upgrades and not losing any acute beds. Additionally, the JPA language amendment is moving forward, and Tom Driscoll will be meeting with AHS's legal counsel to come to an agreement that all stakeholders will be happy with.	

Consent Agenda		
	<p>A. Acceptance of Minutes from December 11, 2023</p> <p>A motion to accept the Consent Agenda was made by Dr. Chen and seconded by Ms. Codiga. The motion was unanimously approved.</p>	Motion Approved

Action Items		
Engagement of Consultants for 2030 Seismic Project	<p>A. Recommendation to Engage Brian Quint as Bond Counsel</p> <p>A motion to engage Brian Quint as Bond counsel was made by Ms. Codiga and seconded by Dr. Chen. Cambra. The Motion was unanimously approved.</p> <p>B. Recommendation to Engage US Bank as Trustee, Paying Agent, Transfer Agent, Registrar, Depository Agent for District Certification</p> <p>A motion to engage US Bank as Trustee was made by Ms. Codiga and seconded by Mr. Sayen. The Motion was unanimously approved.</p> <p>C. Recommendation to Engage Piper Sandler as Primary and Hilltop Securities as Secondary Underwriter/Placement Agents for District Certification of Participation (COP)</p> <p>A motion to engage Piper Sandler as Primary and Hilltop Securities as Secondary Underwrite/Placement Agents was made by Dr. Chen and seconded by Ms. Codiga. The Motion was unanimously approved.</p> <p>D. Recommendation to Engage Best Best &amp; Krieger as Special Project Legal Counsel for District 2030 Seismic Project.</p> <p>A motion to engage Best Best &amp; Krieger as Special Project Legal Counsel for the 2030 Seismic Project was made by Dr. Chen and seconded by Ms. Codiga. The Motion was unanimously approved.</p>	All Motions Approved.

Minutes submitted by: Alixandria Williams, Executive Assistant

Approved: \_\_\_\_\_

**March 11, 2024**

**Memorandum to:** City of Alameda Health Care District  
Board of Directors

**From:** Debi Stebbins  
Executive Director

**RE:** Status of RFP's for Property Management

The attached Request for Proposal for property management services for the Pearl Street and Encinal Avenue properties was sent out to seven firms. Responses were received on March 6, 2024 from the following three firms:

Drysdale Property Management

Cerda Zein Real Estate

Real Property Management Pacific

At the March 11, 2024 Board meeting we will be able to discuss additional questions the Board would like to have the respondents address in order to make a selection of the property management firm at the April District Board meeting.



February 26, 2024

Dear Property Management Firm:

The City of Alameda Hospital District ("District") is the entity which collects parcel taxes on behalf of the owns the real property on which Alameda Hospital is located. The District is governed by a five member elected Board of Directors. The District also owns two properties which it received through a bequest and which are unrelated to hospital operations. They include:

**1359 Pearl Street, Alameda    An 8-unit apartment Building (fully occupied except for one unit that was recently vacated)**

**2711 Encinal Avenue, Alameda    A retail building housing a coffee shop**

Annual rental income from the two properties combined was \$192,000 in FY 2023.

The District is seeking proposals from property managers to oversee these two properties. If you are interested in being considered as a property manager, please submit a proposal, including the following information:

- Name and Address of Principal
- Years in Property Management Business
- Legal Form of Your Organization (e.g. partnership, corporation, etc)
- Years in the Property Management Business
- Number and Types of Properties under Contract, including how many are in Alameda, CA)
- Fee Schedule
- Collateral material you provide owners that describes the philosophy, strengths, etc of your firm.
- Other material you would like the District to consider

If you would like to be considered for the property management role, please submit the information requested no later than 12:00 noon on Wednesday, March 6, 2024 to Alixandria Williams, District Clerk, City of Alameda Health Care District at [awilliams@alamedahealthcaredistrict.org](mailto:awilliams@alamedahealthcaredistrict.org). If you have questions about the information requested, please contact Debi Stebbins, Executive Director at [debistebbins125@gmail.com](mailto:debistebbins125@gmail.com). Thank you for your interest.

A handwritten signature in black ink that reads "Debi Stebbins".

Debi Stebbins  
Executive Director



**March 11, 2024**

**Memorandum to: City of Alameda Health Care District  
Board of Directors**

**From: Debi Stebbins  
Executive Director**

**RE: Recommendation to Engage Porter Consulting as Owners  
Representative for the 2030 Seismic Retrofit Project**

**Recommendation:** That the City of Alameda Health Care District engage the firm of Porter Consulting to serve as Owners Representative for the 2030 Seismic Retrofit Project at a guaranteed maximum cost of \$1,586,623.

**Background:** The Owners Representative (aka: Project Manager) plays a vital role in the success of a major construction project such as the District's 2030 seismic retrofit of Alameda Hospital. The Owners Representative brings expertise and experience to provide comprehensive services in the organization, coordination, management and administration required for all aspects of the development of the project, including planning, programming, site investigation design, budget management, construction administration and project closeout.

The proposal from Porter Consulting is attached. The firm brings a team of experts and a wealth of experience in project management in numerous health care construction projects in California. Notable is that Porter served as owners representative for both the recent 2020 seismic project at Alameda Hospital and for the acute rehab renovation at San Leandro Hospital, thereby establishing a successful working relationship with Alameda Health System. As a part of the Porter team, Kristen Thorson will serve as the key coordinator making sure the project is carried out in a manner that is least disruptive to operations of the hospital. Porter also brings expertise of several consultants who have previously working for HCAI, thereby ensuring that agency approval of plans is expedited as smoothly as possible.

In addition to myself, Dr. Deutsch and Director Codiga had a chance to interview the principals from Porter Consulting. Also participating in the interview were Mike Maurer of BB&K, our special counsel for construction related issues and Gary Hicks. The final contract with Porter Consulting will be reviewed by BB&K.

# Alameda Health

Construction Management Services

February 12, 2024



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SECTION F	Team Staffing & Organizational Approach
SECTION G	Key Personnel
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SECTION I	Fee Proposal

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## FIRM INFORMATION



TYLER DAVIS, PRESIDENT

Founding Porter Consulting in 2006, Tyler has built Porter Consulting by approaching every project as if it was his own. It is our philosophy that as the Owner's representative and construction manager he is responsible for the quality of the project from the design to the final product. Tyler has 24 years of experience in construction, managing a wide variety of projects.

2006

YEAR ESTABLISHED

400+

YEARS OF COMBINED EXPERIENCE

24

EMPLOYEES

\$8.5B

CONTRACTS MANAGED

The success of any project rests upon the particular individuals involved, and their commitment to partnering, collaboration and performance. The diverse backgrounds, experiences and personalities of our people is what sets Porter apart. Since its founding, Porter has garnered a reputation for insightful project planning, accurate budgeting and cost analysis, creative problem solving and the ability to understand our clients business and make appropriate decisions on their behalf.

When you select Porter you are not just getting one project manager, you are also getting the value and benefit of all of our staff's strengths and experience. We have delivered consistently high-quality and high-performance project to our clients for more than a decade, and provide an unmatched team of skill sets and individuals who work seamlessly with your needs to keep project budget and schedule on track.

Our philosophy is to give clients the best service and expertise needed to manage any project or solve any issue. We measure our success by our client's experience, not our bottom line. We strive to deliver unmatched support and leadership, by always providing open and transparent communication with all key stakeholders and team members. Your success is our success.

Porter Consulting LLC- Sacramento California  
1400 S Street, 1<sup>st</sup> floor  
Sacramento, CA 95811  
P: 530.354.4450

E: [TYLER.DAVIS@PORTERLLC.COM](mailto:TYLER.DAVIS@PORTERLLC.COM)

Porter Consulting LLC- Southern California  
355 S. Grand Ave., #2450 | PMB #847  
Los Angeles, CA 90071  
P: 949.514.5978

E: [RYAN.LIPPMANN@PORTERLLC.COM](mailto:RYAN.LIPPMANN@PORTERLLC.COM)

Porter Consulting LLC- Bay Area  
388 Market Street, Suite 1300  
San Francisco, CA 94111  
P: 415.515.6998  
E: [ERIC.SCHOTTGEN@PORTERLLC.COM](mailto:ERIC.SCHOTTGEN@PORTERLLC.COM)

## PROJECT EXPERIENCE

LIST UP TO THREE (3) MAJOR PROJECTS WITHIN THE PAST FIVE (5) YEARS THAT INDICATES YOUR EXPERIENCE (**LIST MOST RECENT FIRST**).

Project No. 1 Name: Meyer Hospital Emergency Department  
Owner (include phone): Meyers Memorial Hospital (Louis Ward) 1-530-941-3529  
Contract Award Amount: \$13,542,003 Final Project Cost: \$13,718,099 Project Sq. Ft.: 10,300  
Original Construction Time: 18 months Actual Construction Time: 27 Year of Completion: 2020  
Type of Facility: Ground up addition to the existing hospital  
Project Description: Project consisted of a single story ground up facility which housed the new emergency, diagnostic imaging,  
Laboratory, registration, lobby and support services

Project No. 2 Name: Sutter Roseville Emergency Department  
Owner (include phone): Sutter Health (James Pease) 1-650-8773  
Contract Award Amount: \$108,548,291 Final Project Cost: \$108,684,701 Project Sq. Ft.: 98,400  
Original Construction Time: 30 months Actual Construction Time: 30 Months Year of Completion: April 2020  
Type of Facility: Emergency Department  
Project Description: The emergency department critical care expansion consisted of 35 emergency beds, seven triage rooms, 36 intensive  
Care beds, three catheterization labs and four operating/procedure rooms shelled for future use. The project was a  
contracted as an IPD multi party contract

Project No. 3 Name: Alameda SBC Upgrade and Kitchen Relocation  
Owner (include phone): Alameda Health (Kristen Thorston) 1-510-814-4038  
Contract Award Amount: \$17,135,404 Final Project Cost: \$17,716,059 Project Sq. Ft.: N/A  
Original Construction Time: 34 months Actual Construction Time: 39 Months Year of Completion: March 22  
Type of Facility: Acute Care Hospital  
Project Description: Project consisted of the relocation of the multiple services to accommodate moving the kitchen into the hospital as  
non-compliant buildings were severed from the main hospital. Slab on grade of the building was removed on the first  
floor to accommodate the injection of foam into the soil to the depth of 18 feet to fill voids and strengthen soil.

## PRECONSTRUCTION MANAGEMENT SERVICES

### CHALLENGE

Thank you for reaching out to our team and for the opportunity to be a part of your project team. It is great to see what Alameda is planning, and we at Porter would love to be a part of it. Porter Consulting is not a large company, but it is experienced.

