GROSSMONT HEALTHCARE DISTRICT

PROPOSITION G **DESIGN & CONSTRUCTION SERVICES**

Contractor: McCarthy
Architect: KMD

Monthly Project Construction Report
January 2015 *(Updated Jan. 22, 2015)*

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

Construction Budget Status		% Complete	Schedule Status	
Award Amount:	$26,325,383		Contract Award: Executed Contract:	January 28, 2013 April 9, 2013
Approved CO's:	$2,688,078		% Complete: Original Completion:	91.49% March 16, 2015
Revised Contract:	$29,013,461		Approved Time Extensions: New Completion:	0 CD March 16, 2015
Invoiced to Date:	$18,131,678	62.5%	Project Scheduled Variance: Forecast Completion:	215 CD Oct 17, 2015
Balance	$10,881,783			
Total Forecast Pending CO's:	$4,763,422			
Forecast Adjusted Budget	$33,776,883		% Complete per forecast:	68.02%

RISK STATUS	Budget:	Schedule:

Incident Dashboard – *Heart & Vascular Center – January 22, 2015*

	Safety - CAL OSHA Incident		Regulatory Compliance / OSHPD (Notice of Non-Compliance)		Infection Control Breach	
	Yes	No	Yes	No	Yes	No
Name of Month						
January 2015		☑	☑	☐		☑
February		☐		☐		☐
March		☐		☐		☐
April		☐		☐		☐
Total Project	**Insert running total to date**	**0**	**Insert running total to date**	**1**	**Insert running total to date**	**0**

Safety:

- There have been no reportable incidents in January, however there were some complaints from hospital staff related to odors from roofing adhesive entering the hospital. Immediate steps were taken to re-direct the odors from air intakes.

Regulatory Compliance:

- January 2015 - NNC-014 South Loading Dock Roof Damage – 8/6/14: Artimex Steel has burned an approximate two-foot diameter area of the roofing. The damage was temporarily repaired mid-December, and a permanent repair resolution is tentatively scheduled for when the rainy season has concluded, estimated mid-March.

Infection Control Issues/Status:

- Infection control barriers are in place and in compliance.
- The two double doors in the Central Utility Plant corridor adjacent to the South end of the Heart & Vascular Center are being infilled where there will be no further traffic patterns between the two buildings – infection control in the corridor is permitted and in compliance.

Overall Progress:

- Exterior Building Skin color coat completed on some elevations, ongoing at others, and scaffolding removal commenced
- Roofing installation ongoing
- Pneumatic tubes interchange room equipment installation ongoing
- Level B Interior Framing and Overhead Mechanical systems are 95%, above ceiling MEOR punch list commenced
- Level A Interior Framing and Overhead Mechanical systems are 95%, in-wall electrical and plumbing ongoing, ready for walls to be closed up as soon as exterior skin, windows and roof complete
- Conduits for Level 1 Cath Lab and OR's are completed

Status Photos:

Level A - PTS Equip

East Elevation

Design Issues:

- The North Site-work civil and architectural design is under review to prevent rework or damage during the future Level 1 Build-Out and Infill projects.
- The South Stair 2 Exiting design is under review in cooperation with KMD, RJA and OSHPD to evaluate code-compliance with the change to permanent South Loading Dock and added Utility Trellis.

Construction Issues:

- Coordination between the architectural details for modular casework in the Lab on Level A and the electrical drawings recently revised in cooperation with RLA and McCarthy are impacting completion of electrical in-wall rough-in.

Corrective Action Plan:

- Sharp Design & Construction Services is coordinating workarounds to future Central Energy Plant utilities to be provided to the Heart & Vascular Center to prevent further impact to the start-up and commissioning of the HVAC, Power and Plumbing systems in the H&V.

