



HENSEL PHELPS

Plan. Build. Manage.

226 Airport Parkway
Suite 150
San Jose, California 95110
408.452.1800

January 6, 2017

Owner Group
5800 Hollis St,
Emeryville, CA

Dear Owner:

Upon consideration of your request for a physical mockup of Operating and Exam rooms, Hensel Phelps has explored the following options: a 3D model, a scaled model, or a full-scale physical mockup. Each option provides both pros and cons in regards to cost, schedule, available resources, feasibility and, of course, outcome. Hensel Phelps appreciates the overall value of such an exercise and is prepared to construct a full-scale spatial mockup.

We will construct a mockup of crucial spaces for intensive care and high risk rooms. The suggested spaces include the Prep Recovery area, one restroom, with adjacent nurse stations, one operating room with adjacent corridor, and one exam room. Our proposed plan is to include full height framed walls and a suspended ceiling. To accommodate the size of the full scale mockup, space on the 2nd floor can be used throughout the next month to construct and review the mockup.

The lead-time and cost for sample furniture and medical equipment exceeds our limitations for this work. As an alternative, we can cut and fold Coroplast sheets into the shape of furniture and casework to provide a spatial representation of the rooms. The articulating arms for OR equipment boom will be attached with PVC pipe and rope for evaluating rotating options. I believe this will be an effective example to provide doctors, nurses and other end-user groups the opportunity to review the designed space for workflow efficiency.

Ultimately, our goal is to offer a better patient-care outcome with the functionality of the spaces provided. With that goal as our focus, rooms will not provide material and color samples, nor performance testing. Mockup construction will take approximately two weeks, after which the user groups will have two weeks to walk and tour the represented spaces. Please note for the purpose of functionality and work flow all feedback is appreciated.

Lastly, to accommodate this request, Hensel Phelps has estimated the mockup will cost roughly \$50,000. This pricing has not been included in our Design Development budget and if accepted, will be added to the Final GMP. We believe the overall benefit of this mockup far outweighs the costs and therefore are ready to work with you to determine how to move forward.

Please contact me at your earliest convenience to discuss the final details of this plan.

Sincerely,

HENSEL PHELPS CONSTRUCTION CO.



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Project Superintendent

World-Class Innovators. Landmark Buildings. Inspiring Performance.