During the 18 years that I have been operating and managing Porter, I have seen many strategies implemented to try and solve the issues that plague our industry, specifically in the HCAI market we serve. Many of the delivery methods that we see today were designed to eliminate major causes of delay and cost overruns, and to reduce change orders and other issues that bring uncertainty to our projects and the people we report to. The success of these delivery methods relies on two major factors: quality control of the documents and the appropriate planning of the review and construction processes. Due to HCAI projects being some of the most difficult to manage due to complicated codes, stringent plan review and field inspection processes, even the most experienced design professionals and managers struggle to organize their projects for success.

### OVERVIEW OF PORTER'S SERVICES

Porter will work collaboratively with your team to help put together a commonsense plan to oversee quality of construction documents, help with design of submittals, and ensure an effective change management process during construction. Porter will use effective and proactive communication with key players such as HCAI's supervisors for front-line plan review issues, and field staff for field related issues to help the team obtain reasonable solutions.

Porter will use our many years of experience guiding and working with Licensing to resolve design challenges and to assist in the certification process during the commissioning phase.

### QUALITY CONSTRUCTION DOCUMENTS

The success of any project starts first with experienced planning, a good design, and a complete set of construction documents. With over 165 years of combined HCAI plan review and construction experience, Porter's team will use HCAI's Guide for Working on Projects Under HCAI's Jurisdiction as a base line to give early input to designers and provide peer review of the plans as the design progresses. This will help to ensure an appropriate design, proper format of drawings, as well as reduce back checks during the review process. Porter's team has extensive knowledge and experience with The California Code of Regulations, Title 24 & 22, NFPA, preparation of functional Programs, defining deferred submittals and increments, temporary services requirements, determining appropriate plan review processes/phases, evaluating alternate methods of compliance, ensuring appropriate accessibility, and confirming accurate code interpretations; all of which are essential to providing a good set of construction documents.

Porter will meet with the design team periodically to provide guidance for code compliance throughout the design phase to eliminate redesign and minimize change orders in the future, provide a 75% CD PEER review for architectural, structural, mechanical and fire and life safety prior to submitting looking for code compliance, completeness, and constructability, and assist in responding appropriately to any HCAI comments to assure plans are approved on next backcheck.



## PRECONSTRUCTION MANAGEMENT SERVICES

### DESIGN OF SUBMITTAL

There are many ways to submit a project to HCAI for plan review, approval, and permitting. The type, size, and complexity of projects will often be the guiding factors used to determine which process is most suitable. The processes are: Make Ready Projects, Preliminary Review, Standard Review, Managed Project Review, Phased Plan Review, Deferred Submittal Review, Collaborative Review, Incremental Review, Expedited Review, Critical Path Expedited Review, Over-the-Counter Review, Field Review, and SB 1838 Exempt.

Each review process has benefits and certain requirements. These are like tools in a toolbox. Knowing which tool to use for the job is very important to the success of the project. Porter can help the Project Team choose the best process for each specific project that will be the most beneficial overall.

Porter will assist in making sure the construction documents are organized and coordinated for proper submittal and assist in plan submittal and preparation of testing observation plan.

### CHANGE MANAGEMENT

The main culprits for changes in any project are work not executed in conformance with the approved construction documents, post approval changes, delays in processing deferred submittals and ACD documents. Porter's input early in planning and design can help minimize changes after approval by ensuring the plans that are approved are complete, properly reviewed for constructability, coordinated between disciplines and are tracking towards the project budget.



As hard as we try there will be changes. The success of dealing with HCAI project changes is dependent on the ability to overcome obstacles efficiently and effectively. Reducing obstacles is dependent on working together through collaboration and making right decisions early on and throughout the construction phase. Resolving obstacles in a timely manner requires experience and knowledge to bring in the right team members, clearly define the issue, focus on and research the appropriate solution, and initiate the most efficient process for approval. Due to lack of HCAI experience, it is typical in HCAI projects for the solution to be based on what takes the least amount of time for approval rather than obtaining the best solution for the project. Porter will provide input to the team to understand what's driving the issue, what code requires for solution, and how best to approach the approval process. Once the solution is agreed to Porter can provide input for design and perform quality review to ensure timely approval.

As the project team gains credibility with the IOR and HCAI field and office staff, review of ACD's and approval will come quicker and at times completed in the field as opposed to the normal 30 day approval timeframe.

Porter is well versed on non-material changes and can provide consulting on these during construction to reduce amended construction documents subject to the delays of the HCAI plan review process.

### PORTER'S EXPERIENCED TEAM

Porter's peer review and HCAI consulting team lead by Dave Ring utilizes:

Glenn Gall: previous HCAI (OSHPD) senior architect and supervisor of plan review and regulations.

Antonio De Luca: previous HCAI senior architect and project manager.

Dave Castillo: previous HCAI senior mechanical engineer and State Fire Marshall Fire Protection Engineer.

Dave Glaser: Constructability Review.

Together these five professionals bring over 165 years of combined experience with health care projects.

## PROJECT MANAGEMENT & QUALITY ASSURANCE SERVICES / CONSTRUCTION MANAGEMENT & ADMINISTRATIVE SERVICES

Most recently, Porter Consulting has represented and completed projects in the Health Care sector for Alameda Health, Sutter Health, Providence Northern California, Masonic Homes of California, Common Spirits and Meyers Memorial Hospital. As the construction/project manager, Porter oversaw all aspects of construction, quality control, schedule, budget and contract administration. Over the past five years, these projects have included the new emergency department building at Sutter Health, the new emergency department at Fall River Mills, SBC upgrades to Alameda Hospital, as well as a 130 million dollar renovation to Masonic Homes Union City Campus.

In its history, Porter Consulting has garnered a reputation for insightful planning, accurate budgeting and project cost evaluation, creative problem solving, and the ability to get things done. When you partner with Porter Consulting, you are not just getting one project manager, you are getting the value and benefit of all of our strengths among our staff. We have been delivering successful projects for our healthcare clients since 2006. We provide an unmatched team of individuals with skill sets that are choreographed with your needs and tasks in mind to keep your project on budget, on schedule, while maintaining the highest quality.

Our team consists of individuals with a broad range of expertise. Individuals that understand construction and the specific intricacies of working in hospitals in California. Our team comes prepared to provide solutions to any challenge that comes your way.



In addition to having in-depth building experience, our people are experts in specialized areas of construction such as ADA Compliance (CASp), LEED/Sustainability and hospital facility management. We understand the federal and state regulations and work with the intricacies of HCAI. We are committed to ensuring our clients attain the best value, within budget, and providing a facility that is efficient for all users well into the future.

Our mission is to give clients the best service and expertise needed to manage any project or solve any issue, measuring our success by the clients' experience and not our bottom line. We give our clients unmatched support and leadership, ensuring providing open and transparent communication with all key stakeholders and team members. We are proficient in all aspects of construction and can assist you in any project. The following list of key competencies we see as are core strengths and help set us apart.

### SCHEDULING

Scheduling is more than just activities used for construction; it is a map to success. At the onset of your project, a schedule will be established showing all key deliverables and dates as well as specific decisions that will need to be made in order to meet deadlines and reach project goals. Pull planning is a lean construction practice that helps to prioritize project delivery as well as the method it should follow to ensure the project is completed on time. Pull planning is designed to identify problems that could hinder project delivery and suggest solutions. We have the capability to build the schedules in Microsoft Project or Primavera and will participate and/or can lead the pull planning sessions depending on what the project dictates and the capabilities of the team.

### CONSTRUCTABILITY REVIEW

This is the cornerstone of the cost control process. The more complete and accurate the plans, the less delays and cost overruns will occur. We include in-house reviews as well as consultant reviews when appropriate to help in plan development and detect any issues in advance. Our team is uniquely qualified with retired HCAI plan reviewers on staff that help make sure regulatory requirements are met to senior superintendents with 40 plus years' experience who understand how to build and what is needed for approval in the field with the IOR. We will seek out any issues in the plans caused by insufficient or incorrect details and make sure all construction documentation meets code during plan development.

## PROJECT MANAGEMENT & QUALITY ASSURANCE SERVICES / CONSTRUCTION MANAGEMENT & ADMINISTRATIVE SERVICES



### VALUE ENGINEERING

Providing common sense value engineering can be a challenge. We work with our clients to understand the key deliverables needed and where alterations can be made without effecting performance, quality or long term maintenance costs. In addition, we will provide cost savings measures to ensure your project stays on budget while maintaining its original intent. We will keep a cost/value log of all ideas brought forth by the group to ensure each suggestion can be vetted prior to denial or approval.

### ASSET / INFRASTRUCTURE ASSESSMENT

Often new projects or tenant improvements are connecting to an existing infrastructure. We provide a thorough and cost-effective assessment of your existing building infrastructure and systems to determine the current condition, efficiency and remaining effective life of the equipment. We will collaborate with the facility directors and engineering staff to make sure the scope of a new project will not negatively affect existing departments due to shared utilities.

### LICENSING & REGULATORY COMPLIANCE

We maintain strong relationships with HCAI, CDHP, the Joint Commission and CMS to assist our clients in managing the code and regulatory aspects of jurisdictional and agency compliance. We will assist you in organizing your submissions in the most efficient manner to save time and money minimizing delays that come from backcheck and rejected submittals.

### SUSTAINABILITY

From small tenant improvements to ground-up projects, our LEED Accredited Professionals will help certify your project while improving your building's energy consumption, water efficiency, CO2 emissions reduction, and indoor environmental quality. By applying our knowledge of the U.S. Green Building Council's certification process we will assist you in determining which credits will apply while meeting your facility's sustainability goals.

### ADA COMPLIANCE (CASP)

We specialize in assisting facilities in achieving compliance with the intricate Federal Codes of the Americans with Disabilities Act (ADA) and the complex California State Accessibility laws. Our team will assist you in determining where your facility is not in compliance with applicable codes and help you put together a plan to mitigate non-conforming issues.



# PROJECT MANAGEMENT & QUALITY ASSURANCE SERVICES / CONSTRUCTION MANAGEMENT & ADMINISTRATIVE SERVICES

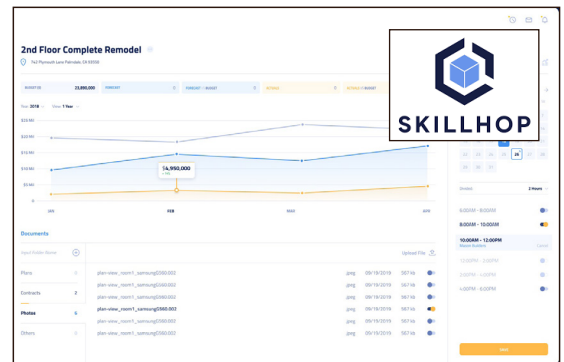
## QUALITY ASSURANCE (QA)

We work closely with our clients and the design team to ensure that the plans being developed are complete and buildable. Once construction has commenced, we work with the team to ensure installation is in compliance with the plans, specifications, and other project requirements throughout the project and ensure quality standards are met and system guidelines are followed.

