

**GROSSMONT HEALTHCARE DISTRICT  
PROPOSITION G**

**DESIGN & CONSTRUCTION SERVICES**



Contractor: McCarthy

Architect: KMD

*Monthly Project Construction Report*

January (Updated Feb. 18, 2014)

**Project: Heart and Vascular (B, A, Shell)**

Construction Budget Status		% Complete	Schedule Status
Award Amount:	\$26,325,383		Contract Award Date: Jan. 28, 2013 (Executed contract April 9, 2013) % Complete: 33% Original Completion Date: Aug. 5, 2015 Approved time extensions: 0 CD New completion date: Aug. 5, 2015 Projected Sch. Variance (+/-): -60 CD Forecast Completion Date: Oct. 3, 2015
Approved CO's:	\$0		
Revised Contract:	\$26,325,383		
Invoiced to Date:	\$3,009,825	11.4 %	
<b>Balance</b>	\$23,315,558		
Total Forecast Pending CO's:	\$3,985,506		
<b>Forecast Adjusted Budget</b>	\$29,609,890		

<b>RISK STATUS</b>	Budget:				Schedule:			

**Overall Progress:** The start of the footing/matt foundation is 50% complete. Phase 1 shoring is 100% complete at the North end of the site with waterproofing in place. Phase 2 shoring is complete and the lagging is complete.

**Status Photos:**



Architects rendering looking southwest



Reinforcing steel is set and ready for concrete



# GROSSMONT HEALTHCARE DISTRICT

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### Design Issues:

- The construction documents do not show the phased installation of the new versus reuse of the existing equipment while keeping the existing lab operational. A plan is being developed to address this.
- The Hospital is requesting a food compactor for the composting of food waste. This would require electrical and plumbing changes as well as possibly architectural changes to provide a weather canopy. The request is being evaluated.
- Meetings with Philips and STERIS should be starting in a week or so with elements [table electrical/data conduits] penetrating the floor slab is a top priority due to the timing of the construction of the floor slab and the coordination of hanging elements.
- The meetings with the User groups [lab and pharmacy] are complete. Modifications have been broken down into 3 categories; Pneumatic Tube related changes, user changes due to new equipment or equipment changes, and Herman Miller systems furniture. The Pneumatic tube redesign will also include the placement of the system below the Lab/Pharmacy slab, in lieu of going up to the surgery level. The furniture changed from R. C. Smith Company to Herman Miller. This change will require all wiring [data and power] to be accomplished as part of the construction. Cost estimating is underway for this change.
- The design team has not accounted for the worst case heat load for the Roche 8000 equipment in the lab. This is under investigation.

### Construction Issues:

- The Central Energy Plant project is delayed and thus utilities from that building may not be available in time for the schedule opening of the H&V. Recovery planning is in progress.
- We are starting our concrete footings at 5:30AM in lieu of 3:00AM due to City concerns. We will stay with 5:30 start time for the next major pour.

**Infection Control Issues/Status:** Demolition of the exterior wall of the East tower will involve one wall that is common with one of the clean corridors of the Surgery Suite. A removal of a CAV box above the ceiling is still being planned for a weekend when available. (Not critical path work) Advance planning with OR staff and infection preventions supervisor is ongoing. Dust control on the demolition site is ongoing. The CEP and H&V projects have jointly closed the common ring road with only emergency and construction access due to safety concerns. It will be closed for the utility tunnel construction most of January.

# GROSSMONT HEALTHCARE DISTRICT

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### **Corrective Action Plan:**

McCarthy is considering acceleration of the Central Plant utilities that feed the H&V in order to maintain the H&V (and later Level 1 Project) schedule. There are discussions to improve the 500 day milestone which helps the overall completion of the CEP project. Move management and equipment meetings with the pharmacy and lab users has resulted in a move management plan for those very complicated two clinical related departments. EVS and Receiving meetings shall follow shortly.