Prepared By: Gary Kiebel / Jack Garrett / Vicki Townsend

Grossmont Healthcare District | Prop G | Design and Construction Services

HEART AND VASCULAR BUILDING
Cost Status by Budget Category:

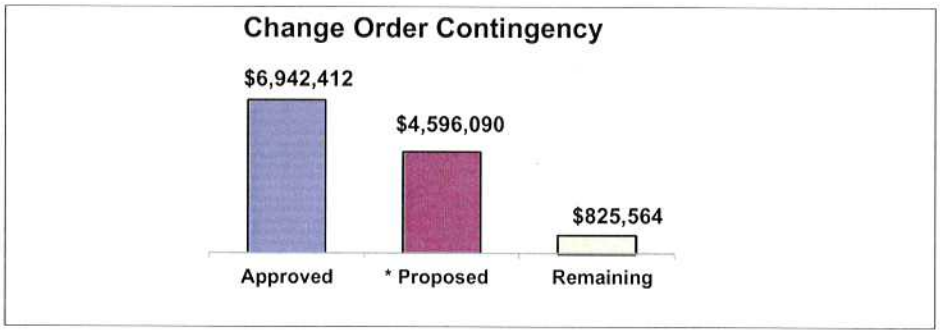
Date: 01/22/2015

Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paids	Unspent Commitments	Current Commitments
McCarthy Contract	**$26,325,383**	**$2,688,078**	**18,131,678**	**$10,881,783**	**29,013,461**
Commissioning	$96,740	$0	12,986	$83,754	**96,740**
Hazmat	$8,410	$86,824	80,338	$14,896	**95,234**
Ptube Budget	$968,352		473,328	$495,024	**968,352**
Construction Subtotal	$27,398,885	$2,774,902	$18,698,330	$11,475,457	$30,173,787
Equipment Subtotal	$909,775		0	$909,775	**909,775**
Design and Consultant Fees Subtotal	$8,588,211	$4,167,510	11,344,809	$1,410,912	**12,755,721**
Administrative Costs Subtotal	$9,752,654		8,200,901	$1,551,753	**9,752,654**
Project Subtotal	**$46,649,525**	**$6,942,412**	**$38,244,040**	**$15,347,897**	**$53,591,937**

Contingency-Design and Construction Activity	Beginning	Approved	* Proposed	Remaining	Current
Contingency Bank	$12,364,066	$6,942,412	$4,596,090	$825,564	**$5,421,654**
Totals	**$12,364,066**	**$6,942,412**	**$4,596,090**	**$825,564**	**$5,421,654**

Total Project Budget **$59,013,591** **$59,013,591**

* Proposed includes Contractor and Designer PCOs and Owner estimates for projected costs, and adm costs to complete plus $2 mil reserve for const conting.



Grossmont Healthcare District | Prop G | Design and Construction Services

Level 1 Buildout - DESIGN PHASE
Cost Status by Budget Category:

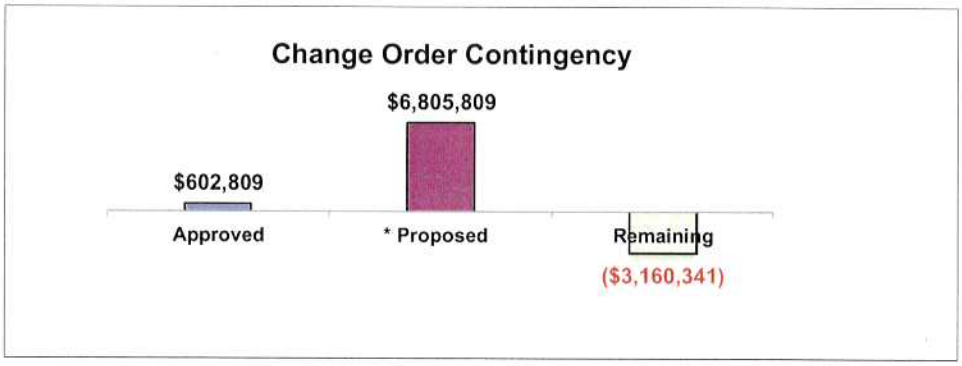
Date: 01/22/2015

Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paids	Unspent Commitments	Current Commitments
Current Construction Budget	**$10,856,368**	**$0**	**0**	**$10,856,368**	**10,856,368**
Other	$0		**0**		**0**
Commissioning	$20,000	$0	0	$20,000	20,000
Construction Subtotal	$10,876,368	$0	$0	$10,876,368	$10,876,368
Equipment Subtotal	$8,328,628		0	$8,328,628	**8,328,628**
Design and Consultant Fees Subtotal	$1,888,631	$602,809	1,882,572	$608,868	**2,491,440**
Administrative Costs Subtotal	$3,812,021	$0	1,019,984	$2,792,037	**3,812,021**
Project Subtotal	**$24,905,648**	**$602,809**	**$2,902,556**	**$22,605,901**	**$25,508,457**

