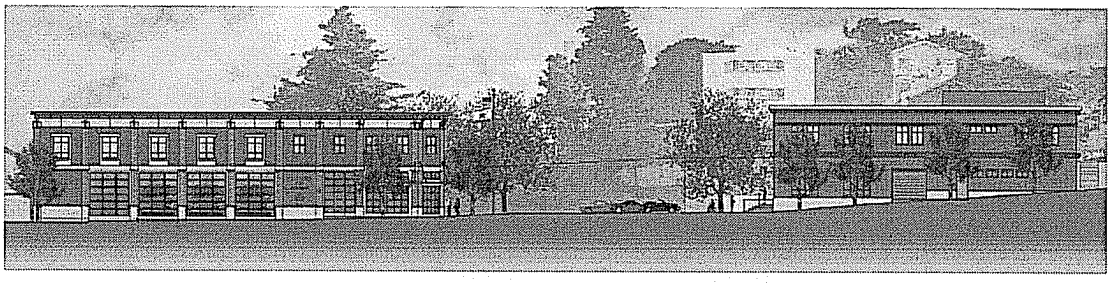
City of Sausalito Public Safety Facilities
Police Station 29 Caledonia Street
Fire Station 333 Johnson Street
Sausalito, CA

Monthly Report
No. 6 May 2009



Rendering of the new Buildings

Previous Fire Station and Police Station

City of Sausalito Public Safety Facilities
Police Station 29 Caledonia Street
Fire Station 333 Johnson Street
Sausalito, CA

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City of Sausalito Public Safety Facilities

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1 PROJECT DATA

1.1 Project Description

The Project is the Design and Construction of the Public Safety Facilities for the City of Sausalito. These Facilities are the Police and Fire Stations. These will be two separate buildings on two separate sites. The Police station will be located at 29 Caledonia St. and the Fire Station will be located at 333 Johnson St. The approximate square footage of the new fire station has been revised to 11,703 S.F. and the new police station revised to 8,371 S.F. Construction is scheduled to begin in October 2008. Current projection for completion is 14 months.

1.2 Project Team

Owner
City of Sausalito
Sausalito City Council
Adam Politzer, City Manager
Jonathon Goldman, Director of Public Works

Architect
Glass Architects
Eric Glass, Principal

Construction Manager
Swinerton Management & Consulting
John Baker, Project Executive
Loren Umbertis, Project Manager

General Contractor
Alten Construction
Bob Alten, President
Andrew Nortz, Project Manager
Paul Fitzgerald, Superintendent

Civil Engineer - Survey
BKF Engineers

Geotechnical Engineers
Consolidated Engineering

Environmental Engineer
GPI Environmental Management

Initial Study/Mitigated Negative Declaration
Pacific Municipal Consultants

2 EXECUTIVE SUMMARY

Notice to Proceed was issued to Alten Construction on October 9th, 2008, for the Public Safety Facilities Project. The contract project duration is 420 calendar days. As of this report, the Project has been underway for 6 months.

April was predominantly a month of Site Preparation at both the Fire and Police Station sites. From an outside observer standpoint, there did not appear to be much visible progress, but this is mainly due to the fact that much of the work at both sites took place below ground in anticipation of the foundation and slap preparation.

At the Fire Station site, rebar was placed in preparation for the pour of the foundation footings, which took place in mid April. As the pictures will show, a significant amount of rebar and formwork was placed readying the site for the concrete pour which occurred in mid-April. Immediately following the setting of the footings, installation of the underslab electrical, mechanical and plumbing conduits were installed, followed up at the end of the month by the application of drain rock, in preparation for the slab pour.

At the Police Station site, the temporary shoring of the west wall continued. This involved the installation of support footings for an existing retaining wall and adding drainage weeps and shotcrete in other areas. Once the temporary shoring was completed both along the south and west walls, Alten proceeded to install a waterproofing membrane along both walls to direct away and to prevent any intrusion of moisture to enter into the finished building. Securing the future building from any moisture infiltration was an overriding concern for the City of Sausalito, and water diversion methods were thoroughly reviewed by the architect and the structural engineer, as well as by the City's geotechnical engineer.

In the month of May, outside observers will see a great change to the sites, as the Fire Station will receive a new slab on grade, and the Police Station will see the erection of the permanent retaining walls at both the south and west walls.

