NOTICE OF GENERAL OBLIGATION BOND COMMITTEE MEETING
OF THE
GROSSMONT HEALTHCARE DISTRICT

A Meeting of the General Obligation Bond Committee of Grossmont Healthcare District will be held Monday, June 26, 2017, at 12:15 p.m. at the District Administrative Offices, 9001 Wakarusa Street, La Mesa, California.

AGENDA **June 26, 2017 – 12:15 p.m.**

A. Call To Order

B. Approval of Agenda

C. Public Comment

D. Discussion/Consideration

1. Project Updates/Miscellaneous
   a. June 2017 Monthly Report of Prop G Projects at Grossmont Hospital *(DRAFT, if ready)*
      i. Summary PowerPoint Presentation
      ii. Detailed Project Reports

2. Board Memos/Approvals
   a. Report of POs / Change Orders

For Potential Board Consideration, or Committee Input prior to Subsequent Board Consideration:

b. Consideration of Prop G Master Budget Realignment (7/21/17)

3. Miscellaneous/Information/Brief Reports

   New/Continued Business

   a. Update on Rule 21 Gear roof protection
   b. Accounts receivable report
   c. Update on replacement of Prop G Office Trailers
   d. Self Generation Incentive Program (SGIP) payment (Update)

   Old/Continued Business

   e. Request from Sharp Grossmont Hospital for handrails to be added to 4 East (carrying this item until new budget realignment)
   f. Prop G “non- litigation” legal expenses for reimbursement (Information)

E. Next Meeting

F. Adjournment

Grossmont Healthcare District
Board Report – July 21, 2017

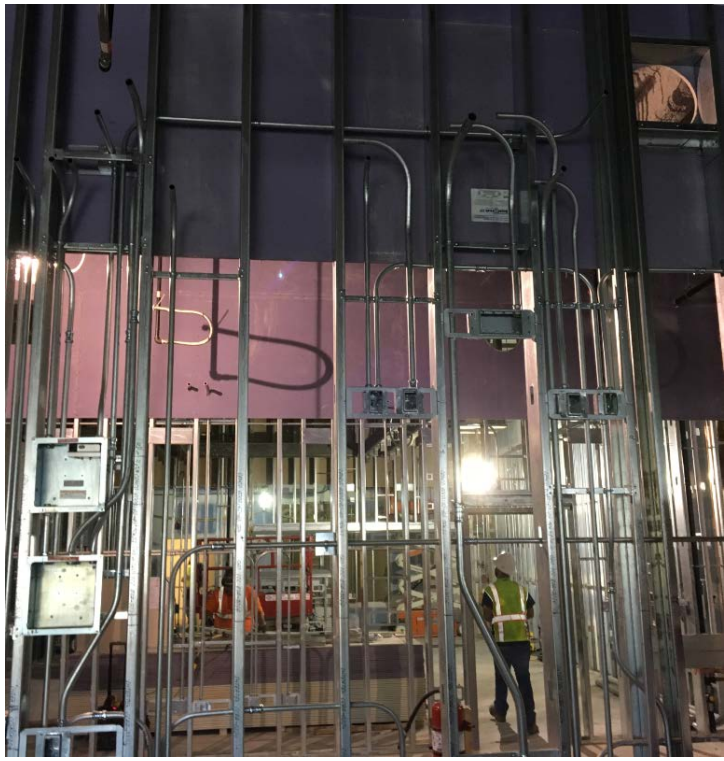
“Rank does not confer privilege or give power. It imposes responsibility”.