## REPORTS & TRACKING SYSTEMS

Every customer uses different systems and software to track and manage their projects. Utilizing these software packages to generate schedules, cost reports, change order logs, meeting minutes and project metrics is an important component to the success of each project. We are proficient in Microsoft Project, Primavera, CMiC, Newforma, Procore and Skillhop and can learn any system or software preferred to be utilized by UC Davis.

Utilization of construction software is helpful in managing a project but the experience of the team and understanding of the construction process will determine the probable success of the project. We have successfully managed and completed hundreds of projects in healthcare environments. It is our proactive approach that has enabled us to consistently complete each job with a high degree of success and efficiency. We plan to utilize the same approach to ensure the same success for all Alameda Health's endeavors.



## OWNER'S REPRESENTATIVE EXPERIENCE

Porter Consulting has been brought on to represent owners at many different stages of design and construction. However, it is more common for us to be brought on during the conception phase of the project. Meeting with the project stakeholders we help determine the overall project scope as well as identify the various impacts to the facility in each department in advance, allowing us to ensure the project will meet licensing requirements during and after construction. We create the original budgets for design, construction, FFE, medical equipment, IT and fees. We then help create the business case to be presented for funding.

Once funding is received for all or part of the project, we begin to form the team and determine how the project will be delivered. There are multiple ways to deliver a project. Design-bid-build, design build, IPD, cost plus GMP etc. Each of these project delivery methods has its place. In order to choose which one is appropriate, the complexity and risk of the project needs to be considered including the capabilities of the design team, construction team, and facility staff need to be considered.

Once the delivery method has been determined, the RFP's and RFQ's can be drafted. Teams can be interviewed and contracts can be executed. After the team has been formed the project goals can be determined and expectations set. It is important that a culture of collaboration is fostered and implemented.

It is our responsibility to make sure the design guidelines are followed, the budget set forth at the beginning of the project are achieved and that project deadlines are met. At Porter Consulting we will advocate for our client's best interest and make sure all team members do as well.

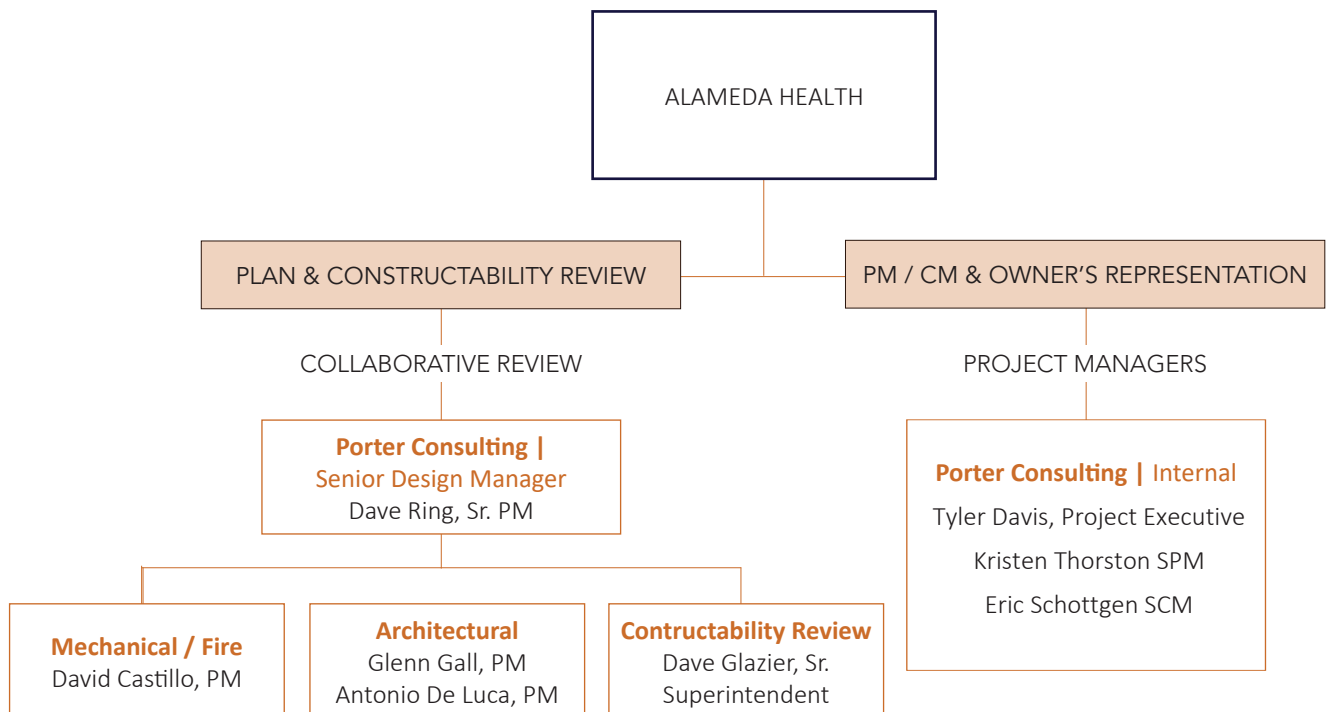


## TEAM STAFFING & ORGANIZATIONAL APPROACH

The project executive overseeing the Alameda account will be Tyler Davis. Every project has its unique challenges and skills needed to manage it correctly and not every project manager has the skillsets necessary for every job. Seismic projects are extremely difficult and require a lot of due diligence and coordination.

Overseeing the preconstruction / plan review and regulatory compliance will be our Senior Design Manager Dave Ring. Dave will bring on the select personal when necessary to assist in organizing the plan submission process, reviewing plans and assisting as a liaison with the HCAI staff to help expedite and problem solve as issue arise on the projects.

Eric Schottgen and Kristen Thorston will be managing the consultants and contractors in the field and interacting with the facility to coordinate construction and impacts to the facility. Together as a team with Alameda they will assure that the impacts to the operation are minimized and coordinated.



## KEY PERSONNEL





## DAVE RING, PE

### SENIOR PROJECT ADVISOR HEALTHCARE FACILITIES, DESIGN, REVIEW AND CONSTRUCTION

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Dave has over 40 years of building design and construction experience. He worked in private structural design for 8 years before joining OSHPD as a senior structural engineer. Dave spent 7 years reviewing plans for hospital and skilled nursing facilities and spent 2 years as District Structural Engineer supervising field inspection of schools for the Division of the State Architect. He is trained and has performed many ATC-20 Post Earthquake Evaluations and understands building design requirements to minimize earthquake damage. Dave served as Supervisor, Health Facilities Review with OSHPD for 24 years, initially managing the South Region (San Diego, San Bernardino, Riverside, and Imperial counties) plan review multi-disciplinary staff of architects, structural, electrical, mechanical engineers, and fire and life safety officers whose duties were to review plans and specifications of hospitals and skilled nursing facilities to ensure compliance with the California Building Standards Codes. Dave ensured reasonable, timely reviews and proper code interpretations including review and approval of alternate method of compliance, alternate means, and program flexibility requests.

The last 18 years at OSHPD Dave managed the North Region plan review section where responsibility stretched from San Joaquin County to the Oregon border. Dave developed a good working relationship with The Department of Public Health, Licensing and Certification, guiding them on many difficult issues dealing with Title 24 and Title 22 requirements. Dave is highly respected within the hospital design industry as a common sense, reasonable problem solver. Dave is an expert on OSHPD design submittals for large complex projects utilizing incremental, phased and collaborative reviews with consideration of LEAN and Integrated Project Delivery principles.

As the primary author of the Policy Intent Notice (PIN) 50 on Collaborative and Phased Reviews, Dave is a leader in developing Integrated Review Plans and phased and collaborative review matrices. He has also written code revisions regarding phased and collaborative reviews. Dave has helped many facilities with their master planning considering SB 1953 requirements, and phasing of projects involving temporary relocation of required services. He has extensive experience in facility remodels, accessibility compliance and was a key player in developing change management processes for large hospital projects. He has participated with the Hospital Building Safety Board on various issues and has provided design consultation and review for difficult code related issues utilizing the plan review dispute resolution process. Dave also holds a general contractor's license and has designed and built many projects through local jurisdiction processes so he understands construction challenges and the need for quick resolution of issues.

#### EXPERIENCE

42 Years

#### EDUCATION

B.S., Civil Engineering

#### REGISTRATIONS / CERTIFICATIONS

Civil Engineer  
Structural Engineer  
Contractor

#### TRAINING

Lean  
ATC-20  
IPD

#### SUMMARY OF ATTRIBUTES

- Campus master planning
- Project specific planning and pre-design
- B1953 Compliance Plans
- Submittal Format
- Incremental, Phased and/or Collaborative Review
- Preparation of Functional Program
- Alternate Methods of Compliance
- Phasing requirements for hospital services temporarily relocated
- Construction documents conformance with California Building Codes
- Comment Response / Code Interpretation
- Resolution of structural related issues
- Licensing and Certification related issues
- Accessibility Requirements
- OSHPD 3 Clinics
- Change management of field related issue

## DAVID C. CASTILLO

Senior Project Manager

### **QUALIFICATIONS**

- ◆ Licensed Mechanical Engineer (California: #M31455 & Multistate)
- ◆ Licensed Fire Protection Engineer (California #FP2013 & Multistate)
- ◆ Adjunct Faculty in various Departments at Los Rios Community College District

### **WORK EXPERIENCE**

State of California (OSFM), Sacramento, California  
*Supervising Mechanical/Fire Protection Engineer*

01/16 to Present

- In-depth knowledge of California Title 24 Building Codes, OSHPD requirements, DSA requirements, NFPA Standards, ASTM Standards, and UL Standards.
- Review products for the Building Materials Listing Program compliance.
- Provide leadership and managerial skills to field and office staff regarding professional engineering judgements and code interpretations.
- Provide staff training in all aspects of fire protection engineering including egress analysis & design, water-based fire suppression systems, dry chemical suppression systems, fire alarm & detection systems, structural fire protection systems, and smoke control systems.
- Write California Amendments to the California Mechanical, Plumbing, Building, Fire, and Electrical Codes.
- Provide Fire & Life Safety and Fire Protection Engineering training to staff.

State of California (OSHPD), Sacramento, California  
*Senior Mechanical Engineer*

08/01 to 12/15

- In-depth knowledge of California Title 24 Building Codes, OSHPD requirements, NFPA Standards, ASTM Standards, and UL Standards.
- Write California Amendments to the California Mechanical, Plumbing, Building, Fire, and Electrical Codes.
- Perform plan checking of mechanical, fire & life safety systems for hospitals, skilled nursing facilities, surgery centers, and clinics to ensure code compliance with the California Title 24, NFPA and other regulatory requirements.
- Perform Lead Mechanical Engineer duties including training, guidance and direction for all Senior Mechanical Engineers

Technical Engineering Group, Inc. Sacramento, California  
*Vice President*

02/97 to 08/01

- Acquire new clients, maintain existing clients, prepare detailed cost proposals.
- Serve as Principal in Charge of all aspects of design and construction contracts, engineering and design, and construction administration and support of Hospitals, Prisons, Schools, and all other occupancy types of buildings.
- Lead the design and implementation of the project from initial concept phase to final construction documents phase on OSHPD, DSA, Prisons, Pharmaceutical, and other facilities.
- Perform construction administration and support for Hospitals, Prisons, Schools, and all other occupancy types of buildings.