Contingency-Design and Construction Activity	Beginning	Approved	* Proposed	Remaining	Current
* Contingency Bank	$4,248,277	$602,809	$6,805,809	($3,160,341)	**$3,645,468**
Totals	**$4,248,277**	**$602,809**	**$6,805,809**	**($3,160,341)**	**$3,645,468**

Total Project Budget **$29,153,925** **$29,153,925**

* Proposed includes revised project budgets for construction per Cummings Aug 2014 report, AE proposed changes and projected adm cost to complete.



GROSSMONT HEALTHCARE DISTRICT

PROPOSITION G **DESIGN & CONSTRUCTION SERVICES**

Contractor: McCarthy
Architect: Syska Hennessy

Monthly Project Construction Report
January 2015 *(Updated Jan. 22, 2015)*

Project: **Central Energy Plant/Co-Gen**

CEP Construction Budget Status	$	% Complete
Award Amount:	$ 26,066,942	
Approved CO's:	$ 4,440,550	
Revised Contract:	$ 30,507,492	
Invoiced to Date:	$ 26,365,263	86%
Balance	$ 4,142,229	
Total Forecast Pending CO's	$ 6,687,808	
Forecast Adjusted Budget	$ 37,195,300	

Schedule Status	
Contract Award Date :	July 27, 2012
Percent Complete:	96%
Original Completion Date:	March 2, 2015
Approved Time Extension:	0 Days
New Completion Date:	March 2, 2015
Projected Sch.Variance(+/-):	-172
Forecast Completion Date:	February 12, 2016
% Complete per forecast	70%

COGEN Construction Budget Status	$	% Complete
Award Amount:	$ 6,907,991	
Approved CO's:	$ 764,299	
Revised Contract:	$ 7,672,290	
Invoiced to Date:	$ 6,758,283	88%
Balance	$ 914,007	
Total Forecast Pending CO's:	$ 644,101	
Forcast Adjusted Budget	$ 8,316,391	

Schedule Status	
Contract Award Date :	July 27, 2012
Percent Complete:	96%
Original Completion Date:	March 2, 2015
Approved Time Extension:	0 Days
New Completion Date:	March 2, 2015
Projected Sch.Variance(+/-):	-172
Forecast Completion Date:	February 12, 2016
% Complete per forecast	70%

RISK STATUS	Budget:	Schedule:

Incident Dashboard – *Central Energy Plant & Co Gen – Jan. 2015*						
	Safety - CAL OSHA Incident		Regulatory Compliance / OSHPD (Notice of Non-Compliance)		Infection Control Breach	
	Yes	No	Yes	No	Yes	No
Name of Month	If Yes is ☑ checked, add brief description	☑	If Yes is ☑ checked, add brief description & the status of correcting the work, for each open NNC	☑	If Yes is ☑ checked, add brief description & the status of correcting the work	☑
Jan 1015		☐		☐		☐
Feb		☐		☐		☐
Mar		☐		☐		☐
Apr		☐		☐		☐
Total Project		0		0		0

Safety:

- The forklift accident and temporary generator failure investigations are ongoing.
- There were no reportable safety incidents this month

Regulatory Compliance:

- No Non-compliances were issued this month.

Infection Control Issues/Status:

- None (freestanding building outside main hospital)

Overall Progress

Interior:

- The equipment is still being connected to their respective electrical system and/or piping.
- The last Interior wall framing modifications are being completed.
- Walls and other components are being painted.
- Fire alarm conduits are being installed and rough wired.
- Gas lines to the turbine are installed.

Exterior:

- Piping in the Utility Tunnel to the H&V Vault is being installed.
- Site work including the Trash Enclosure at the North end of the project is being constructed.
- The precast utility tunnel lids are starting in the precast yard.
- Backfill of the sides of the utility tunnel is completed.
- The Southside site wall stucco is completed.
- The chemical storage yard and site screen columns are dug and erected.