–Peter F. Drucker

Reflection

Overview

1. Regulatory Compliance
2. H&V Level 1 Surgery Build Out
3. Schedule
4. Budget
5. Snapshot on Sharp HealthCare Infill Project
6. Looking Ahead



In wall rough-in of electrical conduits, outlets

1. Regulatory Compliance

June 2017

Medical Gas Zone Valve Box rough-in

Project	Safety Event	Infection Control Breach	Notice of Non-Compliance
Level 1 Surgery Build Out	0	0	0

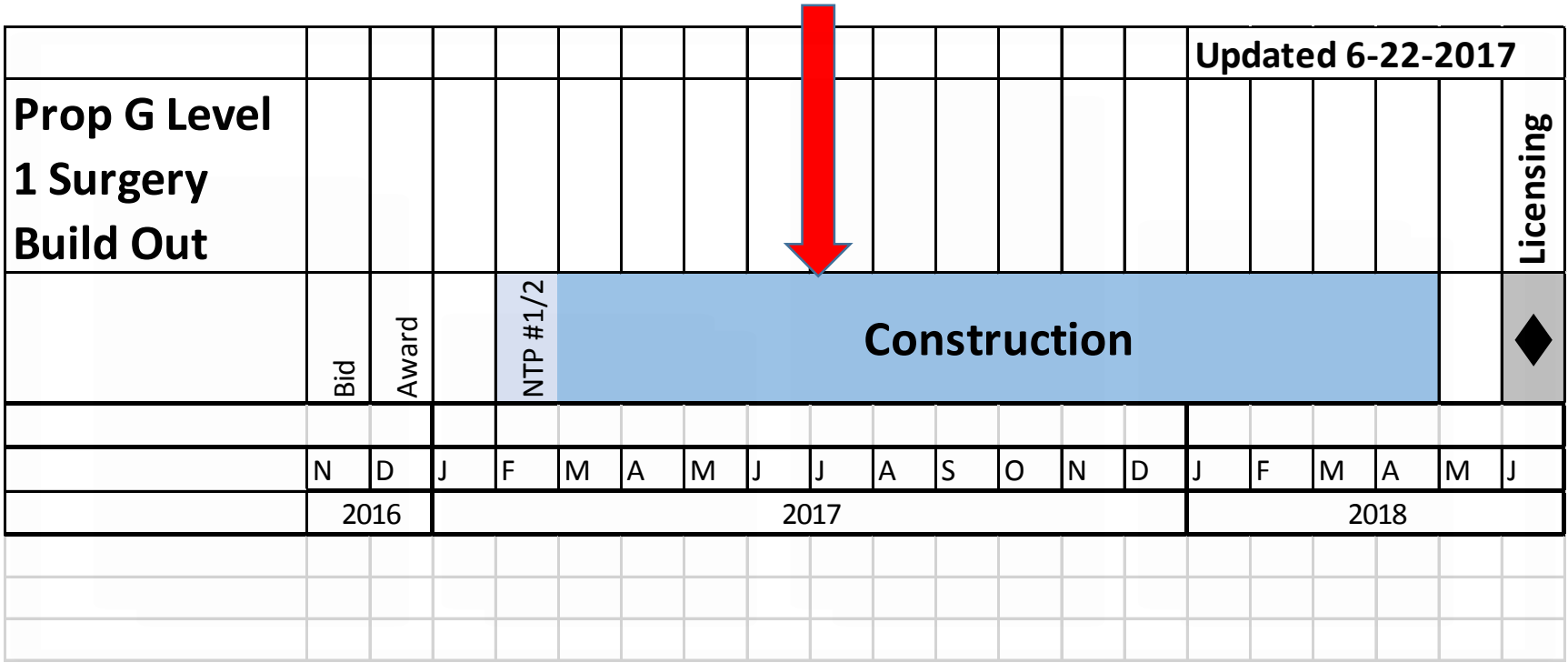
2. H&V Level 1 Surgery Build Out

- Installation of overhead structural steel complete
- Wall framing 98% complete, pending resolution of control room in-wall coordination issues
- Electrical, Mechanical, Plumbing rough-ins nearing completion
- Top-down, one-side drywall installation underway
- Request for quote for OR wall protection received, under review