## DAVID C. CACSTILLO

Senior Project Manager

- Perform heating and cooling load calculations, lay out mechanical designs for central plant systems, chilled water systems, heating hot water systems and variable air volume systems for hospitals, prisons and educational facilities.
- Perform in house plan check of all projects.
- Engineer of Record on all projects.
- Knowledgeable of CMC, CPC, CBC, NFPA and OSHPD.

Edward Rios & Associates, West Sacramento, California  
*Mechanical Engineer*

05/94 to 02/97

- Responsible for all aspects of HVAC, Plumbing, and Fire Protection design for Prisons, Hospitals and commercial buildings.

The Spink Corporation, Sacramento, California  
*Mechanical Designer*

09/91 to 05/94

- Responsible for all HVAC, Plumbing and process piping design and drafting for the Mechanical Division of a 115-person multi-disciplinary engineering firm.
- Drafting was done using AutoCAD Release 11. Primary responsibilities included running HVAC loads using Trane “Load 600” analysis program, Title 24 compliance, and field work for remodel/rehabilitation projects.

Mark III Engineering Contractors, Sacramento, California  
*Mechanical Designer/Estimator*

12/86 to 09/91

- Performed material takeoffs for HVAC, Fire Protection Systems, and Plumbing systems using Means Cost Estimating Software.
- Designed HVAC, Plumbing, and Fire Sprinkler systems for commercial projects.
- Submit bids to General Contractor and manage project once awarded contract.
- Project managed field staff to completion of work.

United States Air Force  
*Jet Engine Mechanic/Flight Engineer*

03/77 to 03/81

### **EDUCATION**

California Polytechnic State University, San Luis Obispo, California, Fire Protection Engineering  
Fire Protection Engineering, University of California at Davis Extension  
HVAC/Refrigeration, University of California at Davis Extension  
California Polytechnic State University, San Luis Obispo, California, Mechanical Engineering  
American River College, Sacramento, California, Engineering

### **AFFILIATIONS**

American Society of Heating, Refrigerating and Air Conditioning Engineers  
National Fire Protection Association  
American Society of Testing Materials  
Underwriters Laboratories

## GLENN S.A. GALL, AIA ASHRAE

Senior Project Manager

### Education

Five-Year Bachelor of Architecture Degree, May 1981- UNIVERSITY OF NOTRE DAME, Notre Dame, Indiana  
Notre Dame Rome Studies Program 1978 – 1979. Core courses conducted in Rome, Italy with a concentration in the study of Classical Architecture and Architectural Historical Research.

### Presenter

Sacramento Valley Association of Building Inspectors - State Clinic Standards  
ASHE PDC - International Summit & Exhibition on Health Facility Planning, Design and Construction San Diego  
California Healthcare Foundation - Changing the Physical Environment of Nursing Homes: Addressing State Regulatory Hurdles  
Aging Services of California Conference Palm Springs CA  
Healthcare Design Conference Orlando FL  
Lee, Burkhart, Liu-CAN 1-7-2100 - OSHPD 3 Clinic Standards  
AIA Central Valley Chapter - OSHPD PIN 57 - Functional Program  
Underwriters Laboratory - OSHPD 3 Clinic Standards  
Los Angeles American Institute of Architects - CAN 1-7-2100 - OSHPD 3 Clinic Standards  
Cedars-Sinai Medical Center-CAN 1-7-2100 - OSHPD 3 Clinic Standards  
City of San Diego - OSHPD 3 Clinic Standards  
City of San Jose - OSHPD 3 Clinic Standards  
City of San Luis Obispo-OSHPD 3 Clinic Standards  
Los Angeles Division of Building and Safety - OSHPD 3 Clinic Standards  
AIA Central Valley Chapter Accessibility Compliance - How to Avoid Costly Mistakes  
Certified Access Specialist Institute Accessibility Codes and Standards Summit

### Publications

2001 Guidelines for Design and Construction of Hospital and Health Care Facilities Facility Guidelines Institute and the Academy of Architecture for Health of the American Institute of Architects - Revision Committee  
2006 Guidelines for Design and Construction of Hospital and Health Care Facilities Facility Guidelines Institute and the Academy of Architecture for Health of the American Institute of Architects - Revision Committee  
2006 Best Practices for Project Management, Design, and Construction of Buildings under OSHPD Jurisdiction-Contributor  
2010 Guidelines for Design and Construction of Hospital and Health Care Facilities Facility Guidelines Institute and the Academy of Architecture for Health of the American Institute of Architects - Revision Committee  
2014 FGI Guidelines for Design and Construction of Hospitals and Outpatient Facilities - Revision Committee  
2018 FGI Guidelines for Design and Construction of Residential Health, Care, and Support Facilities - Revision Committee  
2021 FGI Emergency Conditions Guidelines - Architect/AHJ Committee Member  
2022 FGI Guidelines for Design and Construction of Hospitals - Revision Committee  
ANSI/ASHRAE/ASHE Standard 170 - Voting Committee Member

### Professional Experience

2012 – 2017

Office of Statewide Health Planning and Development

- Supervisor, Building Standards Unit

As Supervisor, Building Standards Unit, established policy direction supervising a multidisciplinary staff of architectural, structural, electrical, mechanical staff responsible for regulatory code proposal adoptions regarding the construction of hospitals, skilled nursing facilities, clinics and correctional treatment centers in the state of California. I was also responsible for conducting legislative bill analysis coming out of the state legislature affecting facilities programs related to the ongoing mission of the Office of Statewide Health Planning and Development including SB-1953 Seismic Evaluation and Retrofit requirements for hospitals. I provided supervision of the unit responsible for maintenance, development and final adoption of administrative and technical regulations for hospital and health care construction in the State of California including ongoing revision to original SB-1953 Seismic Evaluation and Retrofit Regulations as a result of state legislative changes. The unit also served as technical leadership to provide the Office with major project architectural and engineering consultations, training, technical guidance and code interpretations of building standards to architects, engineers, building officials, health facility owners and administrators as well as administrative, legal, plan review and construction staff within the office. During my time as supervisor, major efforts to align out-of-date California health facility construction standards with current national health facility physical plant standards were successfully undertaken and adopted through the California Building Standards commission.

**GLENN S.A. GALL, AIA ASHRAE**

Senior Project Manager

2017– 2020  
04 / 2001 – 2012  
04 / 1997 – 01 / 1999

Office of Statewide Health Planning and Development  
Office of Statewide Health Planning and Development  
Office of Statewide Health Planning and Development

- Supervisor, Health Facilities Review, Central Region
- Supervisor, Health Facilities Review, Mid-State Region
- Supervisor, Health Facilities Review, North Region
- Supervisor, Health Facilities Review, Expedite Region
- Supervisor, Health Facilities Review, South Los Angeles Region

As Supervisor, Health Facilities Review perform administrative and supervisory responsibilities over multi-disciplinary technical staff. Plan, organize, direct and coordinate engineering, architectural and fire and life safety plan review activities for work involving construction or alteration of health facilities. Direct, in cooperation with local, county and state agencies, conformance with the seismic safety laws and fire protection and prevention standards covering building design and coordinate staff work to secure uniformity in decisions relating to interpretations of California Building Standards and other Codes. Confer with architects, engineers, contractors, health facility clients, building officials and the public concerning architectural, engineering, licensing and planning issues in project design, review and construction. Direct coordinated plan review effort to ensure that reviews are completed in a uniform and timely manner. Communicate with clients to address Program Flexibility and Alternate Means of Protection requests, scheduling problems, and the effectiveness of service. Oversee the output of work in the region, monitor regional operational budget, assess staffing and training needs. Assist in establishing new policies and procedures relating to facilities plan review and submittals.

01 / 1999 – 04 / 2001

Office of Statewide Health Planning and Development

- Supervisor, Health Facilities Review, Quality Assurance

As Quality Assurance Supervisor carry out administrative and supervisory responsibilities for multi-disciplinary technical staff. Serve as in house technical consultant for statewide engineering, architectural and fire and life safety plan review activities for work involving construction or alteration of health facilities. Provide oversight statewide of staff work to secure uniformity in decisions relating to interpretations of California Building Standards and other Codes. Confer with architects, engineers, contractors, health facility clients, building officials and the public concerning architectural, engineering, licensing and planning issues in project design, review and construction. Communicate with clients to address Program Flexibility and Alternate Means of Protection requests, scheduling problems, and the effectiveness of service. Assist in establishing new policies and procedures relating to facilities plan review and submittals.

05 / 1995 – 04 / 1997  
05 / 1990 – 07 / 1992

Office of Statewide Health Planning and Development  
Office of Statewide Health Planning and Development

- Architect/Regulations Specialist

Responsible for maintenance, development and final adoption of administrative and technical regulations for hospital and health care construction in the State of California including SB-1953 Seismic Evaluation and Retrofit Regulations. Provide architectural and engineering consultations, training, technical guidance and code interpretations of building standards to architects, engineers, building officials, health facility owners and administrators as well as administrative, legal, plan review and construction staff within the office. Consult with Division of the State Architect, State Fire Marshal, Department of Health Services and coordinate their building standards as the relate to they Seismic Safety Act for Hospitals. Duties include development of program policies and procedures, serving on the California Building Standards Commission (CBSC) Statewide Code Advisory Committees for 'Health Facilities' and 'Building, Fire and Other' regulations, representing the Office on the CBSC Coordinating Council and providing technical comment for program issues involving staff counsel.

07 / 1992 – 05 / 1995

California Department of Transportation, CALTRANS

- Project Architect for Transportation Design

Development of project scope, schematic and preliminary designs, final design and specifications and contract drawings and specifications. Coordination of the activities of engineering disciplines, specifications and cost estimating up to and through contract documents and construction phases. Responsible for project correspondence and record keeping, contract drawing preparation, code review and compliance, project document distribution and obtaining user and review agency project approvals. Construction phase duties include shop drawing review, construction inspection, coordination and preparation of change order requests and final punch list preparation. Other responsibilities included providing staff training as a Micro Station CADD (Computer Assisted Design and Drafting) instructor, members of the CADD Architectural Standards Committee and participation with the CADD User Group.