Prepared By: Gary Kiebel/ Vicky Townsend/Douglas Stalker

**HEART AND VASCULAR BUILDING**

Date: 2/14/2014

Cost Status by Budget Category:

Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paid	Unspent Commitments	Current Commitments
McCarthy Contract	\$26,325,383	\$0	2,812,603	\$23,512,780	26,325,383
Commissioning	\$96,740	\$0		\$96,740	96,740
Hazmat	\$8,410	\$86,824		\$95,234	95,234
Plube Budget	\$968,352		0	\$968,352	968,352
Construction Subtotal	\$27,398,885	\$86,824	2,812,603	\$24,673,106	27,485,709
Equipment Subtotal	\$909,775		0	\$909,775	909,775
Design and Consultant Fees Subtotal	\$8,588,211	\$2,773,785	9,884,108	\$1,477,888	11,361,996
Administrative Costs Subtotal	\$9,518,034	\$0	6,640,484	\$2,877,550	9,518,034
<b>Project Subtotal</b>	<b>\$46,414,905</b>	<b>\$2,860,609</b>	<b>\$19,337,195</b>	<b>\$29,938,319</b>	<b>\$49,275,514</b>

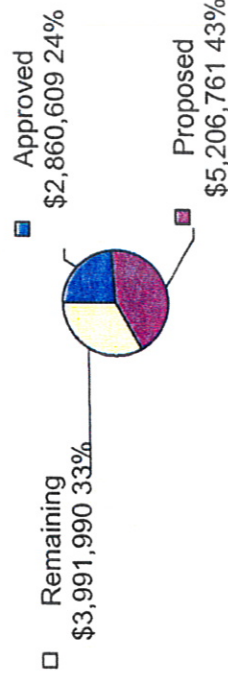
Contingency-Design and Construction Activity	Beginning	Approved	Proposed	Remaining	Current
Contingency Bank	\$12,059,360	\$2,860,609	\$5,206,761	\$3,991,990	\$9,198,751
<b>Totals</b>	<b>\$12,059,360</b>	<b>\$2,860,609</b>	<b>\$5,206,761</b>	<b>\$3,991,990</b>	<b>\$9,198,751</b>

**Total Project Budget**

**\$58,474,265**

**\$58,474,265**

**Change Order Contingency**



# GROSSMONT HEALTHCARE DISTRICT PROPOSITION G

## DESIGN & CONSTRUCTION SERVICES



Contractor: McCarthy

Architect: Syska Hennessy

### Monthly Project Construction Report

February, 2014 (Updated February 18, 2014)

Project: **Central Energy Plant (with Co-gen)**

Construction Budget Status	\$	% Complete	Schedule Status	
Award Amount:	\$ 26,066,942		Contract Award Date :	July 27, 2012
Approved CO's:	\$ 1,646,107		Percent Complete:	61%
Revised Contract:	\$ 27,713,049		Original Completion Date:	March 2, 2015
Invoiced to Date:	\$ 16,857,126	61%	Approved Time Extension	0 Days
<b>Balance</b>	\$ 10,855,923		New Completion Date	March 2, 2015
Total Forecast Pending CO's	\$ 3,225,876		Projected Sch.Variance(+/-):	-141
<b>Forecast Adjusted Budget</b>	\$ 30,938,925		Forecast Completion Date	September 26, 2015

<b>RISK STATUS</b>	Budget:	  	Schedule:	  

#### Overall Progress:

##### Interior:

- Major chilled water piping trunk supply and return lines are hung from the deck above.
- All interior framing is complete and drywall has started per a WIPP- Water Infiltration Prevention Plan.
- Med Gas pumps and filters are installed but not piped.
- Electrical and med gas piping roughed-in is continuing.
- Mechanical ductwork and piping rough-in is continuing.

##### Exterior:

- The South retaining/screen wall for the cooling tower and electrical generator yard is complete.
- Roofing is installed.
- Exterior sheathing is complete and stucco lath is nearly complete.
- Cooling Tower foundation, trench and pedestals are poured.
- Utility Tunnel from the building to the CEP Vault is restarted, after vents were installed and high pressure gas lines rerouted.
- Utility tunnel from the CEP Vault to the H&V Vault is starting excavation potholing.
- Generator pad area electrical lines are installed and awaiting progress on their concrete pads.