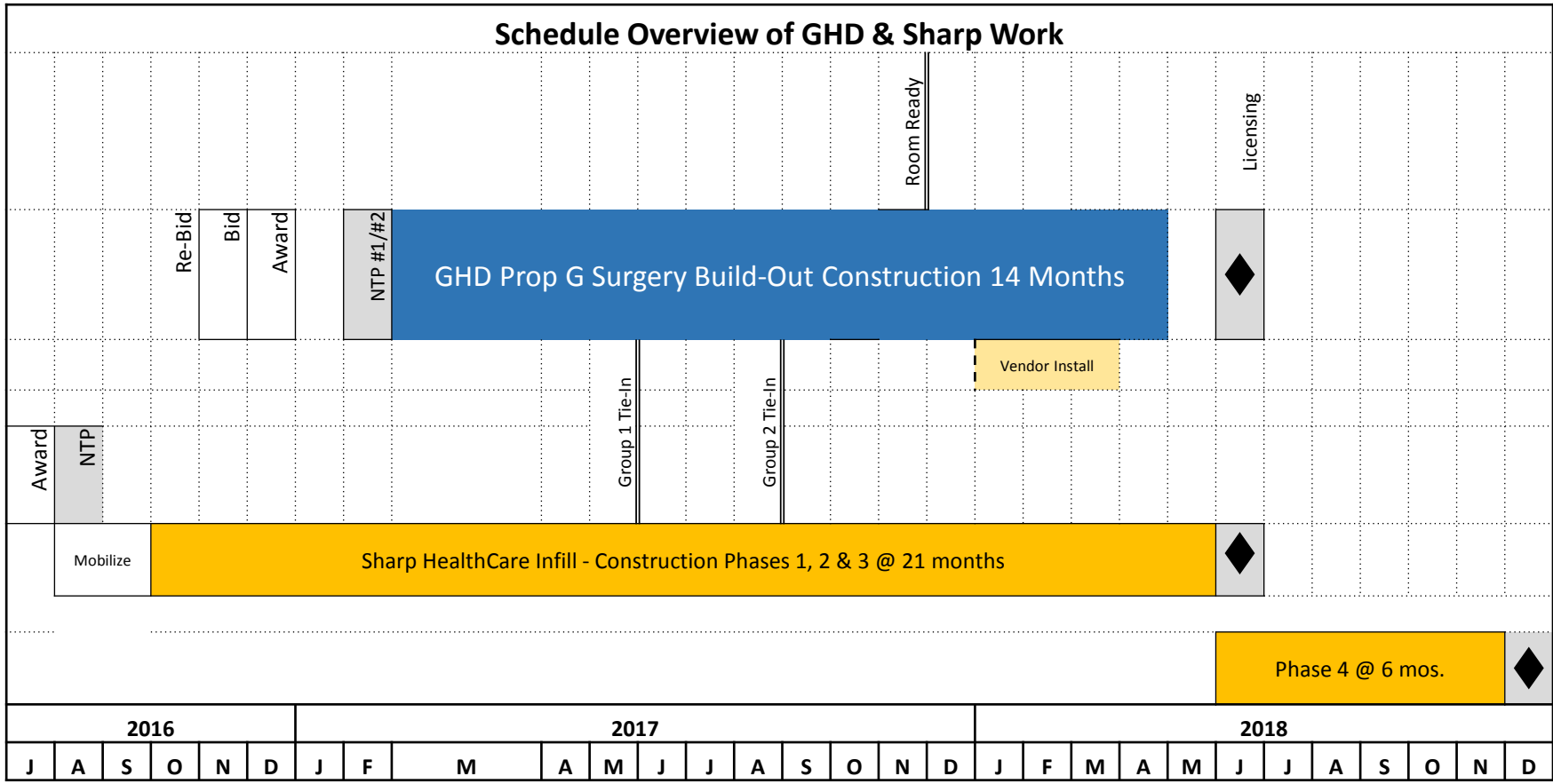
Medical Gas Lines installation in progress above boom in typical OR