05 / 1989 – 05 / 1990

Office of Statewide Health Planning and Development

- Architect/Plan Review

Served as architectural reviewer for hospital and health care construction projects. In addition to processing review applications, reviewed construction projects for Title 24 code compliance, scheduled engineering discipline reviews, scheduled client progress meetings, coordinated outside agency reviews, tracked review progress and processed all project correspondence.

**GLENN S.A. GALL, AIA ASHRAE**

Senior Project Manager

08 / 1988 – 05 / 1989

U.S. Army Corps of Engineers, Sacramento District

- Architect/Reviewer Design Quality Assurance

Reviewed wide range of project types for building code compliance, interdisciplinary coordination, fire and life safety, handicapped access and overall 'constructability.' Provided pre-design and progress consultations for architects involved with Corps of Engineers design projects. Codes used in review were UBC, NFPA, OSHA, Uniform Federal Accessibility Standards and various Army, Air Force military and base design standards including those of the Office of the Surgeon General. Other tasks of the position were review of Corps of Engineers guide specifications for regional and national application, review of asbestos abatement projects and value engineering reviews for cost efficient design.

04 / 1986 – 08 / 1988

U. S. Army Corps of Engineers, Sacramento District

11 / 1982 – 10 / 1984

U. S. Army Corps of Engineers, Sacramento District

- Project Architect Military Projects, Air Force
- Architect/Job Captain Military Projects, Army

Performed full scope of architectural phases from project programming through contract production documents. The position involved participation in client/user scope meetings, pre-design project investigation and project feasibility study, responsible for project correspondence and record keeping, code analysis and review, as well as, production of concept through final contract documents including outline specifications, interior design packages, addenda and change orders. Other responsibilities included project scheduling of both in-house and outside design consultants, coordination of consultant work and resolution of client / user comments and concerns.

10 / 1984 – 04 / 1986

U. S. Army Corps of Engineers, Monterey Resident Office

- Architect/Construction Inspector

Serviced as on site architect responsible for review of contractors work methods, construction scheduling, approval of shop drawings and materials submittals, oversight of contractor's quality control and safety programs and inspection of in place work on contracts ranging from \$9 million to \$34 million. Duties included serving as owner's representative in contract change negotiations, approval of monthly pay requests, preparation of field modifications, correspondence, maintaining daily progress reports, coordinating project construction with military base operations and local jurisdictions, preparation of final punch lists and assisting in final project turnover.

**Licensed**

Architect, State of California

License Number:

C-18864

Office of Emergency Services (Cal OES) Safety Assessment Program Evaluator  
 Master Commissioner for the California Architects Board  
 California Architects Board Exam Committee  
 California Architects Board Supplemental Exam Item Writing Committee  
 California Architects Board Post Licensure Competency Survey Development Committee  
 Division of the State Architect Universal Design Advisory Board  
 California Building Standards Commission Code Advisory Committee for Accessibility  
 Skilled Nursing Facilities Task Force  
 SNF Care Delivery and Design Improvement Committee (CDDIC) sponsored by Leading Age California and California Association of Healthcare Facilities (CAHF)  
 Recipient of the California Architects Board Octavius Morgan Distinguished Service Award.

**Affiliations**

Facility Guidelines Institute (formerly AIA) National Health Guidelines Revision Committee  
 ANSI/ASHRAE/ASHE Standard 170 Ventilation of Health Care Facilities Committee  
 Central Valley Chapter AIA Board of Directors  
 Central Valley Chapter AIA Committee on Health Care  
 AIA Los Angeles Committee on Architecture in Health Care  
 Building Healthcare for Humanity Advisory Board  
 Central Valley Chapter AIA Committee on Housing  
 AIA National focus group on 'Guidelines for Hospital and Medical Facilities'  
 AIA National Building Codes and Standards Professional Interest Area  
 American Institute of Architects, National Organization of Minority Architects  
 Board of Directors Sacramento Affiliate Habitat for Humanity  
 Qualifications Appraisal Board for Sacramento Housing and Redevelopment Agency  
 Christmas in April Volunteer

# ANTONIO DE LUCA

Architect / Senior Project Manager

## PROJECT STUDIES

- Urban planning and housing research and study project for Manila, Philippines.
- Design and research study of reinforced concrete structure (85,000-seat soccer and football covered stadium) for the city of Chicago: "The Windy City Bowl".
- Design and study of a concrete thin-shell structure, (hyperbolic -paraboloid), church project
- Urban planning study and design of Chicago New Town area; design of mixed-use residential and commercial building.

## PROJECT AND OTHER EXPERIENCE

- Single-family residences.
- Mid and high-rise apartment & commercial buildings.
- Hospitals and Pharmaceutical lab.
- Offices and Training buildings.
- Shopping Ctrs., Malls, Department stores, Boutiques.
- Interior Design of residential & commercial bldgs.
- Religious and Educational buildings.
- Quantity surveying, cost-estimating, scheduling.
- Building costs and benefit-cost analysis.
- Project administration, and project management.
- Speak several languages, i.e. Italian, Spanish and working knowledge of French.

## PROFESSIONAL BACKGROUND

- ◇ Senior Architect, Project Manager, for the North region, duties include; triage, plan review of Hospitals, Skilled Nursing Facilities, Intermediate Care, Rehab Facilities and Clinics, for compliance with current California Building Code[C.B.C.] including all reference code there within, the division PINs and CANs and other applicable codes, guidelines and policies. Coordinate and manage projects between the HCAI [OSHPD] team; Structural Mechanical Electrical, Fire Life Safety Officer, CDPH, Engineering Consultants, Owners and Clients. Conduct project pre-design and preliminary meetings; reviews of projects, coordinate, stamp and sign approved plans and forward documents to clients for construction.
- ◇ Responsible for the day to day operation of the FEMA DR-1008-CA.HMGP and coordinate with OES HMGP, Prepared and reviewed documents and projects for the Northridge Earthquake Hazard Mitigation Grant Program for seismic retrofit & replacement of structural and non-structural projects which included: hospitals, schools, essential and public buildings, state agencies, fire stations, dams, flood channels etc. Review and prepared environmental and historical documents, and benefit cost analysis. Conduct site visits and inspections as a part of the HMGP grant monitoring and close-out team.
- ◇ Vice president in charge of the design and technical department for an architectural and construction management firm, providing full –services in architecture and project management with offices in Los Angeles and Sacramento.
- ◇ Owner of an Architectural firm which conducted client consultations, designed residential commercial and industrial buildings, prepared working drawings, obtained building permits etc., performed construction administration and site inspections. Consulted with clients throughout bid reviews and retained consultants for various projects. Also provided architectural consultation services for other architectural and engineering companies, including preparing quantity survey, cost estimating and building cost analysis.
- ◇ Project Architect and Design/Project Manager for three firms. 1st. Project Architect in charge of the administration and operation complex for a refinery complex in Saudi Arabia, including: commercial and residential Projects. 2nd.Design/Project Manager for malls/shopping centers, responsible for design, working drawings, construction documents and client coordination. Interfaced and coordinated with engineering and landscaping consultants. 3rd. Responsible for design, construction documents and administration of various types of buildings such as: offices for manufacturing companies, condominium complexes, health care center and a large private residences. Also responsible for design, cost estimating and field supervision for various types of industrial projects (oil refineries in southern California.)
- ◇ Technical Coordinator/Job Captain. Conducted presentations, assisted in design of high-rise, commercial and institutional buildings, generated working drawings, interface and coordinate with clients, engineers and other consultants, performed quantity survey, cost estimating and building cost analysis.

## EMPLOYMENT

FACILITY DEVELOPMENT DIV. HCAI (OSHPD), Sacramento, CA	5/01 – 12/21
FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), Pasadena, CA	10/95- 5/01
CONSTRUCTION MANAGEMENT RESOURCES, INC., Los Angeles, CA	2/94- 7/95
A.D.L. Design, Torrance, CA.	4/91- 2/94
MUSIL PERKOWITZ RUTH, INC., Long Beach, CA	4/88- 4/91
A.M. JOHNSON & ASSOCIATES, INC., Long Beach, CA	3/85- 4/88
PERKINS & WILL/ZUHAIR FAYEZ, Chicago, IL. and Jeddah, Saudi Arabia	10/81- 1/85
SKIDMORE OWINGS & MERRILL. Chicago IL	9/77- 4/81

## EDUCATION

UNIVERSITY OF ILLINOIS, Chicago, IL, Professional Bachelor of Architects (5 yrs.)  
DeanDean's List Graduate

1977

**David Glazier**  
Senior Superintendent/Project Manager

**SUMMARY OF ACHIEVEMENTS:**

I have been active in Construction for 50 years, starting as a carpenter and worked many positions up to lead management positions.

I have maintained active participation in the planning, scheduling, coordination and supervision of large projects from start to completion. Managing and leading self performed work crews and taking direct responsibility for the safety, quality workmanship, scheduling and budget management of subcontractors on projects. I possess strong asset qualities not only in the field, but have been actively involved in business development, preconstruction, budgeting, scope development, bidding, and project management. I am a strong and determined leader who has a long and successful proven track record with challenging projects.

**PARTIAL PROJECT LIST:**

**Park Tower at Transbay San Francisco Ca. - \$350M**

46 Story Class A office Tower in SF- central concrete core wrapped with steel frame structure, unitized curtain wall system. Foundation system of braced shoring extending below grade 50' and drilled 6' diameter caissons 250' deep into bedrock.

**Salesforce Tower- San Francisco Ca. \$500M**

62 Story Class A office Tower in SF, central concrete core wrapped with steel frame structure, unitized curtain wall system. Foundation system of barrette piers 300' deep into bedrock, 70' excavation and 4 level braced shoring system.

**California Department of Corrections- Stockton Health Facility-\$600M**

Fast Track -Design Build Health Facility- consisting of 24 buildings. 16 buildings were housing units for prisoners, other buildings were health treatment, food preparation, laundry, administration, armory- all built on a 300-acre site.

**CA ISO (California Independent Service Operators)**

Iron Point Road- Folsom Ca. Design Build \$150M

Design Build Headquarters for the agency managing California/ Western U.S. Electrical Grid- Included-3 buildings inclusive of offices, cafeteria, training facilities, and Data Center Building and Control Room to monitor Power Grid Activities in Western U.S. 30 Acre site, 250,000SF

**500 Capitol Mall LLC- Sacramento \$125M**

A 735,000SF 27 story steel brace frame office tower including 10 levels of parking for 800 cars. Exterior skin systems are precast, stone on truss, and unitized curtain wall with integrated Brazilian granite. Building sits on an auger cast pile foundation system, dual structural slab on grade system integrated with a "bathtub" waterproofing system.

**Kaiser Foundation- Roseville MOB II \$79M**

258,000SF four story Medical Office Building as part of a campus expansion. Responsibilities were the site development, utilities, foundations and structural steel components of the project.

**QLogic Tenant Improvements \$2.1M**

22,000 SF of tenant improvements containing offices, labs, data rooms and storage.