Existing Central Utility Plant (CUP);

- BIM coordination and planning of work in the Existing CUP is ongoing.
- Engineering is removing the existing Chiller #2.
- Utility Trellis footings are being started.
- Rule 21 switchgear structural pad is starting to be constructed.

.COGEN Status:

- CA ISO agreements and components (Meters) are being finalized.
- NGR (neutral ground resistor) is being installed
- SGIP application is finalized.

Construction Status Photos:

Site Work at North side of project

Soft Water Equipment & Pervious Concrete

Chilled water pipes being insulated

Design Issues:

- The High Voltage Switch Board in the existing CEP was slightly modified unbeknown to the design team. Some coordination revisions may be necessary after discussions with Russell Electric, Berg, Siemens and Emerson prior to the Rule 21 gear installation.
- The new design relocating the Oxygen Tank Farm has been OSHPD reviewed and is going through it's final approval and coordination stages.
- Emergency Generator enclosures seismic calculations have had the initial OSHPD review and apparently have no issues.
- A new panel statusing the existing emergency generators from the existing central plant systems are being worked out by the design team.
- The existing 500 ton air cooled chiller deletion is being reviewed by OSHPD and integrated into the project. Instructions to accommodate this change are being issued, now.

- Structural support of new utilities in the existing Central Utility Plant is being vetted out.
- Phasing plans for the commissioning of the CEP are being developed formally for purposes of presentation to OSHPD and for use by Engineering to plan the utility cutovers.
- A thermal analysis of the piping has revealed some minor changes required to allow expansion between facilities.

Construction Issues:

- Repair of some shot pins into a structural gusset plate is a challenge for the contractor to find a qualified welding procedure and welder.
- Excessive rain presented several water intrusion issues.
- The anchor bolts holes for the HRSG, Vent and Platform are misaligned and the contractor is seeking and alternate method.

Corrective Action Plan *(when applicable)*:

- None

Prepared By: John Serdar

Grossmont Healthcare District | Prop G | Design and Construction Services

Central Energy Plant
Cost Status by Budget Category:

Date: 01/22/2015

Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paids	Unspent Commitments	Current Commitments
McCarthy Contract	$26,066,942	$4,440,550	26,365,263	$4,142,229	30,507,492
Commissioning	$122,000	$0	63,530	$58,470	122,000
Construction Subtotal	$26,188,942	$4,440,550	26,428,793	$4,200,699	30,629,492
Equipment Subtotal	$0	0	0	$0	0
Design and Consultant Fees Subtotal	$3,847,500	$2,330,328	5,039,408	$1,138,420	6,177,828
Administrative Costs Subtotal	$8,354,706		7,136,728	$1,217,978	8,354,706
Project Subtotal	**$38,391,148**	**$6,770,878**	**$38,604,929**	**$6,557,097**	**$45,162,026**

Contingency-Design and Construction Activity	Beginning	Approved	* Proposed	Remaining	Current
Contingency Bank	$8,796,305	$6,770,878	$6,958,851	($4,933,424)	$2,025,427
Totals	**$8,796,305**	**$6,770,878**	**$6,958,851**	**-$4,933,424**	**$2,025,427**

Total Project Budget $47,187,453 $47,187,453

* Proposed includes Contractor, Designer proposed changes, and Owner estimates for projected constr and admin costs to complete.

Grossmont Healthcare District

Prop G

Design and Construction Services

Co-Generation-RBS Funded (Not Prop G)
Cost Status by Budget Category:

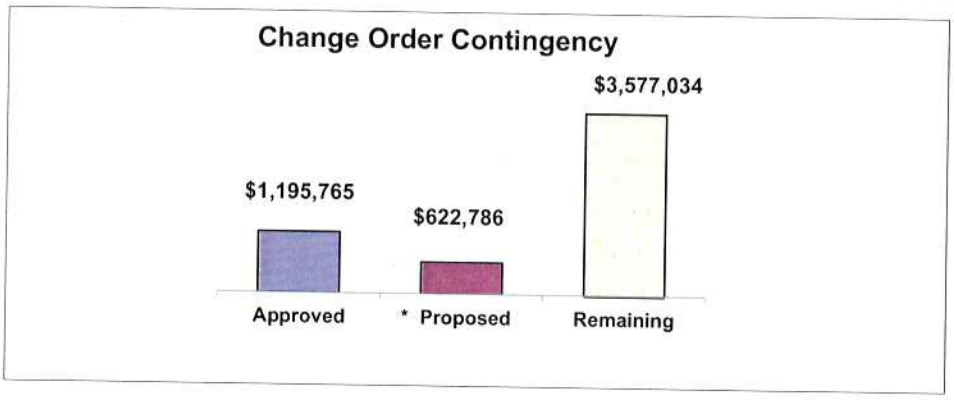
Date: 01/22/2015

Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paids	Unspent Commitments	Current Commitments
McCarthy Contract	**$6,907,991**	**$764,299**	**6,758,283**	**$914,007**	**7,672,290**
Commissioning	$50,000	$0	0	**$50,000**	**50,000**
Solar-Cogen Unit	$4,642,786	$176,466	4,704,166	**$115,086**	**4,819,252**
Construction Subtotal	**$11,600,777**	**$940,765**	**11,462,449**	**$1,079,093**	**12,541,542**
Equipment Subtotal	$0	0	0	**$0**	**0**
Design and Consultant Fees Subtotal	$0	$255,000	132,959	**$122,041**	**255,000**
Administrative Costs Subtotal	$1,003,638	$0	498,291	**$505,347**	**1,003,638**
Project Subtotal	**$12,604,415**	**$1,195,765**	**$12,093,699**	**$1,706,481**	**$13,800,180**

Contingency-Design and Construction Activity	Beginning	Approved	* Proposed	Remaining	Current
Contingency Bank	$5,395,585	$1,195,765	$622,786	$3,577,034	**$4,199,820**
Totals	**$5,395,585**	**$1,195,765**	**$622,786**	**$3,577,034**	**$4,199,820**

Total Project Budget **$18,000,000** **$18,000,000**

* Proposed includes GC and AE proposals, Owner estimated projected const costs, and admin costs to complete.



GROSSMONT HEALTHCARE DISTRICT

PROPOSITION G **DESIGN & CONSTRUCTION SERVICES**

Contractor: C.W. Driver
Architect: Stantec

Monthly Project Construction Report
January 2015 *(Updated Jan. 22, 2015)*

Project : East Tower Upgrade

Construction Budget Status	$	% Complete	Schedule Status	
Award Amount:	$17,325,000		Contract Award Date:	April 3, 2012
Approved CO's:	$4,818,876		% Complete:	109%
Revised Contract:	$22,143,876		Original Completion Date:	Oct. 29, 2014
Invoiced to Date:	$14,765,627	67%	Approved time extension:	0 CD's
Balance	$7,378,249		New Completion Date:	Oct. 29, 2014
Total Forecast Pending CO's:	$4,549,709		Projected Sch. Variance (+/-):	- 426 CD's
Forecast Adjusted Budget	$26,693,585		Forecast Completion Date: % Complete per forecast:	December 29, 2015 75%

RISK STATUS Budget: Schedule:

Overall Progress:

Fourth Floor:
Construction continues on the Fourth Floor. Demolition is near complete. Installation of the Patient Room toilet carriers is in progress. CW Driver's schedule for Level 4 indicates their goal is to achieve beneficial occupancy for the floor on May 20, 2015. The schedule for Level 5 targets beneficial occupancy of that floor on October 19, 2015, with Project Close-out complete by December 29, 2015. The Dashboard Schedule, above, has been modified to reflect these new dates.

Elevator Modernization:
OSHPD final sign off on the elevators continues to be unresolved, pending resolution of a difference of opinion between the OSHPD ACO, who disagrees with the electrical grounding installation, and the state elevator inspector and the manufacturer, who concur with the installation. No progress toward final resolution of this matter has been made in the past month.