3. Schedule – Prop G

We are here



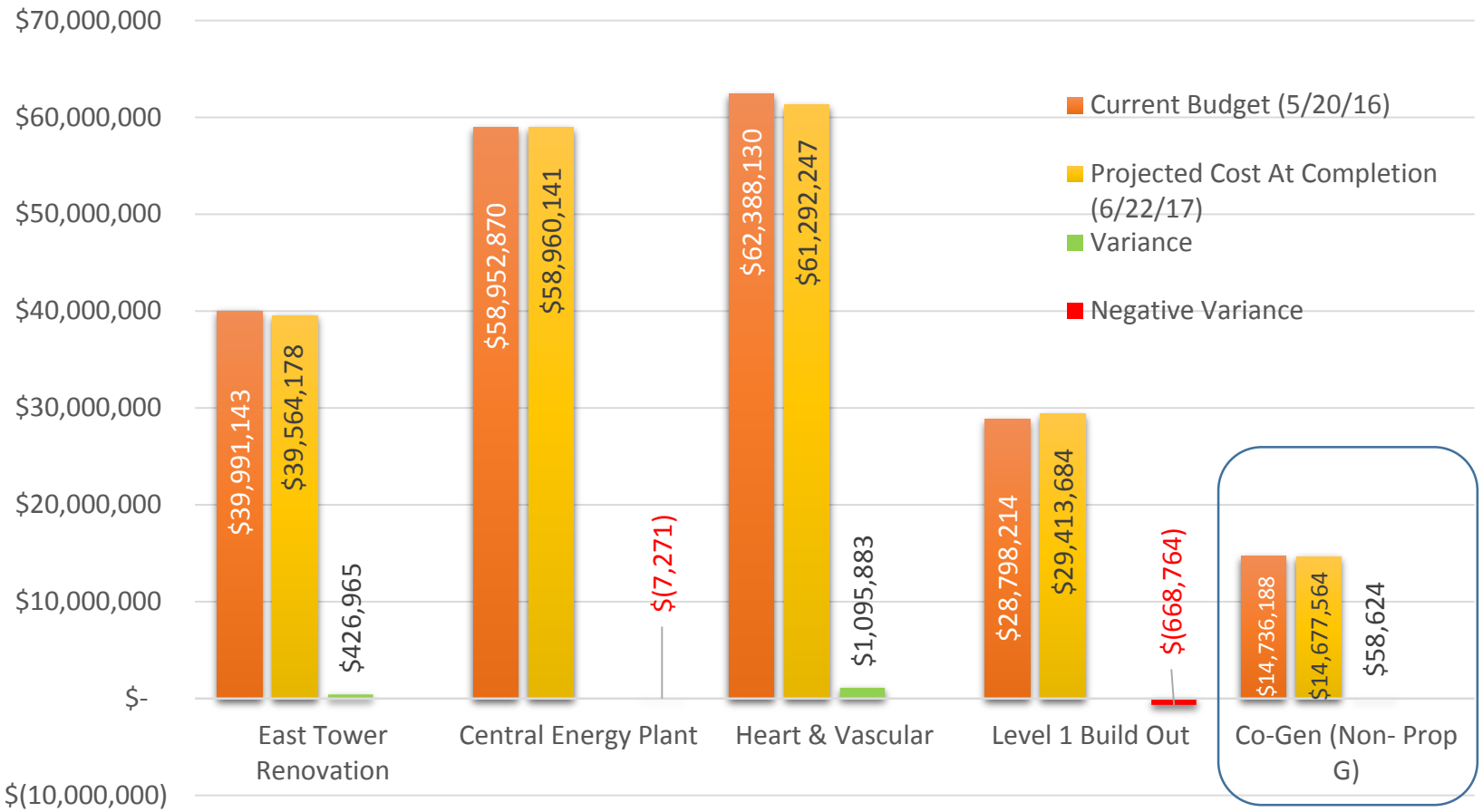
3. Combined Project Schedules



4. Budget

Category	Project Name	Projected Cost At Completion (06/22/17)	Projected Cost At Completion (05/23/17)
Funds Available	Total Prop G Building Fund (Bond Proceeds, Interest Earned, Grants, Etc.)	$256,809,326	$256,809,326
Worst Case Forecast for Projects Completed or Under Construction	E Tower Phase 1	$249,566	$249,566
	Early Utilities and North Dock	$13,313,098	$13,313,098
	ED-CCU	$40,514,579	$40,514,579
	CEQA	$104,211	$104,211
	Central Energy Plant	$58,960,141	$58,986,273
	Heart and Vascular	$61,292,247	$61,325,546
	East Tower Renovation	$39,564,178	$39,688,055
	South Dock / Level B Seismic Upgrades	$11,998,902	$11,998,902
	Bond Issuance Costs (Current Projection)	$498,613	$498,613
	Total Worst Case Scenario for Projects Completed or Under Construction	**$226,495,535**	**$226,678,843**
	Remaining Prop G Building Funds before H&V Level 1 Surgery Floor Build Out Project	$30,313,791	$30,130,483
Project Under Construction	H&V Level 1 Surgery Floor Build Out	$29,413,684	$29,413,684
	Potential Surplus	**$900,107**	**$716,799**

Board Approved Budget vs. Worst Case Forecast
June 2017



5. Snapshot on Sharp HealthCare Infill Project

- Installation of new air platform & rail complete
- New Pathology Lab nearing completion
- No issues with safety or infection control breaches
- Phase 1 anticipated to be completed in early July, +/- 39 work days behind schedule
- Phase 2 scheduled for completion in late July
- Project 25% complete

Air Handler Platform & Rail Installation

New Pathology Lab Ceiling and Lighting Installation

6. Looking Ahead