# GROSSMONT HEALTHCARE DISTRICT PROPOSITION G

## DESIGN & CONSTRUCTION SERVICES



### Existing Central Utility Plant (CUP);

- Laser scanning the existing CUP utility lines is progressing.

### Status Photos



*South and East Elevations*



*Cooling Tower Foundation & East Elevation*



*Equipment Well*

### Design Issues:

- The High Voltage Switch Board in the existing CEP requires modifications in order to energize the new turbine/new CEP to existing campus and back to the SDGE. SDGE also requires code complying switch board clearances and SDGE gear to monitor and connect with their network grid. A design concept and sequenced construction has been worked out. The design is being produced and will be presented to OSHPD in the near future.
- The new OSHPD code interpretation requires the owner to provide backup to normal power during cutovers/shutdowns. To allow back up power during these electrical cutovers, several components need to be added to the HVSB panels to allow the emergency generators to connect to the system and connection points to the campus electrical system for generators need to be added.
- The utility tunnel may need further design elevation adjustments upon excavation and discovery and coordination of the utilities below.
- Abatement, demolition and/or removal and/or salvage of existing CUP equipment needs to be sequenced and planned.
- Chilled water lines running up, over and back across the existing CUP roof have routing and roofing water-tightness design issues which are being worked out.

# GROSSMONT HEALTHCARE DISTRICT

## PROPOSITION G

## DESIGN & CONSTRUCTION SERVICES



**Construction Issues:** The proposed path to roll the HRSG equipment into place on the second floor is being reviewed and planned. Minor waterproofing and building closure design issues are being resolved by the design team. The high pressure gas line is being re-specified and redesigned to accommodate the failing line.

**Infection Control Issues/Status:** None (freestanding building outside main hospital)

**Corrective Action Plan** (*when applicable*): None

Prepared By: John Serdar

**CENTRAL ENERGY PLANT**

Cost Status by Budget Category:

Date: 2/14/2014

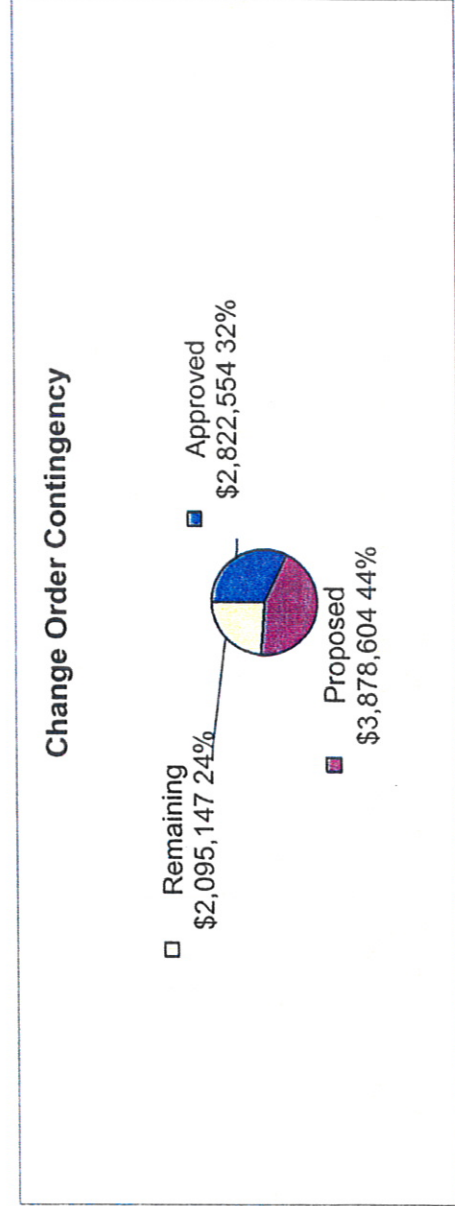
Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paid	Unspent Commitments	Current Commitments
McCarthy Contract	\$26,066,942	\$1,646,107	16,857,126	\$10,855,923	27,713,049
Commissioning	\$122,000	\$0	43,202	\$78,798	122,000
Hazmat	\$0	\$0		\$0	0
Plube Budget	\$0		0	\$0	0
Construction Subtotal	\$26,188,942	\$1,646,107	\$16,900,328	\$10,934,721	27,835,049
Equipment Subtotal	\$0		0	\$0	0
Design and Consultant Fees Subtotal	\$3,847,500	\$1,176,447	4,517,254	\$506,693	5,023,947
Administrative Costs Subtotal	\$8,354,706	\$0	5,463,579	\$2,891,127	8,354,706
<b>Project Subtotal</b>	<b>\$38,391,148</b>	<b>\$2,822,554</b>	<b>\$26,881,161</b>	<b>\$14,332,541</b>	<b>\$41,213,702</b>