3 KEY PROJECT ISSUES

At the Fire Station site, Alten continued in the early part of the month to prepare for the pouring of the concrete footings. This process involved reviewing the condition of the installation of the rebar for the footings as well as setting up formwork to contain the pouring of concrete. The footings for the Fire Department were poured on the 10th of April. Once the concrete had sufficiently set, Alten began to install under slab conduits and piping for the electrical, mechanical and plumbing requirements. At the end of the month of April, drain rock was applied over the building site, to be followed, in May, by the application of a vapor barrier, and eventually the finished concrete slab.

During the month, we had numerous inspections by the City's Special Inspector, Smith-Emery, and the Structural Engineer, Dasse, to review the layout of the rebar and the underslab conduits. Small changes in the layout were noted, and Alten made adjustments as required by the City's inspectors.

At the Police Station site, the installation of the temporary shoring system along the west wall continued. The method of installation required a phased approach of removing certain portions of existing wall and supporting a remaining smaller retaining wall. This was a constant process which took time and care to install. By the second week of April, the temporary shoring was completed. Immediately thereafter, Alten Construction began applying a waterproofing membrane along both the South and West walls. The system applied will accept moisture and direct the water down into drains that will direct the water out and away from the building. It was noted by the construction team that when the pre-existing retaining walls were removed, there was no evidence of an external waterproofing membrane, which may very well have been one of the factors of allowing moisture intrusion to have occurred in the Police Station.

Because water intrusion is such an important consideration, the Police Station will receive multiple layers of defense against moisture intrusion. First, the waterproofing membrane will provide the first barrier, catching and directing moisture away from the building. Should that not prove sufficient due to small failures over time, the new retaining walls to be placed will have an additive to the shotcrete by the name of Zypex, which when mixed with the shotcrete will create a crystalline barrier to prevent moisture penetration through the retaining walls. A significant amount of thought and review was placed upon the issue of water intrusion, and all parties agree that the methods utilized shall prevent moisture intrusion through the retaining walls completely.

Once the waterproofing membrane along the South and West walls was installed, Alten installed rebar for the new footings to be placed for the Police Department. It is anticipated that the new footings will be poured in early May, and that the permanent retaining walls will be installed in mid-May. Once the walls are placed, site work will proceed rapidly at the Police Station Site.

It was noted in the previous Monthly Report that there were outstanding Change Order Requests issued by Alten Construction relating to changes in the type of temporary shoring to be installed,

as well as some relating to the discovery of the underground storage tanks at the Fire Department site. It was also noted that these were under review by Swinerton Management & Consulting and the City. As of the date of this report, these issues were still under review and are expected to be resolved by early May. Some of the Change Order Requests deal with the approach Alten was required to use in relation to the temporary shoring, due to soil conditions and the period of the year that the Project was started. SMC and the City will continue to review these change orders as well any others for validity and accuracy.

It was also noted in the previous Monthly Report that discussions were underway to relocate the Firefighter's Pole, allowing quick access from their living quarters to the Apparatus Bay. The changes to the design were completed by Glass Architects and provided to Alten Construction for pricing. As of the writing of this report, it appears that the relocation of the pole will be no more than a $5000 additional cost, providing the Firefighter's with a much more functionally located accessway to their Apparatus Bay. The cost includes the re-coordination of electrical, mechanical, plumbing and structural work that will be required. This cost is consistent with the expectations set forth by SMC's estimator when the issue was first proposed.

During the months of May and June, the outward signs of progress will be most apparent. During the summer months, there will be a great deal of progress, and as the project enters Fall and winter, the outside of th building will have been erected and much of the effort will move back inside.

4 PROJECT SCHEDULE

Alten Construction's 4 week look-ahead schedule is attached. This schedule provides a snapshot of the current activities.

As noted previously in the Monthly Report, the Currently Issued Schedule produced by Alten Construction states that the current date of Substantial Completion of March 10, 2010. The Original Substantial Completion date was January 10, 2010.

We are currently in discussion with Alten Construction regarding the actual amount of extension that will be approved, and of that number of days, how many of the days will be compensable (i.e. how much will the City pay for General Conditions) and how many will be non-compensable (i.e. no General Conditions will be paid, but the schedule will be extended).

We also will be working with Alten Construction to determine methods and approaches that may allow for an acceleration of the Schedule, if this can be done without additional costs to the City.