- Update Master Budget – ready for June GO Bond review
- Prop G trailer replacement underway, with occupancy scheduled for mid-July
- Coordination with the Infill Project for their Phase I for tie-ins scheduled to be completed on schedule in early July
- Schedule update, incorporating 20 day delay for flooring upgrade installation, will be ready for the July GO Bond report

Questions?

GROSSMONT HEALTHCARE DISTRICT
PROPOSITION G
DESIGN & CONSTRUCTION SERVICES

Monthly Project Construction Report
For the month of June 2017

Project: Level 1 Build Out **Updated:** June 22, 2017

Contractor: Swinerton **Architect:** Cuningham Group

Construction Budget Status	**$**	**Work In Place % Complete**	**Schedule Status**	
Award Amount:	$10,247,122.00		Contract Award:	December 5, 2016
			Executed Contract:	February 9, 2017
Approved CO's:	$39,125.00		Original Completion:	April 3 2018
			Duration % Complete:	0%
Revised Contract:	$10,286,247.00		Approved Time Extension:	0
Invoiced to Date:	$2,566,775.00	25%	New Completion:	April 3, 2018
Balance	$7,719,472.00		Project Scheduled Variance:	0
Total Forecast Pending CO's:	$1,066,941.00		Forecast Completion:	April 3, 2018
Forecast Adjusted Budget	$11,353,188.00		% Complete per forecast:	28%

RISK STATUS Budget: ● ○ ○ Schedule: ● ○ ○

Incident Dashboard

Month	Safety - CAL OSHA Incident		Regulatory Compliance / OSHPD (Notice of Non-Compliance)		Infection Control Breach	
	Yes	No	Yes	No	Yes	No
January	☐	✔	☐	✔	☐	✔
February	☐	✔	☐	✔	☐	✔
March	☐	✔	☐	✔	☐	✔
April	✔	☐	☐	✔	☐	✔
May	☐	✔	☐	✔	☐	✔
June	☐	✔	☐	✔	☐	✔
July	☐	☐	☐	☐	☐	☐
August	☐	☐	☐	☐	☐	☐
September	☐	☐	☐	☐	☐	☐
October	☐	☐	☐	☐	☐	☐
November	☐	☐	☐	☐	☐	☐
December	☐	☐	☐	☐	☐	☐
Total	1	5	0	6	0	6

