December Progress Report
Grossmont Healthcare District

Board Report

January 2017

Your imagination is your preview of life's coming attractions. – Albert Einstein
Reflection

Overview

1. Regulatory Compliance
2. Wrapping Up: Central Energy Plant
3. Rule 21 Switchgear Incident
4. Wrapped Up: Heart &Vascular!
5. Level 1 Surgery Build Out
6. Schedules
7. Budget
8. Snapshot on Infill (Sharp scope)
9. Looking Ahead

1. Regulatory Compliance

December 2016

Project	Safety Event	Infection Control Breach	Notice of Non Compliance
CEP	1	0	6
H&V	0	0	0
Level 1 Surgery Build Out	0	0	0

2. Wrapping Up – Central Energy Plant

- All exterior work is complete
- All interior systems are complete, with ongoing issues with medical vacuum pumps
- Existing Central Utility Plant (E-CUP):
  - Prop G portion of demo nearly complete
  - Chilled water piping complete, with final tie-in scheduled for 1/14/17
  - Bulk O2 yard louver screen up & being finalized
  - High Voltage Service Board wall has been removed
- COGEN:
  - Turbine Integrated Systems test has failed twice. After reprogramming, a 3rd test will be performed

3. Rule 21 Switchgear Incident

- On 12/31/16 the CO-Gen breaker #5 tripped, suspected to have been caused by water intrusion through a Myers Hub fitting, into the Rule 21 Switchgear
- On 1/6/17 the major stakeholders met and a repair plan was made, including agreement from the General Contractor to cover costs for most of the repairs
- Repairs should be complete by 1/12/17
- Design & Construction Services is working with Syska/Hennessy to design/permit an additional metal roof to protect the Switchgear
- Schedule is being finalized

Suspected Myers Hub loose fitting

Rule 21 Switchgear Incident

Meeting at the Rule 21 Switchgear, damaged due to water intrusion via a loose hub on top of the gear box.

Evidence of Electrical short on Rule 21 Door

Damaged Bus fingers inside Rule 21 Gear

4. Wrapped Up – Heart & Vascular!

- Construction Final issued by OSHPD on 12/22/16
- South Ring Road paving completed, Helix water line chlorination & bacterial test completed
- Close-out with the City and Helix Permit in progress