Four Week Rolling Schedule

5/11/09

Activity Description	Week Starting 5/11							Week Starting:5/18							Week Starting:5/25							Week Starting:6/1						
	M	T	W	T	F	S	S	M	T	W	Th	F	Sa	Sn	M	T	W	Th	F	Sa	Sn	M	T	W	Th	F	Sa	Sn
Site Work																												
MMWD?																												
Police Station																												
Forms at Lines E &1																												
Pour at Line 1 & E (Waterstop Delivery 5/8)																												
Wall Rebar install Pend. FTG. pour																												
Install Struc. Steel embeds																												
Shotecrete set-up																												
Shoot																												
Dig Remaining FTG.s																												
Fire Station																												
Underground UT.s (Done)																												
Edge Form/Block-outs																												
Set Slab Rebar																												
Pour Slabs																												
Struc. Steel																												

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Alten Construction 720 12th Street, Richmond, CA 94801 Tel: 510-234-4200 Fax:510-234-4402

5. PROJECT NEW CONSTRUCTION BUDGET

This Monthly Report contains a new Budget format. It now shows the complete Budget including Hard Construction Costs as well as Soft Costs. Please see the following page.

CHANGE ORDERS:

Your Monthly Reports will now contain information on Change Orders. Please note that there is a difference between a Change Order Request (COR) and a Change Order (CO). Requests (COR's) are submitted by Alten Construction for consideration and review by SMC and the City. If the COR's are approved by the Architect, the City and SMC, they will then become Change Orders (CO's) and will modify the contract accordingly. Change Orders may adjust the Agreement with Alten by adding/deleting costs or may modify the Construction duration or both.

Not all Requests will be approved, therefore consider any COR as under review, until you see that it has been converted into a Change Order.

At this time, two (2) Change Orders has been approved and executed.

Change Order #1 was approved for Alten Instruction in the amount of $88,139.60, and costs were included in latest Pay Application. This Change Order did not modify the Construction Duration.

Change Order #2 was approved for Alten Construction in the amount of $8,318 and was made up of the following approved COR's:

1) Surveying of adjacent properties during demolition - $2,584
2) Change of Water Closets to dual flush for LEED - $3,622
3) Re-stake Police Department - $2,112

Alten has submitted the following Change Order Requests, which are currently under review:

a. Underpinning related to temp shoring - $48,845 (initially rejected but under review)
b. Miscellaneous Alten T&M Charges - $11,849 (Currently under review)
c. Delay for underpinning, Gen Cond. Costs - $63,026 (Initially rejected but under further review)
d. Addtl. Gen Cond. For Tank Removal - $41,253 (Initially rejected but under further review)
e. Addtl Engineering for underpinning - $5,877 (Initially rejected but under further review)
f. Changes for redesign of Temp Shoring - $101,647 (initially rejected but under further review)

Sausalito Public Safety Bldg. January 6th, 2009 Sausalito PSF		Budget	adjustments	Approved+ Pending Expenditures	Amount Remaining	% Remaining
Hard Construction Costs						
Demolition	Peak	$291,000		$291,186	($186)	
New Construction(inc. retainage)	Alten	$9,266,000		$2,284,525	$6,981,475	75%
Potential Add Alternates	None accepted at this time	$66,380			$66,380	100%
Sub-total Hard Construction Costs		$9,623,380		$2,575,711	$7,047,669	73%
Contingency (10%)	Recommended	$962,338				
Approved change orders				96,458		
Change Orders Under Review				272,497	$593,383	62%
Total Hard Construction Costs		**$10,585,718**		$2,944,665	**$7,641,053**	**72%**
Soft Construction Costs						
Sub-total of Professional Fees	Various Vendors	$2,489,022	($25,000)	$2,029,074	$434,948	17%
Sub-total Permits and Fees	Permits and PGE	$450,417	($240,585)	$209,834 **	($2)	0%
Total Soft Construction Fees		$2,939,439	($265,585)	$2,238,908	$434,946	15%
Soft Cost **Contingency (7%)**	Recommended	$205,761		$41,156	$164,605	80%
Additional Soft Costs		$420,778		$139,836	$280,942	67%
Sub-Total Soft Costs		**$3,565,978**	-$265,585	$2,419,901	**$880,492**	**25%**
Budget Line Item Adjustment= items originally budgeted are corrected to current information			$265,585 **		$265,585 **	
TOTAL CONSTRUCTION BUDGET		**$14,151,696**	**$0**	**$5,364,566**	**$8,787,130**	**62%**

NOTE:
Budget above does not include the following items:

- **Land / property sales**
- **Revenue capitalization (i.e. rental income)**
- **Moving / transition**
- **Furniture, Fixtures or Equipment**
- **Administrative**