**Kaiser Foundation- Roseville Parking Garage \$23M**

568,000SF six level 1600 stall parking garage as part of a campus expansion.

**Metroplex Office Centre Concord, Ca. \$30M**

230,000SF 10 Story cast in place office building with a stand-alone 9 story garage. Concrete crews as self performed work, and assisted on design build for garage.

**Washington Mutual Campus Expansion- Irvine Ca. \$45M**

Project was a 90,000SF four story office building and an 8-level parking structure. This was a part of an expansion of the Orange County Home loan division campus. Assisted in the preconstruction, budgeting and buyout of the job, and managed company's field operations as General Superintendent during construction phase.

## David Glazier

Senior Superintendent/Project Manager

### **MFN/PAIX Internet Exchange-** Los Angeles, Ca. \$35M

Retrofit of two floors of an existing 45 story office building downtown LA to house COLO fiber network facility. Redundant systems consisting of chillers, generators, fire suppression systems.

### **HealthSouth Sports Center-**Athletic Training Facility-El Segundo, Ca. \$18M

This is the training facility for the Los Angeles Lakers Basketball and Los Angeles Kings Hockey teams. Facility included a full-size NHL ice rink and training facilities, an Olympic ice rink and an in-line skate rink. Additionally, three full sized basketball courts with NBA training facilities, a public restaurant & retail store. Facility constructed over methane gas field with HDPE membrane and gas mitigation system.

### **Sprint PCS-** Irvine, Burbank, Ontario, Ca. \$28M

Multiple locations of work for start up company operations in California. 105,000SF call center and administrative support on 6 floors of an existing 12 story building. Separate 30,000SF network operations center and two communications hubs all requiring separate and redundant back up systems.

### **CBS Television City-** Los Angeles, Ca. \$13M

This is a 65,000SF building housing two television studios, dressing rooms, support areas and office space built adjacent to existing operational studio facilities. Structural steel, long span tapered girders, and driven piles. Work included methane gas barriers and gas mitigation system. Coordinated construction activities while working on active studio campus.

### **Glendale City Center-** Glendale, Ca. \$40M

A 500,000SF-20 story steel frame core/shell office building with an adjacent 7 level concrete parking structure.

### **Nestle USA Corporate Headquarters-** Glendale, Ca. \$45M

A 22 story 510,000SF steel frame core/shell office building. Separate 500,000SF 7 level parking garage, and a pre-cast long span 2 lane bridge across LA River for secondary site access.

### **Santa Barbara Research Center-** Goleta, Ca. \$27M

Two 45,000SF buildings of electronic R&D labs and a third building of 200,000SF building of offices, lab, and clean room Class 100 facilities. All constructed on 28 acres inclusive of remote central plant and dining facilities for employees.

### **Four Seasons Hotel-**Newport Beach, Ca. \$55M

Construction of a 20-story cast in place hotel, inclusive of build outs for 318 guest rooms, lobby, ballrooms, restaurants, pool and public spaces.

### **Professional Data:**

LEED AP

Member ACI

Licensed General Contractor since 1978

Attended UCLA

### **U.S Military Veteran**

Navy-Seabees 1969-1973

**Kristen Thorson**

Oakland, CA 94605 | 510-590-2934 | k\_thorson@outlook.com | linkedin.com/in/kristen-thorson/

**SR. DESIGN AND CONSTRUCTION MANAGER**

Hardworking and motivated leader with proven success in healthcare operations and project management. Successful in fast-paced, deadline-driven environments to manage goals and achieve success. Thrive in team-oriented environments by building productive working relationships with internal and external stakeholders. Exceptional work ethic and desire to go above and beyond to exceed expectations.

Project Management | Managing Operations | Regulatory Compliance | Collaboration | Teamwork Relationship Building | Complex Problem Solving | Community Engagement

**EXPERIENCE****Providence, Queen of the Valley Medical Center, Napa, CA****June 2022 – November 2023****Sr. Design and Construction Manager**

Responsible for the delivery of capital projects in support of key local, regional and system wide initiatives.

- Led project teams to ensure that key deliverables and deadlines are met.
- Assigned to HCAI and local AHJ construction projects in acute and ambulatory buildings.
- Handled all aspects of project life cycle including budget development, scoping and feasibility, RFP's, contracting/PO's/billing, construction, close-out and monthly reporting for 30+ projects totaling over \$20M.
- Collaborated and consulted with facility executives and facility leadership on building issues, strategies for maintenance and repair as well as code compliance with HCAI and Joint Commission.

**Alameda Health System, Oakland, CA****August 2018 – May 2022****Manager, Support Services**

Oversaw Facilities, System Communications, and Capital Projects/Construction for 6 properties (general acute care hospitals, post-acute facilities, clinics and medical office building).

- Managed 24/7 operations of 50 staff across multiple campuses promoting positive work environment through effective communication, active engagement and hands-on assistance.
- Managed combined operating budgets totaling \$12M.
- Addressed building emergencies with high-level urgency and developed timely and effective solutions.
- Prepared management reports to present key facility and project statistics.
- Experienced in other support service departments such as Environmental Services, PBX Communications and Engineering.
- Spearheaded new facility expansion with \$53M in capital funds to meet State of California seismic mandates.
- Administered project operations, scope planning, bidding, contracting and construction for all current and planned capital projects in the amount of \$25M.
- Coordinated with onsite managers, liaison officers and other outside agencies regarding safety and preventive maintenance.
- Oversaw all regulatory compliance under Plant Maintenance according to CMS, Joint Commission and HCAI.

**City of Alameda Health Care District, Alameda, CA****January 2006 – July 2018****District Clerk**

Managed public healthcare entity receiving over \$6M in public funds through administrative support to executives, 5 publicly elected board members and committees.

- Demonstrated self-reliance by meeting and exceeding workflow needs.
- Recorded detailed minutes of board meetings, documenting chronology of board actions, elections and reports.
- Maintained accurate documentation and met legal requirements and filing deadlines.
- Promoted highest standards of corporate governance and created effective communication between board members and community.

- Prepared board agendas, communications, monthly financial statements and annual reports by conducting detailed analysis of receipts, disbursements, losses, claims and statistics.
- Directed regular monthly business meetings of Board of Directors for decision-making on budget expenditures, strategic planning and personnel issues.
- Built relationships with strategic partners leading to business development opportunities for the District.

**Alameda Hospital / Alameda Health System, Alameda, CA****November 2010 – July 2018****Executive Assistant**

Tackled and addressed top-level, high-priority issues with professional administrative discretion supporting, CEO, CFO, executive and senior level leadership and Board of Directors.

- Supported in planning, coordination and execution of facility construction projects including coordination with regulatory agencies and third-party vendors.
- Worked closely with executives and team members to deliver project requirements, develop solutions and meet deadlines.
- Executed special objectives and projects in response to executive team and board member requests.
- Established working relationships with regulatory agencies.
- Coordinated integrated activities to ensure regulatory compliance under HCAI, Joint Commission and CMS within the Hospital and Post-Acute settings.
- Worked successfully with diverse group of team members to accomplish goals and address issues related to operations of the Hospital.
- Created and maintained computer- and paper-based filing and organization systems for records, reports and documents.

**EDUCATION****Bachelor of Science: Food and Nutrition Science**

South Dakota State University — Brookings, SD

**CERTIFICATION**

In Progress, UC Davis, 01/2022

Construction Management Certificate Program



## ERIC SCHOTTGEN - DBIA, CPC, LEED AP BD+C SENIOR PROJECT MANAGER

### EXPERIENCE

19 Years

### EDUCATION

B.S., Construction Management  
California State University, Fresno

### CERTIFICATIONS

Designated Design-Build Professional (DBIA)  
Certified Professional Constructor (CPC)  
LEED AP BD+C

Eric's organizational skills and ability to dig into the details of a project gave him the opportunity which he seized to oversee the preconstruction departments of one of the largest commercial general contractors in the country. Starting his career after college working for an electrical subcontractor it wasn't long before his abilities were recognized by the general contractor community and he was offered a position as a project engineer. He soon rose up the ranks until right before joining Porter being the head of the estimating and preconstruction department in San Jose, CA. Over the past 19 years he has lead the estimating, preconstruction and construction efforts for projects ranging from Laboratories, Hospitals, Courthouses, Detention Facilities, Student and Senior housing facilities and CSU/UC projects. His insight and planning ability is a welcome addition and asset to our team.

### Apartments / Senior Living / Hotels

- Masonic Homes- \$115M
- 1801 L Street Apartments- \$25M
- Prestige Senior Living Facility- \$30M
- Otay Ranch Senior Living Facility- \$50M
- Presidio of Monterey AIT Barracks- \$60M
- UNR Peavine Hall Student Housing- \$60M
- UC Davis Tercero Housing- \$75M
- Sunnyvale Hilton Garden Inn- \$45M
- San Jose State University Campus Village 2 Student Housing- \$100M
- Presidio of Monterey AIT Barracks- \$60M
- CSU East Bay Warren Hall Replacement Building- \$50M

### Public Works

- Saratoga Public Library- \$30M
- East Contra Costa Courthouse- \$65M
- Napa P3 Civic Building, Fire Station, & Parking Garage- \$85M

### Medical / Lab / Veterinarian

- San Leandro Hospital Acute Care Rehabilitation- \$23M
- Highland CT Replacement- \$1.2M
- Project Wilbur Lab Replacement- \$5M
- UC Davis Veterinary Medicine 3B Building- \$45M
- Sutter Fairfield MOB- \$20M

### Corrections

- Maple Street Correctional Facility- \$150M

## RELEVANT PROJECT EXPERIENCE



## SHRINERS HOSPITALS FOR CHILDREN

Pasadena, CA



**Project Description:** The Shriners for Children Medical Center project encompasses a new state-of-the-art specialty outpatient medical center with three levels above ground (75,000 SF) and three levels of subterranean parking (90,000 SF - 210 stalls). It includes an ambulatory surgery center comprised of 2 operating rooms and associated support spaces, clinical, diagnostic, compounding pharmacy, orthopedic exam, fitting and fabrication facilities, indoor and outdoor rehabilitation units and administrative office areas. The facility replaces an aging and seismically non-compliant acute care facility on Geneva Street in Los Angeles. It will help carry the legacy of the Shriners into the next century and will bring exceptional specialty pediatric care to millions of children and families across the southwestern United States, regardless of the families' ability to pay.