Other Project Costs:	$18,060,496	Total Project Costs:	29,413,684

Monthly Project Construction Report Level 1 Build Out – June 2017

Safety- CAL OSHA:

- Construction commenced with NTP, issued February 9, 2017. No safety incidents in June.

Regulatory Compliance/OSHPD (Notice of Non-Compliance):

- none

Infection Control Issues/Status:

- none

Overall Progress:

- Framing is 98% complete pending resolution of control room in-wall coordination issues.
- Electrical and plumbing rough-ins are nearing completion.
- Drywall top-down, one-side installation is in progress.

Construction Status Photos:

- See below

Design Issues:

- Pricing for the revised Bulletin #5 has not been received for the Hospital requested change to a Maquet Table in Multi-Purpose OR #1030.
- The proposed PCO changing from sheet vinyl to "Stonhard", a high-performance epoxy, polyurethane flooring was approved. The Contractor will be revising their schedule accordingly, adding 20 days compensable delay due to the different and more time-consuming installation procedures required.
- A final review of OR equipment integration between the primary OR equipment providers (Steris and Philips) is complete. OSHPD Change Orders reflecting changes to electrical box locations in the ORs have been submitted and approved. Contractor pricing to reflect these changes have not been received.

Construction Issues:

- The practical considerations of installing all conduits and boxes in the OR-facing walls of the Control Rooms have not yet been fully resolved. Meetings have been held on site and resolution is expected within the next week.

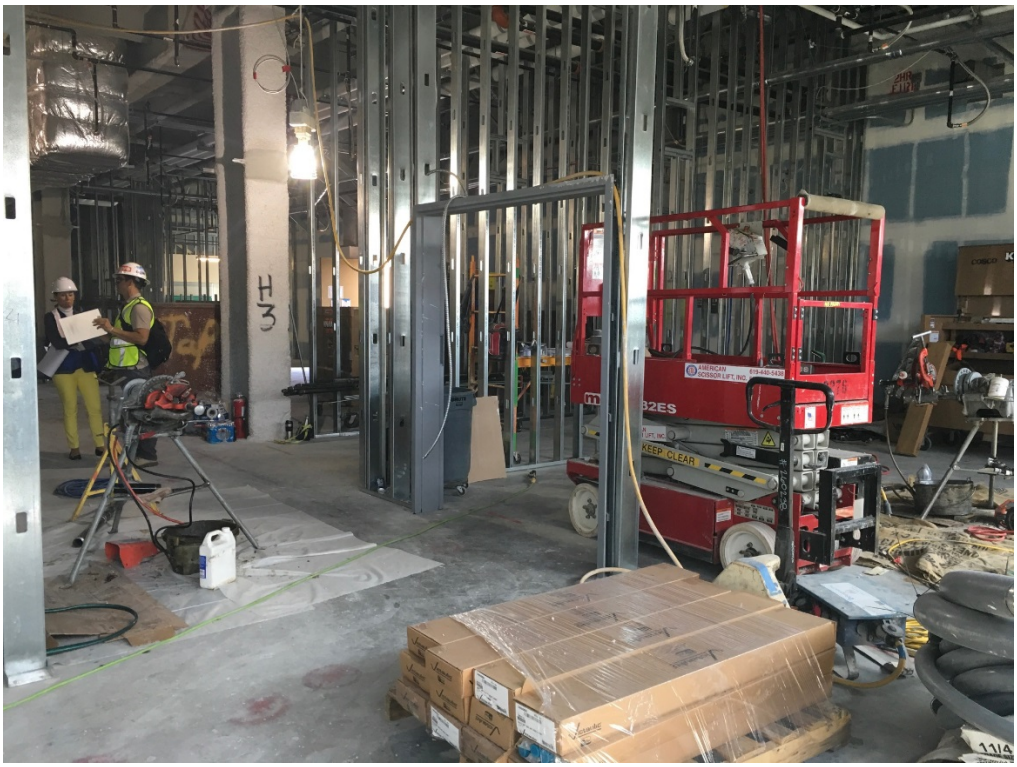
Corrective Action Plan *(when applicable)***:**