** Plus Refund due(PGE) of approximately $35K=$300,585

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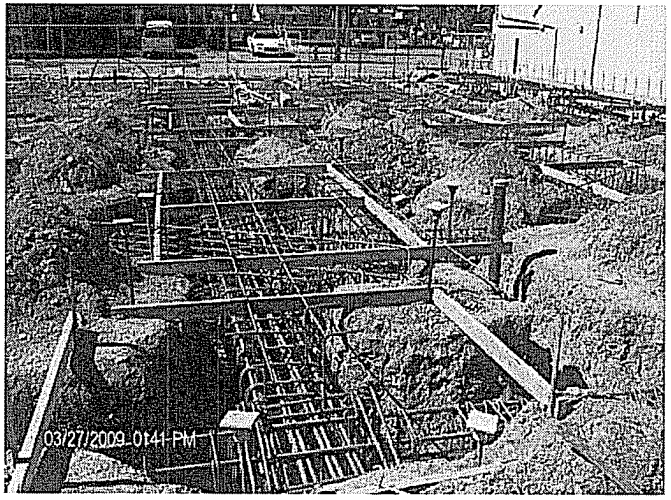
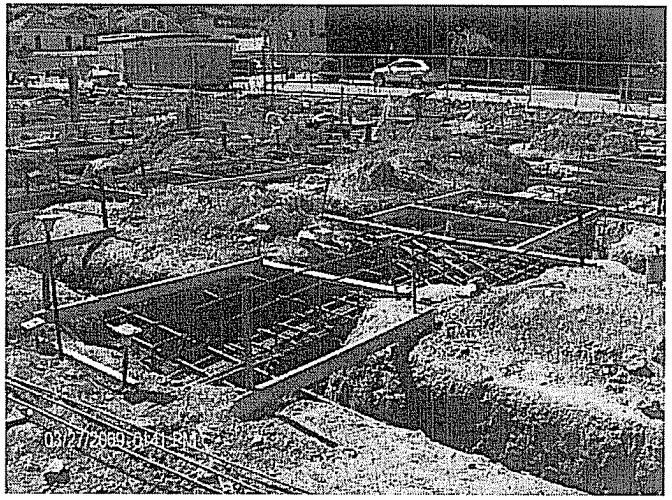
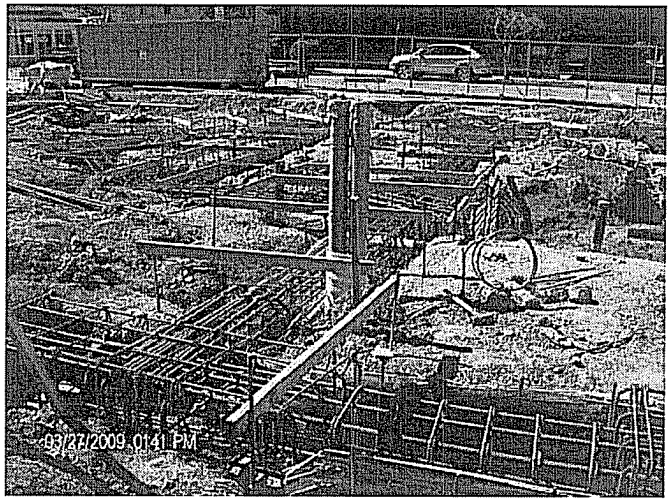
6. PROJECT PROGRESS PHOTOS