Contingency-Design and Construction Activity	Beginninnig	Approved	Proposed	Remaining	Current
Contingency Bank	\$8,796,305	\$2,822,554	\$3,878,604	\$2,095,147	\$5,973,751
<b>Totals</b>	<b>\$8,796,305</b>	<b>\$2,822,554</b>	<b>\$3,878,604</b>	<b>\$2,095,147</b>	<b>\$5,973,751</b>

**Total Project Budget**

**\$47,187,453**

**\$47,187,453**



**GROSSMONT HEALTHCARE DISTRICT  
PROPOSITION G**

**DESIGN & CONSTRUCTION SERVICES**



*Monthly Project Construction Report*

Contractor: C.W. Driver

Architect: Stantec

February 2014 (Updated Feb 18, 2014)

Project : **East Tower Upgrade**

Construction Budget Status	\$	% Complete	Schedule Status
Award Amount:	\$17,325,000.00		Contract Award Date: April 3, 2012 % Complete: 74% Original Completion Date: Oct. 29, 2014 Approved time extension: 0 work days New Completion Date: Oct. 29, 2014 Projected Sch. Variance (+/-): - 463 Calendar Days Forecast Completion Date: Feb. 4, 2016
Approved CO's:	\$2,101,087.00		
Revised Contract:	\$19,426,087.00		
Invoiced to Date:	\$7,887,208.13	40%	
<b>Balance</b>	\$11,538,878.87		
Total Forecast Pending CO's:	\$6,661,603.00		
<b>Forecast Adjusted Budget</b>	\$26,087,690.00		

<b>RISK STATUS</b>	Budget:				Schedule:			

**Overall Progress:**

Elevator Modernization:

- Elevator 5 is out of service. Elevator 5 is expected to return for use on February 24<sup>th</sup>. Replacement of interior cab finishes will not be performed prior to the date the elevator is returned for use.
- Elevator 9 has been returned to service. Replacement of the existing interior cab finishes will be performed at a later date.
- Elevator 8 has been taken out of service for modernization. Replacement of interior cab finishes will be completed prior to its return for service. Elevator 8 will be out of service for 11 weeks.

Patient Rooms:

- Completion of wall finishes is ongoing in all patient rooms.
- The toilet room accent wall tile installation is complete.
- The 3Form decorative panel installation on the soffits is 97% complete.
- Installation of the hand washing sinks and foot pedals has commenced.
- Installation of the headwall panels has commenced.

Cabinet installation is ongoing throughout the floor.

The anchoring for the staff lockers will commence on Thursday, February 20<sup>th</sup> at 3:00 PM.

GROSSMONT HEALTHCARE DISTRICT  
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DESIGN & CONSTRUCTION SERVICES



Construction Status Photos:



Central Nurse's Station



Typical Patient Room



Mural Wall Tile



Corridors

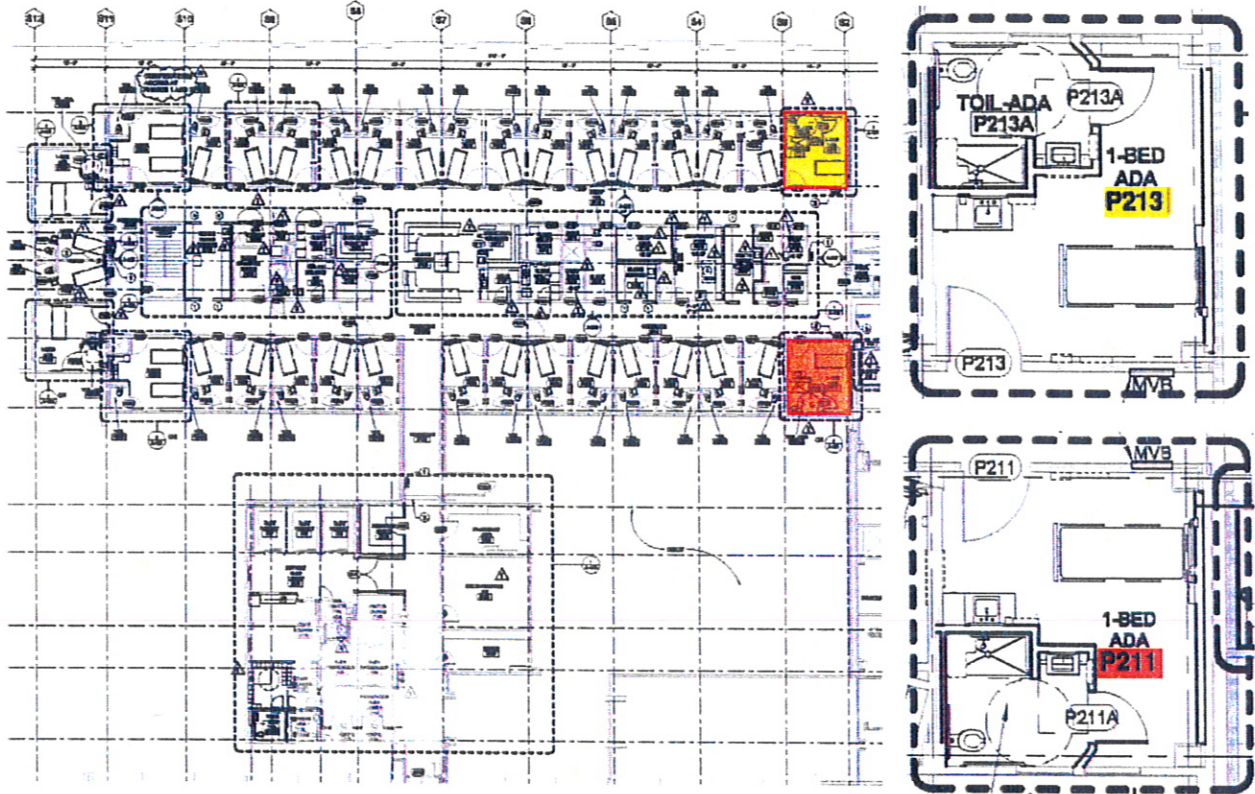


# GROSSMONT HEALTHCARE DISTRICT PROPOSITION G

DESIGN & CONSTRUCTION SERVICES



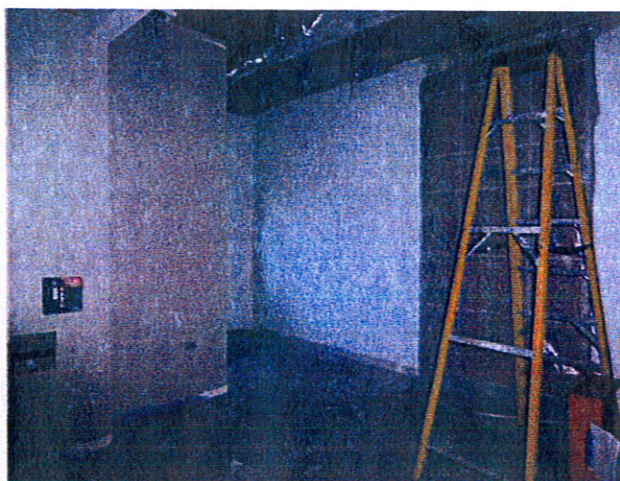
## Design Issues:



- ADA / Bariatric Rooms 211 & 213:
  - One of the patient room windows is located within the ADA restroom/shower. This condition does not allow a proper amount of natural light to enter into the patient room.
  - Movement / Flow are limited and space is confined.
  - When the bariatric bed is in place:
    - Current design layout does not allow for the proper use of the lift.
    - Current design does not allow proper clearances or movement around the bed.
  - The project team is working on a solution for Levels 3 through 5.