- Design: none
- Construction: none

Safety Issues:

- None this month

Photos:



6-5-17: Framing at North corridor.

6-16-17: In wall electrical rough-in.

6-16-17: Top-down drywall installation in progress.

6-16-17: Sprinkler head drops installed; top-down drywall in place.

Prepared by: Kate Herring

GO Bond Committee Memo

Grossmont Healthcare District

To: Barry M. Jantz, CEO

From: Proposition G Design and Construction Services

Date: June 26, 2017

SUBJ: Report of PO's / Change Orders for Approval/Review by CEO or GO Bond Committee

Change Orders/ SSA's / PO's ($25k to $50k) for approval by CEO and for GO Bond review:

Project	SSA/ CO #	DOC #	Assignment	Contractor/ Consultant	Item	Cost	Cost Projected?		Approval/ Review
							2016 Budget*	Latest Forecast	
Level 1		PCO#005	C-Hospital Request	Swinerton	Wall Protection in (8) ORs using Altro Whiterock in lieu of specified Acrovyn panels as an improved solution for new ORs.	$45,000	N	Y	
Level 1		PCO#008	D-Unforeseen	Swinerton	Relocate existing fire sprinkler mains to accommodate AHU duct	$42,182	N	Y	
Level 1		PCO#02	B-Program Management Request	C2 Coordination	Fee adjustment staffing realignment to the Infill project-(credit to Prop G)	$(324,880)	N	Y	

Change Orders / SSA's /PO's ($50k to $100k) recommended for GO Bond Committee approval:

Project	SSA/ CO #	DOC #	Assignment	Contractor/ Consultant	Item	Cost	Cost Projected?		Approval/ Review
							2016 Budget*	Latest Forecas	
Level 1		PCO#02	A-Agency	Twining	Additional testing for structural steel fabrication, field welding inspections, drilled anchors installation inspections and field pull testing from May thru July with 2.3 FT inspectors on a daily basis.	$89,454	N	Y	

Pending Board Memos for Board authorization to issue Change Orders / SSA's /PO's ($100k plus):
(Items in shaded lines were discussed at prior GO Bond Committee Meeting)

Project	SSA/ CO #	DOC #	Assignment	Contractor/ Consultant	Item	Cost	Cost Projected?		Approval/ Review
							2016 Budget*	Latest Forecast	

Pending Review by ICBOC for Change Orders / SSA's /PO's ($250k plus):
(Items in shaded lines were discussed at prior GO Bond Committee Meeting)

Project	SSA/ CO #	DOC #	Assignment	Contractor/ Consultant	Item	Cost	Cost Projected ?		Approval/ Review
							2016 Budget*	Latest Forecast	

Assignment Codes:
A – Agency Request (OSHPD, FLSO, City, SDG&E, etc.)
B – Program Management Request
C – Hospital Request
D – Unforeseen Condition
E – General Contractor Request
F – A/E Revision (Architect/Engineer)
G – Anticipated

DRAFT BOARD MEMO

GROSSMONT HEALTHCARE DISTRICT

To: GHD Board of Directors
From: Prop G – Design and Construction Services

Cc: Barry M. Jantz, CEO
Jeff Scott, District Counsel
Tom Saiz, CFO

Date: July 21, 2017

APPROVALS

CEO: Approved ☐ **Date:** _____

GO Bond Committee: Approved ☐ **Date:** _____

GHD Board: Approved ☐ **Date:** _____

ICBOC Review: No Comments ☐ **Date:** _____

SUBJECT: Board Memo #378, Consideration of Master Budget Realignment

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RECOMMENDATION of DESIGN AND CONSTRUCTION SERVICES (DCS):