South Ring Road Striping

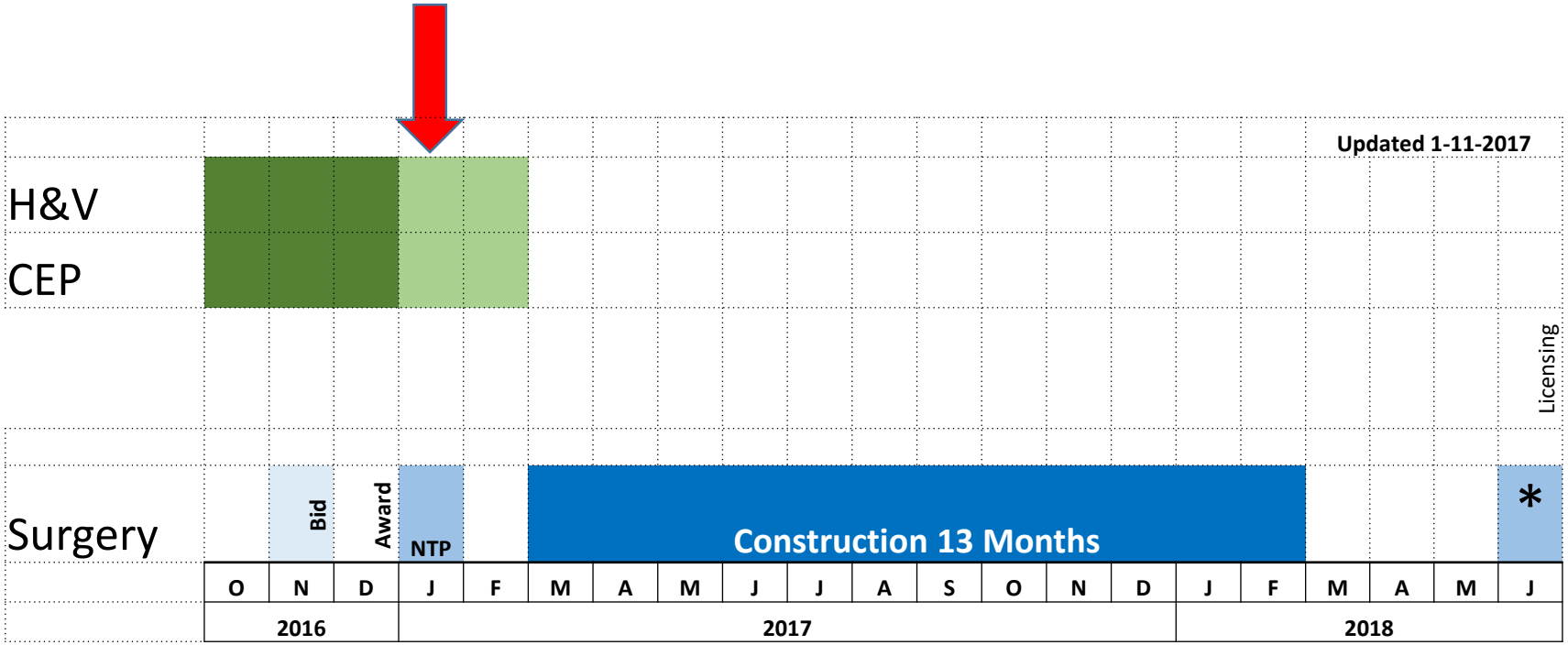
Helix Water Lateral Tie-In

5. H&V Level 1 Surgery Build Out

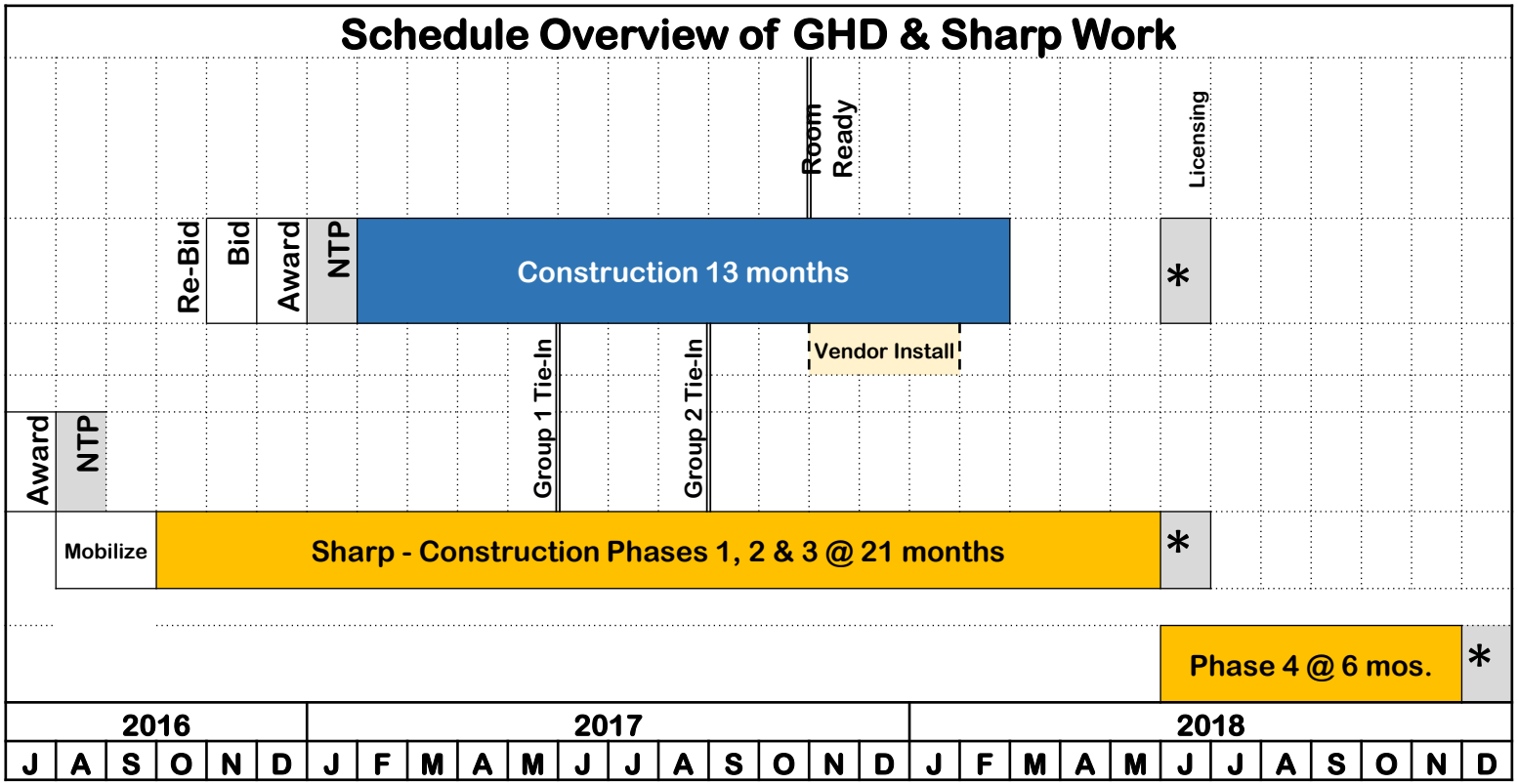
- Contract awarded 12/5/16 & accepted 12/12/16
- Notice to Proceed #1 scheduled for 1/16/17
- Notice to Proceed #2 scheduled for 2/10/17
- OSHPD kick-off meeting scheduled for 2/9/2017
- Start of Construction scheduled for 2/13/17