<b>Square Feet:</b>	75,000 (building); 90,000 (garage)
<b>Owner's Budget:</b>	\$72M
<b>Owner:</b>	Shriners Hospitals for Children
<b>Architect of Record:</b>	SRG Partnership & CO Architects
<b>General Contractor:</b>	DPR Construction
<b>Relevance:</b>	Healthcare, OSHPD & State Fire Marshall
<b>Services Provided:</b>	Project Management

\*\* PM Completed while at other firm



## DIGNITY HEALTH AMBULATORY SURGERY CENTER, MOB, IMAGING & LABORATORY

*Elk Grove, CA*



**Square Feet:** 68,100  
**Owner's Budget:** \$37.2M  
**Owner:** Dignity Health  
**Architect of Record:** Boulder & Associates and Arch Nexus  
**General Contractor:** DesCor Builders and Panattoni  
**Relevance:** Healthcare, OSHPD & State Fire Marshall  
**Services Provided:** Project Management

**Project Description:** In an effort to support Methodist Hospital, Dignity Health completed the first phase of a Medical Complex in Elk Grove. The new ground-up Medical Office Building (MOB) includes 20,000 sf of medical office, an 8,000-sf ambulatory surgery center, and 6,000 sf of imaging, laboratory and interior lobby space. The scope also included managing the construction of the new core and shell. Project was completed on time and on budget.



## CYPRESS COLLEGE SCIENCE, ENGINEERING & MATHEMATICS BUILDING

*Cypress, CA*



<b>Square Feet:</b>	106,000
<b>Owner's Budget:</b>	\$80M
<b>Owner:</b>	Cypress College
<b>Architect of Record:</b>	LPA
<b>General Contractor:</b>	Sundt
<b>Relevance:</b>	Higher Education, Laboratory
<b>Services Provided:</b>	PM Services

**Project Description:** The Science, Engineering and Mathematics (SEM) Division at Cypress College consists of Biological/Life Sciences, Chemistry, Mathematics, and Physical Sciences. The new three-story SEM Building will help the college address the anticipated campus growth while providing state-of-the-art spaces for the sciences. Once completed, the building will provide 25 laboratories, 22 classrooms, 23 faculty offices, seven support spaces, expansion of the mechanical yard, related site and infrastructure construction.

The SEM Building will provide research and teaching laboratories, laboratory support areas, administrative spaces, instructional areas, multidisciplinary classroom/lecture spaces, conference rooms and will serve as a campus collaboration hub.

## SUTTER HEALTH WALK-IN CLINICS

*Various Locations in Northern California*



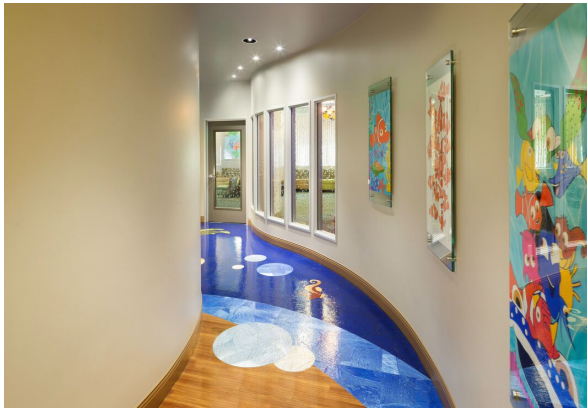
**Project Description:** Sutter Health Strategy & Business Development is championing a new concept for accessible health care with the Walk-in Clinic franchise model. The objective is to provide a high level of care with a new look and feel that is patient centric and provides Sutter staff with a better workflow, typically in a 1,500-sf to 1,800-sf retail center setting. Some locations will be larger or smaller depending on the anticipated patient demand and available real estate in the market area. The interiors are an urban modern feel that includes patient lobby with tea service, tech bar, TV, music, reception, combined patient/staff restroom, four central exam rooms and optional consultation room all supported by a staff work area, utility med room and janitorial closet. Finishes, colors, materials, lighting and ceiling features are atypical to the traditional healthcare environment and provide a fresh, forward approach to patients.

**Square Feet:** 1,500  
**Owner's Budget:** \$1M  
**Owner:** Sutter Health  
**Architect of Record:** Silva Stowell  
**General Contractor:** SD Deacon  
**Relevance:** Healthcare  
**Services Provided:** CM & CA Services



## SACRAMENTO PEDIATRIC GASTROENTEROLOGY

Sacramento, CA



**Project Description:** Dr. Davies had a vision for how she wanted her practice to look and feel and Porter Consulting was integral in making that vision a reality. This was truly an amazing project that allowed us to create a space where kids could feel comfortable and at ease while going through a difficult time in their lives. The lobby was created to entertain the patients siblings while waiting for their appointment and the magic and awe of the space is carried throughout the entire facility.

*"While many didn't believe my idea and concept for creating my clinic was practical or could be done within budget Porter Consulting believed. They took my original concept drawing, created a budget for what they determined the space could be built for and maintained that budget all the way throughout construction. Amazing Job. Amazing People."* - Dr. Yinka Davies



<b>Square Feet:</b>	6,000
<b>Owner's Budget:</b>	\$1.2M
<b>Owner:</b>	Sacramento Pediatric Gastroenterology
<b>Architect of Record:</b>	NMR
<b>General Contractor:</b>	DesCor Builders
<b>Relevance:</b>	Healthcare, OSHPD & State Fire Marshall
<b>Services Provided:</b>	Project Management

## SUTTER SURGERY GROUP

*Various Locations in Northern California*



**Project Description:** These same day surgery centers are designed to provide safe, high quality health care in a comfortable and efficient setting. Technological advances in surgical techniques have allowed doctors to perform increasingly complicated surgeries in an outpatient setting allowing patients to return home and heal in a familiar environment.

**Square Feet:** 1,300-2,500  
**Owner's Budget:** \$300/sf-\$400/sf  
**Owner:** Sutter Health  
**Architect of Record:** Boulder Architects  
**General Contractors:** Swinerton; West Fork  
**Relevance:** Healthcare  
**Services Provided:** Project Management Services



## CM & CONSTRUCTION ADMINISTRATION SERVICES MERCY GENERAL CONTINUED CARE CENTER & EAST WING DEMO

*Sacramento, CA*



**Project Description:** Porter Consulting was responsible for managing the design and construction phase of the \$33M East Wing Demolition project. This was a complicated effort to move all the services out of the East Wing which included the construction of a new 24-bed acute medical surgical unit and a new cafeteria.

Once these services were relocated, the East Wing was separated from the rest of the facility and two (2) new staircases were built to accommodate the code required for exiting. Once the stairways were constructed, the East Wing was demolished and a new staff parking lot was created. Project was completed several months ahead of schedule.

**Square Feet:** 11,809 (Demo – NA)  
**Owner's Budget:** \$33M  
**Owner:** Dignity Health  
**Architect of Record:** HY Architects  
**General Contractor:** Swinerton Builders  
**Relevance:** Healthcare, OSHPD & State Fire Marshall  
**Services Provided:** Project Management



## KAISER CAPITAL GATEWAY MEDICAL OFFICES

*Sacramento, CA*



<b>Square Feet:</b>	199,000
<b>Owner's Budget:</b>	\$177M
<b>Owner:</b>	Kaiser Permanente
<b>Architect of Record:</b>	Stantec
<b>General Contractor:</b>	Whiting Turner
<b>Relevance:</b>	Healthcare, OSHPD & State Fire Marshall
<b>Services Provided:</b>	Project Management

**Project Description:** This Kaiser Capital Gateway Medical building was constructed in 1985. The property consists of a 6-story office building with a one story street level commercial tenant space and a 210,000 sf 4 story parking structure. Tenant improvements for the project will replace the entire MEP system and will fit out approximately 160,000 sf of tenant improvement.

As part of the project, 80% of the entire surface area of the building need to be replaced, which consisted of metal panels, ribbon windows and brick veneer. The newly enhanced building envelope consists of high-performing insulated metal panels along with dynamic vision glass, which tracks the movement of the sun, along with other environmental conditions to regularly adjust the tint level of the glazing to minimize solar heat gain in the building.

The new tenant improvement provides a full-service satellite MOB containing specialty and primary care providers, as well as supports ancillary services.



## SUTTER ROSEVILLE HOSPITAL ED EXPANSION

Roseville, CA



**Project Description:** The Sutter Roseville Hospital ED Expansion is a 3-story building located in an existing physicians' parking lot directly outside the current Emergency Department. The new building is an addition to the existing Emergency Department. The 1<sup>st</sup> Floor consists of a 35-bay Emergency Department expansion with new waiting room and lobby. The 2<sup>nd</sup> Floor is a 12-unit Intensive Care Unit with 8 operating / procedure rooms. The 3<sup>rd</sup> Floor is another 24-unit Intensive Care Unit rooms (12 to occupy upon completion and 12 to be shelled). The project also includes a remodel of the existing Emergency Department, surgical waiting, dietary kitchen, locker and conference rooms, with new waiting room and lobby..

<b>Square Feet:</b>	96,550
<b>Owner's Budget:</b>	\$100M
<b>Owner:</b>	Sutter Health
<b>Architect of Record:</b>	HGA
<b>General Contractor:</b>	Rudolph & Sletten
<b>Relevance:</b>	Healthcare, OSHPD & State Fire Marshall
<b>Services Provided:</b>	Project Management