Design and Construction Services (DCS) recommends the reallocation of all remaining Prop G funds as shown in the table below:

Project Name	Project Status	* Current Budget (5/20/16)	Proposed Budget (7/21/17)	Proposed Budget Increase/(Decrease)
E Tower Phase 1	Complete	$ 249,566	$ 249,566	$
Early Utilities and North Dock	Complete	$ 13,313,098	$ 13,313,098	$
ED-CCU	Complete	$ 40,514,579	$ 40,514,579	$
CEQA	Complete	$ 104,211	$ 104,211	$
So Dock/Level B Seismic Upgrades	Complete	$ 11,998,902	$ 11,998,902	$
East Tower Renovation	Complete	$ 39,991,143	$ 39,564,178	$ (426,965)
Central Energy Plant	Complete	$ 58,952,870	$ 58,960,141	$ 7,271
Heart and Vascular Building	Complete	$ 62,388,130	$ 61,292,247	$ (1,095,883)
Level 1 Build Out	25% Complete	$ 28,798,214	$ 29,413,684	$ 615,470
Reserve for Bond Issuance Costs		$ 498,613	$ 0	$ (498,613)
Total Worst Case for Projects		**$ 256,809,326**	**$ 255,410,606**	**$ (1,398,720)**
Potential Contingency Surplus		$ -	$ 1,398,720	
Current Prop G Building Funds		**$ 256,809,326**	**$ 256,809,326**	$
Plus Interest Earnings		$ -	$	$
Total Prop G Building Funds		**$ 256,809,326**	**$**	**$**

* The Current Budget is the May 20, 2016 Budget Realignment per Board Memo#361 and includes interim realignments dated 8/9/2016 (BM#368), 12/5/2016 (BM#373) and 3/6/ 2017 (BM#374), with each Board Memo approving the transfer of excess contingency funds from the Heart and Vascular project to the Central Energy Plant project to fund Contractor change orders.

ASSIGNMENT/FUNDING:

Not Applicable

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTIONS:

The purpose of the Master Budget Realignment is to capture savings realized in completed projects, and to allocate those savings to projects that are being constructed, are in final cost closeout from completion and are projected to exceed the current approved budget.

Justification/Background:

Based upon the recordings of the Notice of Completion on the East Tower Renovation, the Heart and Vascular Building and Central Energy Plant, a review of those projects' outstanding commitments has been completed and those budgeted forecasts accordingly. The above chart represents the final costs to complete based upon verified remaining commitments.

The Level 1 Buildout project referenced above is forecasted to exceed the approved budget as work is approximately 25% complete and the projected construction costs are based upon the Contractor's current report of proposed change orders, the District's forecast of design fees to process those OSHPD changes, and the transfer of the Pneumatic Tube System construction upgrades ($216,271) and Helix water line work ($250,000) from other completed projects.

ICBOC REVIEW:

This recommendation will not require a review by the Independent Citizens' Bond Oversight Committee (ICBOC) as determined in the Board adopted Change Order Policy Board Resolution 01-13.

FISCAL IMPACT/FUNDING:

The funds for this Master Budget Realignment are available from completed projects including the East Tower Renovation and Heart and Vascular Building.

IMPACT ON CURRENT SERVICES OR PROJECTS:

This action reduces the funds of completed projects and reallocates those funds to the projects referenced in the Justification/Background section above.

This action does not impact the current worst case forecast for the overall Prop G program.

IMPACT ON SCHEDULE:

This action does not impact the overall program completion date.

CONTRACTING PROCESS:
Not Applicable