View of FD site with foundation rebar placed and awaiting foundation pour







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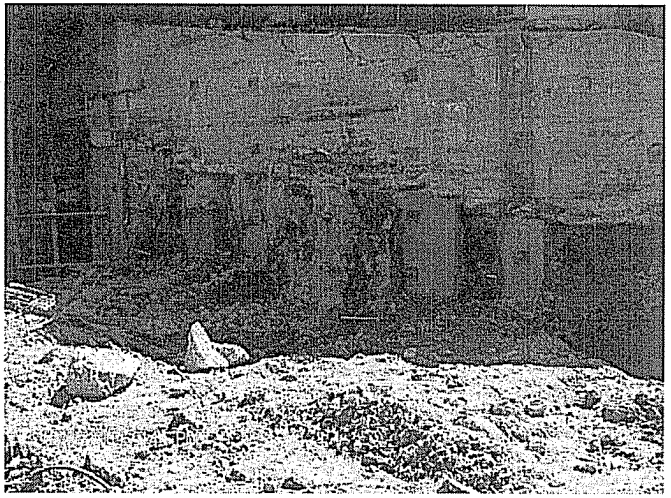
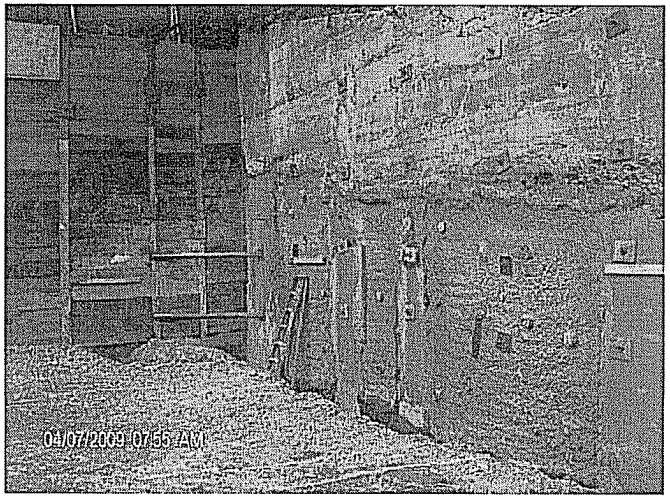
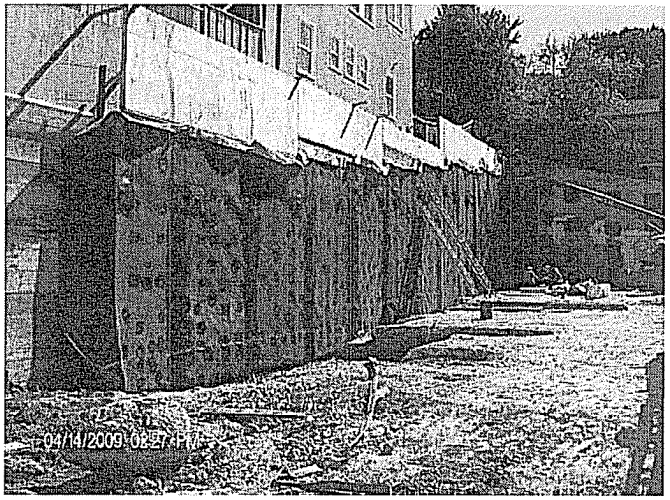
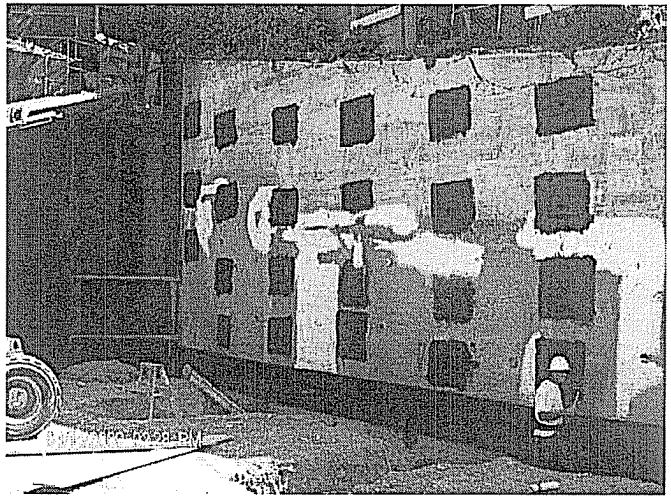
Views of PD site and temporary shoring installation



Views of PD temporary shoring and installation of waterproofing membrane and preparation







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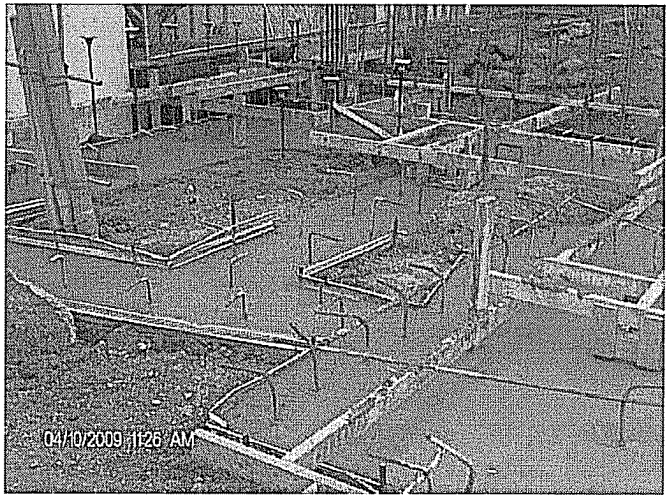
Pouring FD site foundation