## SAN LEANDRO HOSPITAL ACUTE CARE REMODEL

*San Leandro, CA*



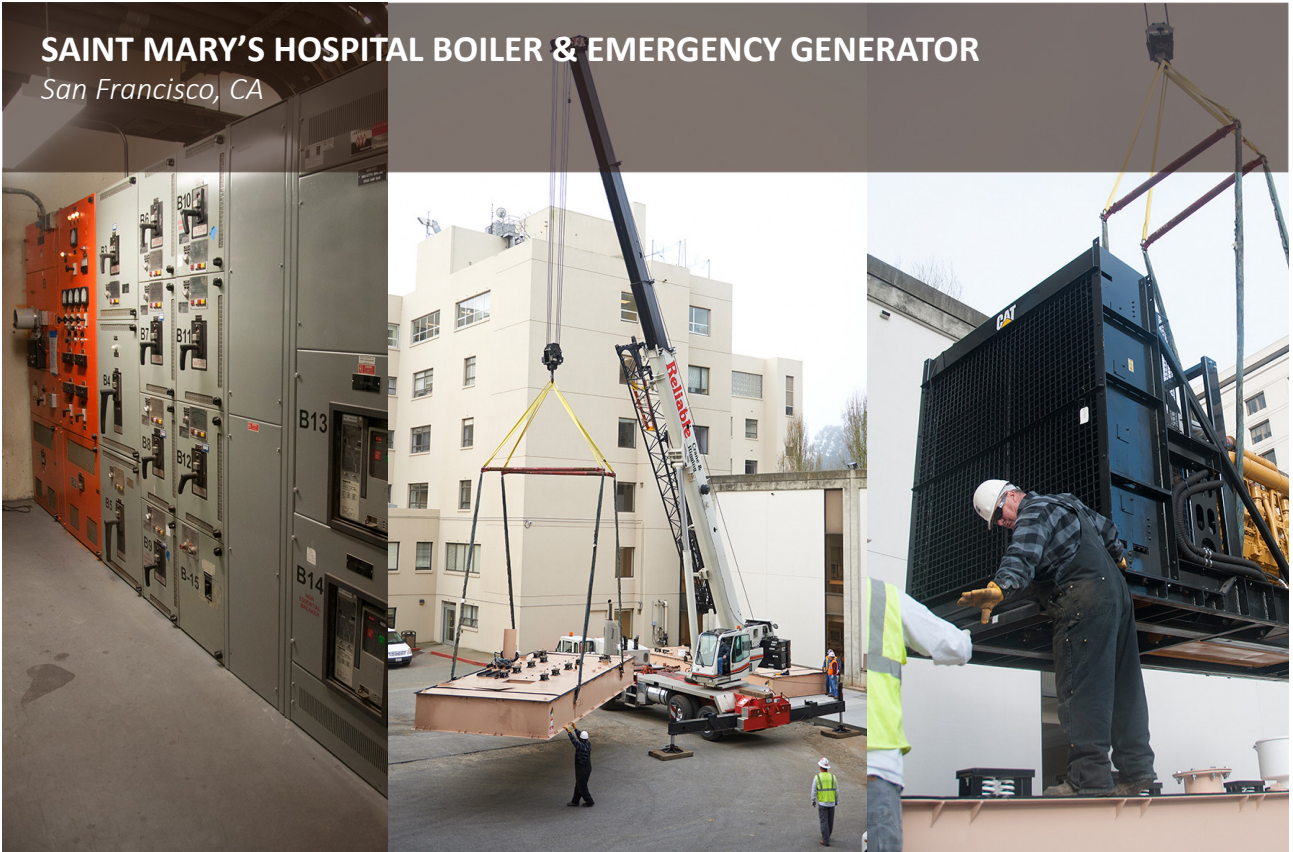
**Project Description:** The San Leandro Hospital Acute Care Remodel is a 30,000 SF renovation of the upper two floors. This project will remodel the existing 3<sup>rd</sup> and 4<sup>th</sup> floors, changing them from medical surgical beds to acute rehabilitation beds with the associated support departments. The updated facility will provide services such as Physical/Rehabilitation Therapy, Occupational Therapy, Speech Therapy, and the associated nursing support. These services currently reside at AHS' Fairmont Hospital, and will be relocated to San Leandro Hospital upon completion of this project.



<b>Square Feet:</b>	30,000
<b>Owner's Budget:</b>	\$24M
<b>Owner:</b>	Alameda Health System
<b>Architect of Record:</b>	Aditazz
<b>General Contractor:</b>	Layton Construction Company
<b>Relevance:</b>	Healthcare & OSHPD
<b>Services Provided:</b>	Project Management

## SAINT MARY'S HOSPITAL BOILER & EMERGENCY GENERATOR

San Francisco, CA



### Project Description:

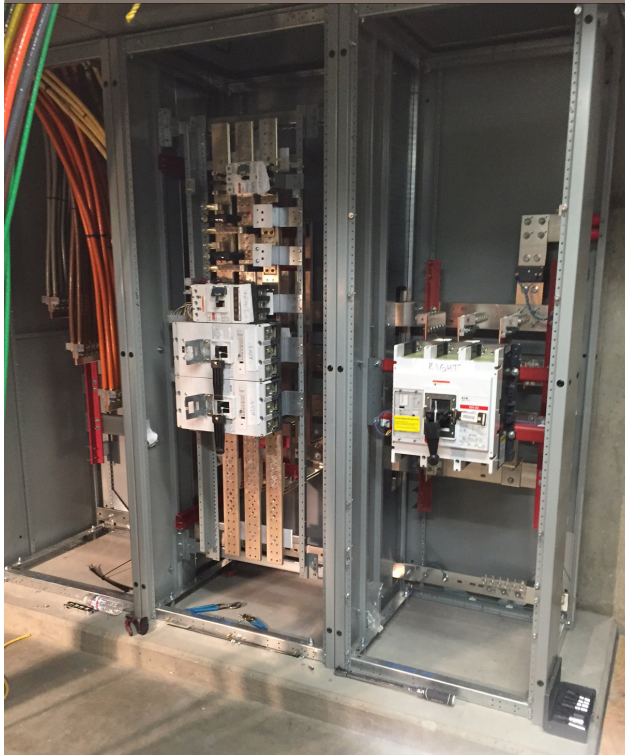
Porter Consulting oversaw the installation of two new 1500 KW emergency standby generators in the new generator yard and new emergency branch, MSB A, MSB B and automatic transfer switches. The new generators replaced two existing 800 KW emergency standby generators located inside the building on Level B. The new generators were completed and tested prior to the existing generators being removed. The existing emergency generator room was converted to an electrical room housing the new emergency branch, MSB A, MSB B and automatic transfer switches.

Porter Consulting managed the replacement of the existing boiler and deaerator in the central plant and made modifications to the existing utilities and control systems as required. The new boiler and deaerator were installed, connected, tested and brought on-line before the existing boiler and deaerator were removed.

<b>Square Feet:</b>	400
<b>Owner's Budget:</b>	\$1.7M (boiler)
<b>Owner:</b>	Dignity Health
<b>Architect of Record:</b>	Parastyle Architects
<b>General Contractor:</b>	AirSystems
<b>Relevance:</b>	Healthcare, OSHPD, & State Fire Marshall
<b>Services Provided:</b>	Project Management

## SUTTER GENERAL EMERGENCY SWITCHGEAR REPLACEMENT

*Sacramento, CA*



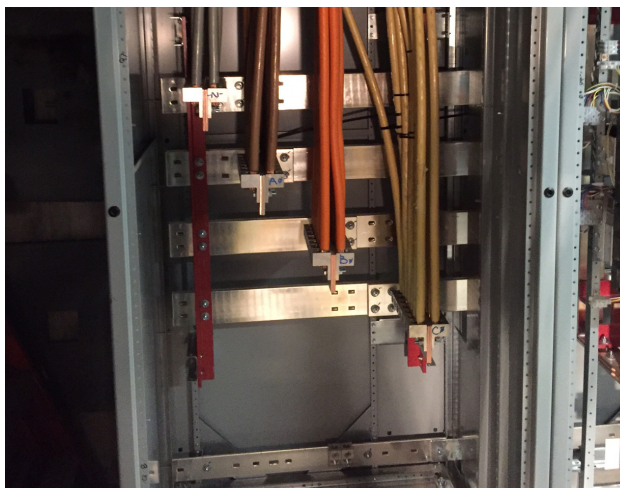
**Owner's Budget:** \$470,000  
**Owner:** Sutter General  
**Engineer of Record:** Boulder Engineering  
**General Contractor:** Whittington Electric  
**Relevance:** Healthcare, OSHPD & State Fire Marshall  
**Services Provided:** Project Management

### **Project Description:**

**Critical Branch Failure (24 Hours):** Porter Consulting was notified of the critical branch failure at the Sutter General Hospital at 4 AM. The cause of the failure was due to an improperly sealed vault located on the street allowing water to drip directly onto the critical branch main SWB, causing a catastrophic failure.

**Interim Critical Branch Fix (5 Days):** Sutter directed Porter Consulting to "fix" the failed equipment. Within 24 hours we had an interim generator onsite and 4000' of interim generator cables ran to tie in the critical branches of the hospital to the Generator. A 40' storage container was install to house 6 disconnects for each load, to ensure the generator would properly function in a failure.

**Permanent Critical Branch Fix (28 Days):** Porter, WEI & Boulder Engineering then worked together to come up with a permanent fix to the critical branch failure. We were given 30 Days from the failure date to complete this task. This included procuring, installing, and re-feeding the entire critical branch. This included new seismic bracing and a concrete pad for the new critical branch switch board. This project was completed in 28 Days.



## FEE PROPOSAL

Porter Consulting is pleased to provide PM/CM and plan review services for the Alameda Health Seismic Renovation project. We will be utilizing the skills of Dave Ring, Kristen Thorston and Eric Shottgen to assure Alameda Health that the design will be complete and vetted and the construction run in an orderly and expeditious manner.

The total fee for our services will be \$1,586,623. The resource schedule below shows our anticipated involvement in the project which will be adjusted as needed. Our price is a GMP with all savings going back to the owner. We appreciate our ongoing relationship with Alameda Health and look forward to working together on this project.

ALAMEDA HC																	
	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25
Eric Schottgen		0.2	0.2	0.2	0.2	0.2					0.6	0.6	0.6				
Kristen Thorsen		0.2	0.4	0.4	0.4	0.4					0.6	0.6	0.6	1	1	1	1
Dave Ring		0.2	0.8	0.8	0.8	0.8	0.8	0.8	0.4	0.4	0.4	0.4	0.4	0.4	0.2	0.2	0.2
Total		0.6	1.4	1.4	1.4	1.4	0.8	0.8	0.6	0.6	0.6	0.6	0.6	1.4	1.2	1.2	1.2
		\$ 20,264.40	\$ 47,283.60	\$ 47,283.60	\$ 47,283.60	\$ 47,283.60	\$ 27,019.20	\$ 27,019.20	\$ 20,264.40	\$ 20,264.40	\$ 20,264.40	\$ 20,264.40	\$ 20,264.40	\$ 47,283.60	\$ 40,528.80	\$ 40,528.80	\$ 40,528.80
Project 1	<div><div>DESIGN</div><div>HCAI REVIEW</div><div>BIDDING &amp; CONSTRUCTION</div></div>																
Project 2	<div><div>DESIGN</div><div>HCAI REVIEW</div></div>																
Project 3	<div><div>DESIGN</div><div>HCAI REVIEW</div></div>																
Project 4	<div><div>DESIGN</div><div>HCAI R</div></div>																
Eric Rate	Full Time	4 Days	3 days	2 days	1 day												
Kristen Rate																	
Dave Rate																	

HOSPITAL CM PROPOSAL																	
Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Not To Exceed
1	1	1	1	1	1	1	1	1	1	1	0.6	0.6	0.4	0.4	0.4	0.4	16.4
1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	24.4
0.2	0.2	0.2	0.1	0.1													8.6
2.2	2.2	2.2	2.1	2.1	2	2	2	2	2	2	1.6	1.6	1.4	1.4	1.4	1.4	46.8
\$ 74,302.80	\$ 74,302.80	\$ 74,302.80	\$ 70,925.40	\$ 70,925.40	\$ 67,548.00	\$ 67,548.00	\$ 67,548.00	\$ 67,548.00	\$ 67,548.00	\$ 67,548.00	\$ 54,038.40	\$ 54,038.40	\$ 47,283.60	\$ 47,283.60	\$ 47,283.60	\$ 47,283.60	\$ 1,580,623.20



BIDDING & CONSTRUCTION

BIDDING & CONSTRUCTION

VIEW

BIDDING & CONSTRUCTION