# GROSSMONT HEALTHCARE DISTRICT PROPOSITION G

## DESIGN & CONSTRUCTION SERVICES



*ADA / Bariatric Room 213*



*Window / Wall condition at the ADA restroom*



*Bariatric Lift Support Frame*

### **Construction Issues:**

- It is important to note that the elevators are being turned over for hospital use but will be sequenced and shutdown once again to complete the interior cab finishes. It will take approximately 1 week per car to complete. This work has not yet been scheduled.
- OSHPD Compliance Officer continues to have concerns with quality of plumbing subcontractor's work related to the med gas. A Letter of Instruction will be issued to the general contractor directing them to contract with a different med gas plumbing contractor.
- PCO 184 has been approved deleting the stair/hoist from OSHPD deferred submittal.
- A meeting to discuss the revised project schedule has occurred.
- There are no Notices of Non Compliance.

Prepared By: Kate Herring and Robert Turner

**EAST TOWER UPGRADE**

Cost Status by Budget Category:

Date: 2/14/2014

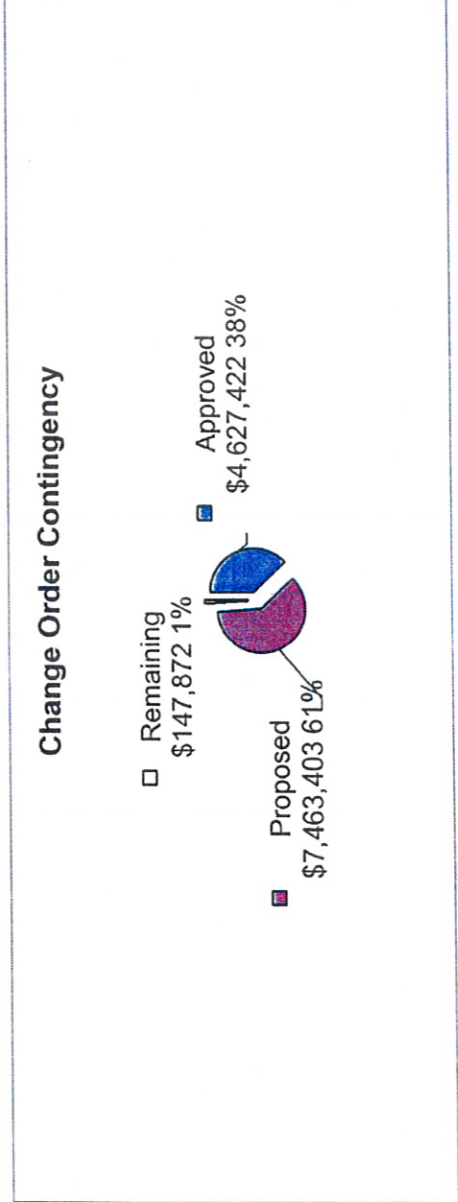
Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paid	Unspent Commitments	Current Commitments
C.W. Driver	\$17,325,000	\$2,101,087	7,887,208	\$11,538,879	19,426,087
Commissioning	\$53,500	\$6,000	24,279	\$35,221	59,500
Hazmat	\$43,124	\$37,615	58,294	\$22,445	80,739
Pltibe Budget	\$1,364,672		0	\$1,364,672	1,364,672
Insurance	\$282,669		282,669	\$0	282,669
<b>Construction Subtotal</b>	<b>\$19,068,965</b>	<b>\$2,144,702</b>	<b>8,252,450</b>	<b>\$12,961,217</b>	<b>21,213,667</b>
Equipment Subtotal	\$0		0	\$0	0
Design and Consultant Fees Subtotal	\$3,700,831	\$2,482,720	4,942,466	\$1,241,085	6,183,551
Administrative Costs Subtotal	\$6,788,010	\$0	3,979,272	\$2,808,738	6,788,010
<b>Project Subtotal</b>	<b>\$29,557,806</b>	<b>\$4,627,422</b>	<b>\$17,174,188</b>	<b>\$17,011,040</b>	<b>\$34,185,228</b>