Construction Status Photos:

Photo #1: Central Nurse Station Area

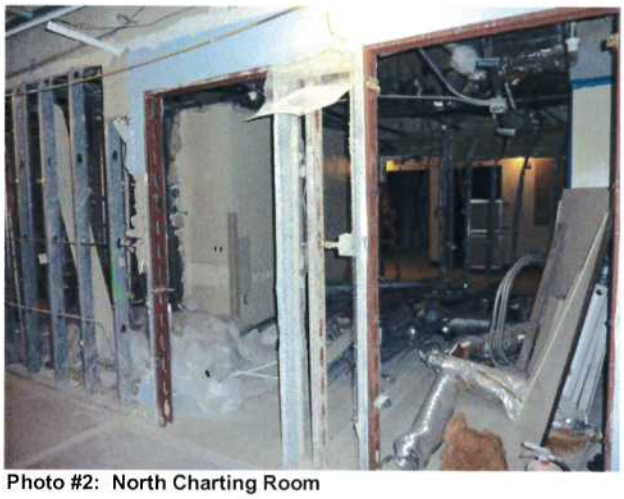


Photo #2: North Charting Room

Photo #3: North ADA Patient Room #432

Photo #4: North ADA Patient Room #432

Photo #5: Patient Room 431

Photo #6: Patient Room Headwall Demo

Photo #7: New ADA Shower Demo

Design Issues:

- There are no current design issues.

Construction Issues:

- There are no current critical construction issues. The existing medical gas lines on Level 4 have been confirmed to be kept in place, and the condition of the existing main HVAC ductwork has been inspected and confirmed to be in such condition as to not require modification, which will eliminate the need for added seismic bracing of utilities on this floor. Each of these items is good news for the budget bottom line.

Infection Control:

- There are no current infection control issues. A regular, weekly site walk of Level 4 has occurred with Sharp Safety only, pending IC Practitioner availability.

Safety:

- 2 safety audits were performed by the Smart Safety Group this month. No reportable issues were noted.

GROSSMONT HEALTHCARE DISTRICT

PROPOSITION G **DESIGN & CONSTRUCTION SERVICES**

Incident Dashboard - *East Tower - January 22, 2015*

	Safety - CAL OSHA Incident		Regulatory Compliance / OSHPD (Notice of Non-Compliance)		Infection Control Breach	
	Yes	No	Yes	No	Yes	No
Name of Month	If Yes is ☑ checked, add brief description	☑	If Yes is ☑ checked, add brief description & the status of correcting the work, for each open NNC	☑	If Yes is ☑ checked, add brief description & the status of correcting the work	☑
Jan-15		☒	☒			☒
			Pending Resolution of the Isolated Transformer with OSHPD. OSHPD is reviewing.			
Total Project	**Insert running total to date**	**0**	**1**		**Insert running total to date**	**0**

Prepared By: Kate Herring and Robert Turner

Grossmont Healthcare District | Prop G | Design and Construction Services

EAST TOWER UPGRADE

Date: 01/22/2015

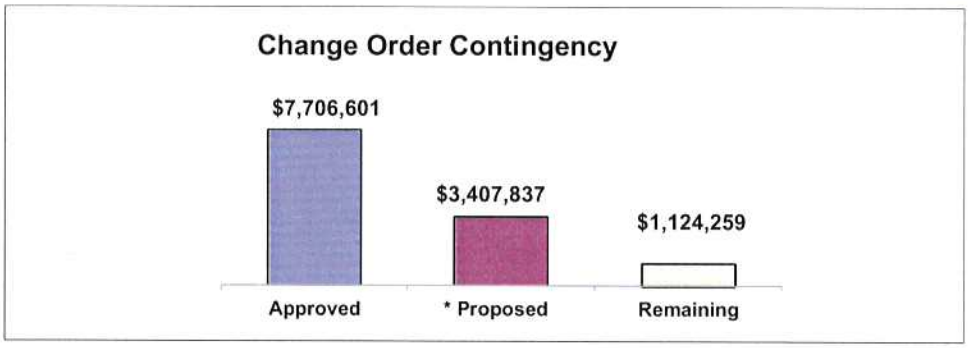
Cost Status by Budget Category:

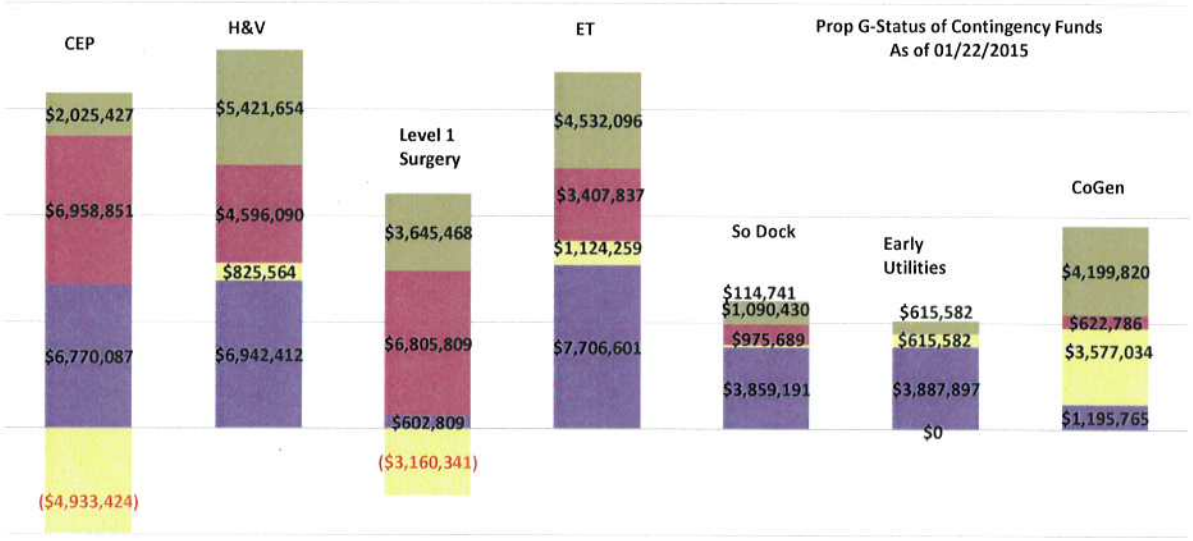
Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paids	Unspent Commitments	Current Commitments
C.W. Driver	**$17,325,000**	**$4,818,876**	**14,765,627**	**$7,378,249**	**22,143,876**
Commissioning	$53,500	$6,000	32,485	$27,015	**59,500**
Hazmat	$43,124	$37,615	62,903	$17,836	**80,739**
Ptube Budget	$1,364,672		80,988	$1,283,684	**1,364,672**
Insurance	$282,669		282,669	$0	**282,669**
Construction Subtotal	**$19,068,965**	**$4,862,491**	**15,224,672**	**$8,706,784**	**23,931,456**
Equipment Subtotal	$0		0	$0	**0**
Design and Consultant Fees Subtotal	$3,700,831	$2,844,110	5,604,714	$940,227	**6,544,941**
Administrative Costs Subtotal	$6,788,010	$0	4,932,253	$1,855,757	**6,788,010**
Project Subtotal	**$29,557,806**	**$7,706,601**	**$25,761,639**	**$11,502,768**	**$37,264,407**

Contingency-Design and Construction Activity	Beginning	Approved	* Proposed	Remaining	Current
Contingency Bank	$12,238,697	$7,706,601	$3,407,837	$1,124,259	**$4,532,096**
Totals	**$12,238,697**	**$7,706,601**	**$3,407,837**	**$1,124,259**	**$4,532,096**

Total Project Budget **$41,796,503** **$41,796,503**

* Note: Proposed includes Contractor/Designer proposals and Owner estimates for chgs to Floors 3,4,5 and admin costs to complete.





	CEP	H&V	Level 1	E.Tower	SLD	EUP	CoGen (Non Prop G funded)
Current Bank	$2,025,427	$5,421,654	$3,645,468	$4,532,096	$1,090,430	$615,582	$4,199,820
Proposed	$6,958,851	$4,596,090	$6,805,809	$3,407,837	$975,689	$0	$622,786
Remaining	($4,933,424)	$825,564	($3,160,341)	$1,124,259	$114,741	$615,582	$3,577,034
Approved	$6,770,087	$6,942,412	$602,809	$7,706,601	$3,859,191	$3,887,897	$1,195,765