6. Schedule

We are here

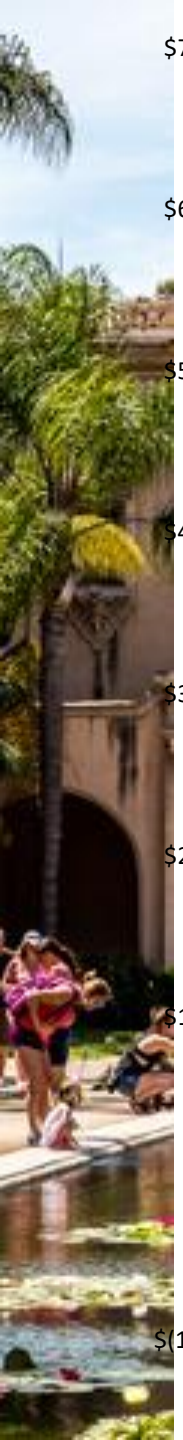


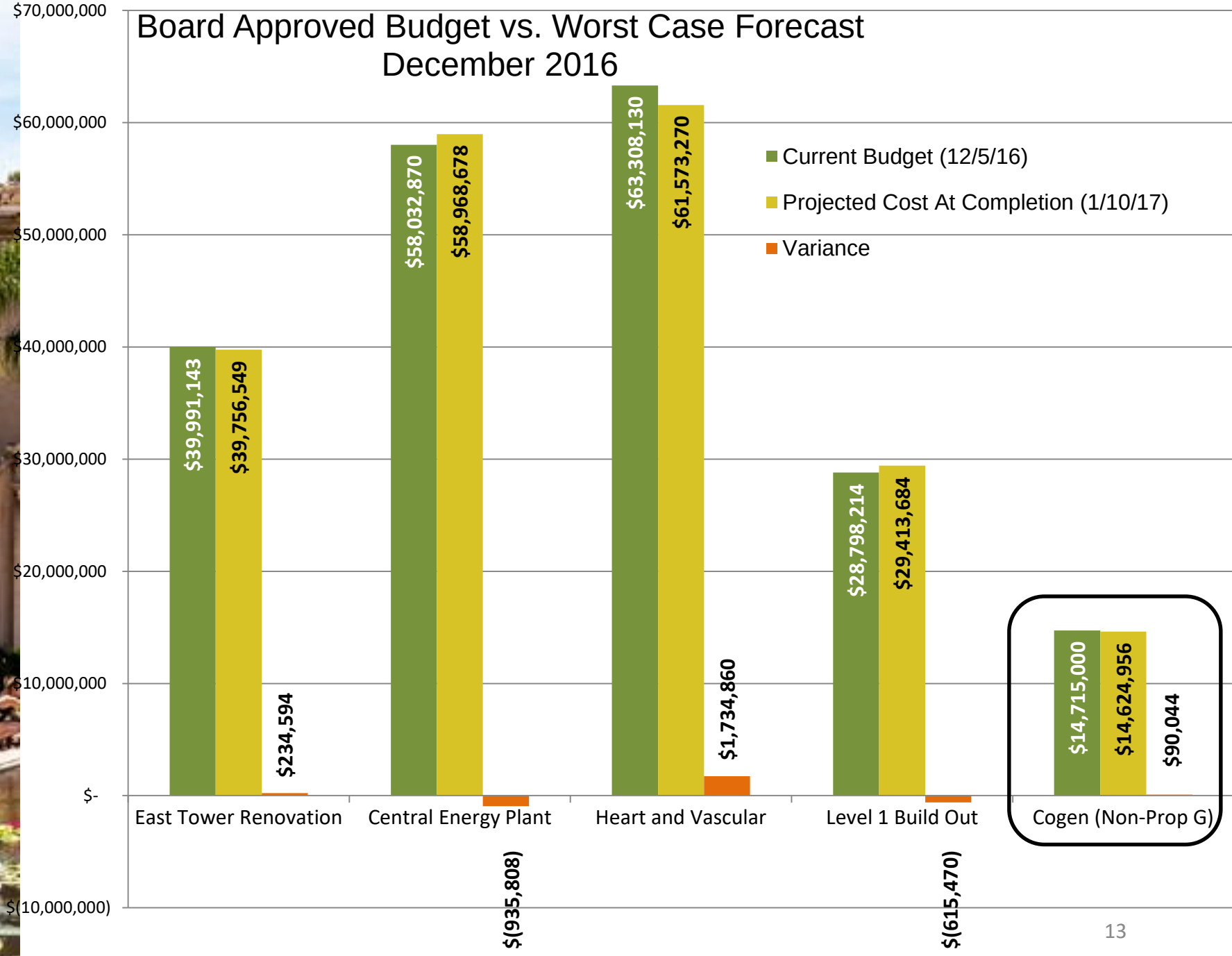
6. Combined Project Schedules



7. Budget

Category	Project Name	Projected Cost At Completion (01/10/17)	Projected Cost At Completion (11/15/16)
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	$ 58,968,678	$ 58,844,736
	Heart and Vascular	$ 61,573,270	$ 61,772,668
	East Tower Renovation	$ 39,756,549	$ 39,769,652
	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	**$ 226,977,466**	**$ 227,066,025**
	Remaining Prop G Building Funds before H&V Level 1 Surgery Floor Build Out Project	**$ 29,831,860**	**$ 29,743,301**
Projects Not Under Construction	H&V Level 1 Surgery Floor Build Out (Award Accepted 12/12/16, Contract Issuance pending)	$ 29,413,684	$ 29,413,684
	Potential Surplus	**$ 418,176**	**$ 329,617**




Board Approved Budget vs. Worst Case Forecast
December 2016
$70,000,000
$60,000,000
$50,000,000
$40,000,000
$30,000,000
$20,000,000
$10,000,000
$-
$(10,000,000)
Current Budget (12/5/16)
Projected Cost At Completion (1/10/17)
Variance
$39,991,143
$39,756,549
$234,594
$58,032,870
$58,968,678
$(935,808)
$63,308,130
$61,573,270
$1,734,860
$28,798,214
$29,413,684
$(615,470)
$14,715,000
$14,624,956
$90,044
East Tower Renovation
Central Energy Plant
Heart and Vascular
Level 1 Build Out
Cogen (Non-Prop G)

8. Snapshot on Infill (Sharp Scope)

- Level 1 demo is wrapping up in the former Pharmacy, Lab, Surgery Women's Locker Room, and Surgery Break Room.
- Phase 1 demolition work revealed unforeseen conditions, in addition to those identified last month:
  - Existing Plumbing Lines
  - Existing Electrical Conduits
- Corrective action plan under development
- Cost and schedule impact TBD

Existing Plumbing and Conduit

9. Looking Ahead

- Complete wrap up work on Central Energy Plant:
  - Complete Rule 21 Switchgear Repairs
  - Design/permit/construct additional metal roof to protect gear
- Move forward with the start of construction on the Surgery Build Out
- Issue 2nd Agreement for a Global Settlement for Delay Related Claims for the Central Energy Plant and Heart & Vascular
- Record Notice of Completion for both Central Energy Plant and Heart & Vascular

QUESTIONS?

Sculpture by Niki de Saint Phalle
(Queen Califia riding an eagle, holding a bird aloft—approx. 24’ tall, located in Kit Carson Park, Escondido)