Contingency-Design and Construction Activity	Beginnig	Approved	Proposed	Remaining	Current
Contingency Bank	\$12,238,697	\$4,627,422	\$7,463,403	\$147,872	\$7,611,275
<b>Totals</b>	<b>\$12,238,697</b>	<b>\$4,627,422</b>	<b>\$7,463,403</b>	<b>\$147,872</b>	<b>\$7,611,275</b>

**Total Project Budget**

**\$41,796,503**

**\$41,796,503**



# GROSSMONT HEALTHCARE DISTRICT



## PROPOSITION G - DESIGN & CONSTRUCTION SERVICES

Contractor: Swinerton

Architect: Syska Hennessey

*Monthly Project Construction Report*

February 2014 (Updated February 17 24, 2014)

### Project: Early Utilities Project (Gas Line Replacement)

Construction Budget Status	\$	% Complete	Schedule Status
Award Amount:	\$ 7,400,000		Contract Award Date: July 28, 2011
Approved CO's:	\$ 3,546,087		Percent Complete: 96%
Revised Contract:	\$ 10,946,087		Original Completion Date: May 30, 2012
Invoiced to Date:	\$ 9,905,397	90%	Calender Days of Schedule Variance(+/-): 671
<b>Balance</b>	\$ 1,040,690		Forecast Completion Date: April 01, 2014
Total Forecast Pending CO's	\$ 11,498		Note: Gas line replacement is added scope after project completion. There are no extended OH costs for schedule extension included in the gas line cost proposal.
<b>Forecast Adjusted Budget</b>	\$ 10,957,585		

<b>RISK STATUS</b>	Budget:	<span style="color: red;">●</span> <span style="color: orange;">○</span> <span style="color: green;">○</span>	Schedule:	<span style="color: red;">○</span> <span style="color: orange;">●</span> <span style="color: green;">○</span>

#### Overall Progress of added Gas Line Replacement Scope:

- The design of the High Pressure Gas line is completed and has a permit from OSHPD
- The pipe for phase B from the valve box to the South Dock has been installed and pressure tested. Back filling of all the underground work will be done by the end of Wednesday, 2/19/14.
- Procurement and preassembly of the gas line from the regulator to the new riser at the South Dock is in progress.

#### Status Photos



Views of the new steel gas line about to be dropped into the trench.

# GROSSMONT HEALTHCARE DISTRICT



## PROPOSITION G - DESIGN & CONSTRUCTION SERVICES

### Design Issues:

- Currently there are no further design issues, the OSHPD permit and City review has been accomplished

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### Construction Issues:

- Coordination with the H & V and CEP Contractor is ongoing and working well. The H & V is currently foundation work, but is not currently being impacted. The HPG contractor is working evenings and nights for the underground portion.

**Infection Control Issues/Status: N/A (freestanding building outside main hospital)**

**Corrective Action Plan: None**

Prepared By: Gordon Macshane

Date: 2/14/2014

**EARLY UTILITIES**  
Cost Status by Budget Category:

Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paid	Unspent Commitments	Current Commitments
Swinerton	\$7,400,000	\$2,467,897	9,905,397	(\$37,500)	9,867,897
Repairs by othes-Hawthorne and HWD	\$726,244	\$0	566,867	\$159,377	726,244
Credit back from Sharp	\$0	-\$167,723	-167,723	\$0	-167,723
Hazmat	\$0	\$113,415	113,415	\$0	113,415
Construction Subtotal	\$8,126,244	\$2,413,589	10,417,956	\$121,877	10,539,833
Equipment Subtotal	\$0	\$0	0	\$0	0
Design and Consultant Fees Subtotal	\$16,810	\$789,890	720,242	\$86,458	806,700
Administrative Costs Subtotal	\$1,447,970	\$0	1,169,890	\$278,080	1,447,970
<b>Project Subtotal</b>	<b>\$9,591,024</b>	<b>\$3,203,479</b>	<b>\$12,308,088</b>	<b>\$486,415</b>	<b>\$12,794,503</b>