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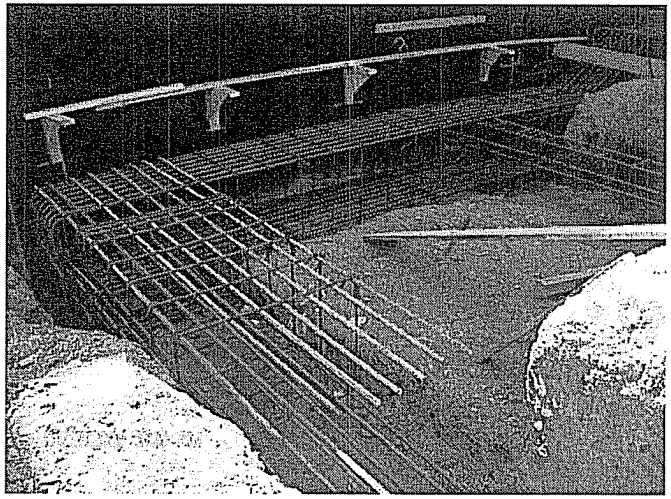
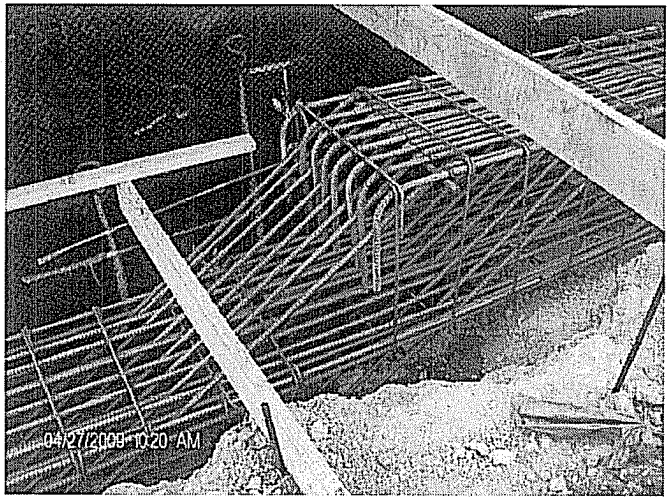
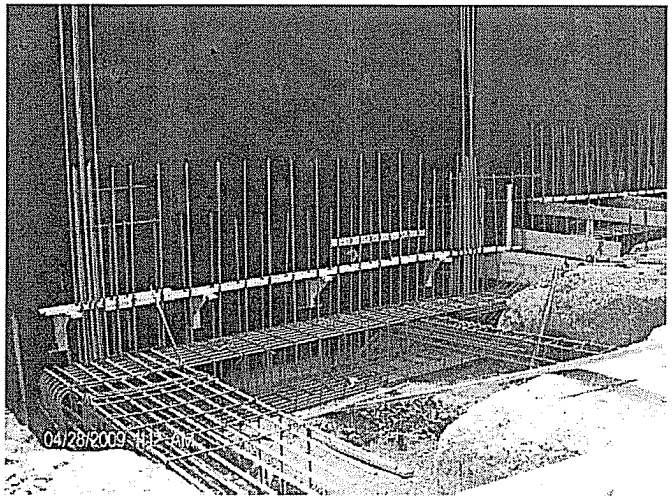
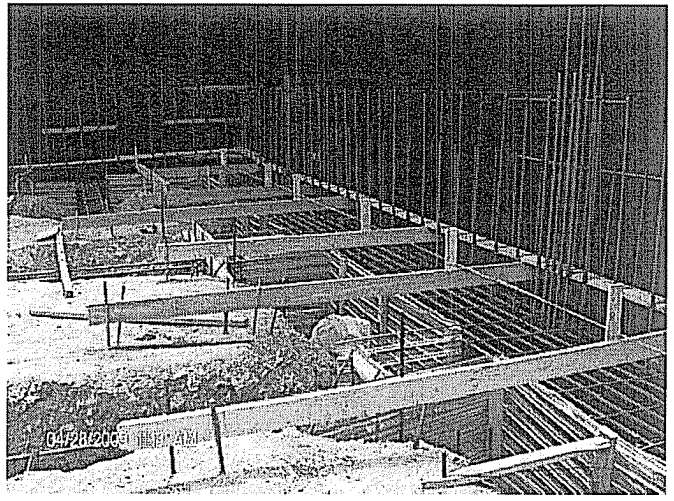
Views of PD Site foundation rebar placement









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Views of FD site showing underslab conduits and placement of drain rock