



GROSSMONT HEALTHCARE DISTRICT PROPOSITION G DESIGN & CONSTRUCTION SERVICES

*Monthly Project Construction Report
For the month of _____*

Project: _____

Updated: _____

Contractor: _____

Architect: _____

Construction Budget Status	\$	Work In Place % Complete	Schedule Status	
Award Amount:			Contract Award:	
			Executed Contract:	
Approved CO's:			Original Completion:	
			Duration % Complete:	
Revised Contract:			Approved Time Extension:	
Invoiced to Date:			New Completion:	
Balance			Project Scheduled Variance:	
Total Forecast Pending CO's:			Actual Completion:	
Forecast Adjusted Budget			% Complete per forecast:	

RISK STATUS	Budget: _____	Schedule: _____
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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						



GROSSMONT HEALTHCARE DISTRICT

PROPOSITION G

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Monthly Project Construction Report Level 1 Build Out – September 2018

Safety- CAL OSHA:

- Construction commenced with NTP, issued February 9, 2017.
- Notice of completion for the Build Out recorded August 8, 2018.
- Construction on the Helix Water District waterline replacement project is on hold pending resolution on how to proceed and when. No activity and no safety incidents in September for HWD.

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

- None.

Infection Control Issues/Status:

- None.

Overall Progress:

- The Hospital requested Licensing from CDPH on September 4th.
- ORs: Installation of medical equipment is complete in all ORs.
- Cath Labs: Installation of medical equipment is complete in all Cath Labs.
- Test and Balance of the mechanical system is complete with the exception of finalizing emergency operations settings (see 3rd party Commissioning).
- 3rd party Commissioning is complete pending resolution on the emergency operations settings in the event that one AHU is shut down (see below).

Construction Status Photos:

- See below.

Design Issues:

- As described regarding the waterline replacement project (see below).

Construction Issues:

- (1) Build Out: Resolve auto-door functioning/hardware on all double doors with auto-opening devices (includes all entrances to the ORs and Cath Labs, plus entrances to equipment storage rooms):
 - The doors are equipped with hands-free auto-open devices.
 - Once put in service and in operation by the surgical staff, during training to use the spaces the staff complained that the doors do not remain open long enough to ensure that patients or staff can enter/exit safely.
 - To resolve this issue, occupancy sensors, specified by the Architect, were added to the hardware on all of the auto-operation doors.
 - Once installed and in use, the occupancy sensors were found to be effective only when the doors were fully open or fully closed, and were unable to detect/react to motion in the area of the door swing while in the mode of opening or closing.
 - After meetings on site and unsuccessful attempts to adjust the occupancy sensors, a meeting on site was set with the door hardware manufacturer for 9/20/18 to determine how to resolve this issue.
 - In the interim, Hospital staff have advised that they will not place the rooms in service until the doors equipped auto-operation functions perform such that the doors stay open as long as an object/person is within the door swing radius.



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- Whether this item will affect approval from CDPH is unknown.
- (2) Build Out: Two steam traps appear to be stuck in the “open” position, which isn’t a hazard but needs fixing:
 - The traps were previously removed/returned to the manufacturer for replacement/repair, but are still mal-functioning.
 - The mechanical subcontractor has declared that the problem is not with the traps but likely with the additive specified for the steel steam system, which they didn’t specify.
 - We are discussing the matter with the mechanical engineer.
 - This is not an item that would affect approval from CDPH or use by the Hospital.
- (3) Build Out: Finalize settings on the operation of the AHU’s in the event one shuts down, either through failure or scheduled maintenance:
 - The Commissioning Agent’s testing of the system found that the minimum air flows are not being met under emergency operation. We are following up with the MEOR, Siemens and the Hospital to reach consensus on resolution.
- Helix Water District waterline replacement:
 - A third follow-up meeting was held on August 22nd with Tim Ross and Billy Gaston from the Helix Water District to continue discussions on how best to proceed, with a follow-up meeting scheduled for September 20th. The agreed path forward:
 - A new 8” diameter PVC pipe will be installed as shallow as necessary.
 - A revised Engineering drawing has been prepared, including a structural section showing the proposed new pipe.
 - HWD will request bids to remove the remaining soil and slurry from the excavation prior to requesting bids for placement of the new pipe.
 - Work in the trench will be phased as follows:
 - Excavate around the Cogen Plant conduits while the Plant is shut down for semi-annual maintenance, October 12-14. Work to be performed by Diversified Electric.
 - Complete excavation around the SDG&E conduits during a planned 2-day shut down in early November, after the end of the high-demand power season. Work to be performed by Diversified Electric.
 - The Hospital will prepare a MOP (Method of Procedure) for OSHPD and notify CDPH for the planned SDG&E shut down
 - HWD to bid the line replacement, backfill, road patch, etc., to a select list of bidders.
 - Completion is anticipated prior to the end of 2018.

Corrective Action Plan (*when applicable*):

- Design: none
- Construction: none

Safety Issues:

- None.

Photos:



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8-15-18 Open Heart Operating Room



8-29-18 Bi-Plane Cath Lab, viewed from its the Control Room
Prepared by: Kate Herring