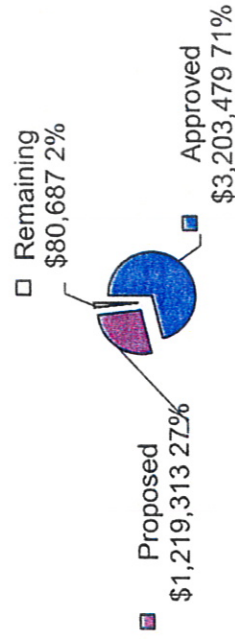
Contingency-Design and Construction Activity	Beginnig	Approved	Proposed	Remaining	Current
Contingency Bank	\$4,503,479	\$3,203,479	\$1,219,313	\$80,687	\$1,300,000
<b>Totals</b>	<b>\$4,503,479</b>	<b>\$3,203,479</b>	<b>\$1,219,313</b>	<b>\$80,687</b>	<b>\$1,300,000</b>

**Total Project Budget**

**\$14,094,503**

**\$14,094,503**

Change Order Contingency



Approved  
\$3,203,479 71%

**GROSSMONT HEALTHCARE DISTRICT  
PROPOSITION G**

**DESIGN & CONSTRUCTION SERVICES**



*Monthly Project Construction Report*

February 2014 (Updated February 18, 2014)

Contractor: CW Driver

Architect: KMD

Project : **South Dock and Level B Seismic**

Construction Budget Status		% Complete	Schedule Status
Award Amount:	\$5,666,285		Contract Award Date: December 19, 2011 % Complete: 99 % (Time used) 193% Original Completion Date January 9, 2013
Approved CO's:	\$1,548,428		
Revised Contract:	\$7,214,713		
Invoiced to Date:	\$6,648,401	92%	Approved Completion Date April 25, 2013 Schedule Variance (+/-): - 425 Work Days Forecast Completion Date: Feb 28, 2014
<b>Balance</b>	\$566,313		
Total Forecast Pending CO's:	\$2,354,019		
<b>Forecast Adjusted Budget</b>	\$9,568,732		

<b>RISK STATUS</b>	Budget:				Schedule:			

**Overall Progress**

The Interim South Loading Dock portion of this scope has been in service since July 2, 2013.

Contractor continues to work on remaining HVAC air balance issues and final punch list items.

Negotiations continue with the Contractor for extended overhead costs related to compensable delays

**Design Issues:** None remaining

**Construction Issues:** The ACC area and the dietary storage areas were approved for beneficial occupancy. Miscellaneous pick up work continues at the loading dock soffit and interior of new passageway. Contractor anticipates Final Inspections the week of Jan 27, 2014

**Infection Control Issues/Status:** Daily observations, reporting and immediate corrective measures are the top priority of the complete team to assure integrity.

Prepared By: Dave Suydam

**SOUTH LOAD DOCK/LEVEL B SEISMIC**

Cost Status by Budget Category:

Date: 2/14/2014

Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paid	Unspent Commitments	Current Commitments
C.W.Driver	\$5,666,285	\$1,548,428	6,648,401	\$566,312	7,214,713
Repairs by Others-JW Smart and Sharp	\$79,683	\$0	76,569	\$3,114	79,683
<b>Construction Subtotal</b>	<b>\$5,745,968</b>	<b>\$1,548,428</b>	<b>6,724,970</b>	<b>\$569,426</b>	<b>7,294,396</b>
Equipment Subtotal	\$0	\$0	0	\$0	0
Design and Consultant Fees Subtotal	\$30,968	\$1,055,085	879,851	\$206,202	1,086,053
Administrative Costs Subtotal	\$1,410,937	\$0	1,321,725	\$89,212	1,410,937
<b>Project Subtotal</b>	<b>\$7,187,873</b>	<b>\$2,603,513</b>	<b>\$8,926,546</b>	<b>\$864,840</b>	<b>\$9,791,386</b>

Contingency-Design and Construction Activity	Beginnig	Approved	Proposed	Remaining	Current
Contingency Bank	\$4,949,621	\$2,603,513	\$2,354,019	-\$7,911	\$2,346,108
<b>Totals</b>	<b>\$4,949,621</b>	<b>\$2,603,513</b>	<b>\$2,354,019</b>	<b>-\$7,911</b>	<b>\$2,346,108</b>

**Total Project Budget**

**\$12,137,494**

**\$12,137,494**

