

EARLY UTILITIES

Date: 07/24/2014

Cost Status by Budget Category:

Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paid	* Unspent Commitments	Current Commitments
Swinerton	\$7,400,000	\$3,065,137	10,465,137	\$0	10,465,137
Repairs by othes-Hawthorne and HWD	\$726,244	\$48,053	774,297	\$0	774,297
Credit back from Sharp	\$0	-\$167,723	-167,723	\$0	-167,723
Hazmat		\$113,415	113,415	\$0	113,415
Construction Subtotal	\$8,126,244	\$3,058,882	11,185,126	\$0	11,185,126
Equipment Subtotal	\$0		0	\$0	0
Design and Consultant Fees Subtotal	\$16,810	\$829,015	771,842	\$73,983	845,825
Administrative Costs Subtotal	\$1,447,970	\$0	1,322,378	\$125,592	1,447,970
Project Subtotal	\$9,591,024	\$3,887,897	\$13,279,346	\$199,575	\$13,478,921

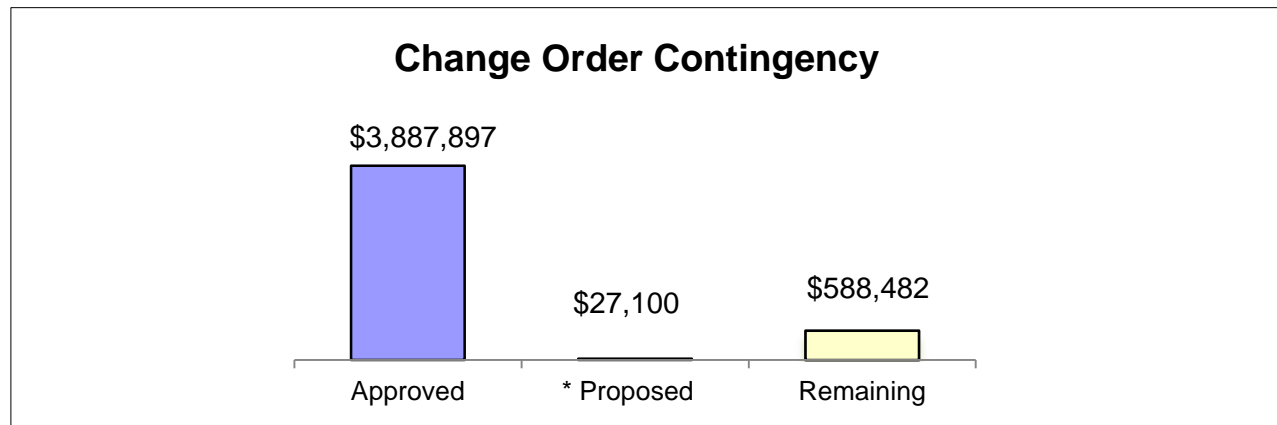
Contingency-Design and Construction Activity	Beginning	Approved	* Proposed	Remaining	Current
Contingency Bank	\$4,503,479	\$3,887,897	\$27,100	\$588,482	\$615,582
Totals	\$4,503,479	\$3,887,897	\$27,100	\$588,482	\$615,582

Total Project Budget

\$14,094,503

\$14,094,503

*Note: Proposed are the final OSHPD permit fees due on final construction cost value.



South Load Dock/Level B Seismic
Cost Status by Budget Category:

Date: 7/24/2014

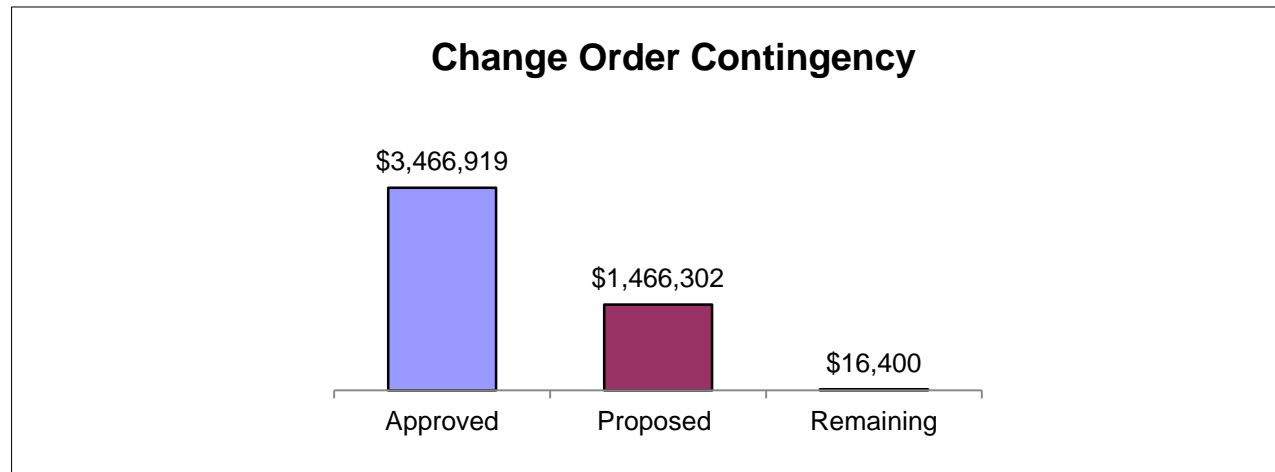
Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paid	Unspent Commitments	Current Commitments
C.W. Driver	\$5,666,285	\$2,411,834	8,047,585	\$30,534	8,078,119
Repairs by Others-JW Smart and Sharp	\$79,683	\$0	76,569	\$3,114	79,683
Construction Subtotal	\$5,745,968	\$2,411,834	8,124,154	\$33,648	8,157,802
Equipment Subtotal	\$0	0	0	\$0	0
Design and Consultant Fees Subtotal	\$30,968	\$1,055,085	1,035,336	\$50,717	1,086,053
Administrative Costs Subtotal	\$1,410,937	\$0	1,392,800	\$18,137	1,410,937
Project Subtotal	\$7,187,873	\$3,466,919	\$10,552,290	\$102,502	\$10,654,792

Contingency-Design and Construction Activity	Beginning	Approved	Proposed	Remaining	Current
Contingency Bank	\$4,949,621	\$3,466,919	\$1,466,302	\$16,400	\$1,482,702
Totals	\$4,949,621	\$3,466,919	\$1,466,302	\$16,400	\$1,482,702

Total Project Budget

\$12,137,494

\$12,137,494



GROSSMONT HEALTHCARE DISTRICT

PROPOSITION G

DESIGN & CONSTRUCTION SERVICES



Contractor: McCarthy

Architect: Syska Hennessy

Monthly Project Construction Report

July, 2014 (Updated July 23, 2014)

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

CEP Construction Budget Status	\$	% Complete	Schedule Status	
Award Amount:	\$ 26,066,942		Contract Award Date :	July 27, 2012
Approved CO's:	\$ 2,680,062		Percent Complete:	76%
Revised Contract:	\$ 28,747,004		Original Completion Date:	March 2, 2015
Invoiced to Date:	\$ 23,025,557	80%	Approved Time Extension	0 Days
Balance	\$ 5,721,447		New Completion Date	March 2, 2015
Total Forecast Pending CO's	\$ 3,431,347		Projected Sch.Variance(+/-):	-141
Forecast Adjusted Budget	\$ 32,178,351		Forecast Completion Date	September 26, 2015
			% Complete per forecast	63%

COGEN Construction Budget Status	\$	% Complete	Schedule Status	
Award Amount:	\$ 6,907,991		Contract Award Date :	July 27, 2012
Approved CO's:	\$ 235,713		Percent Complete:	76%
Revised Contract:	\$ 7,143,704		Original Completion Date:	March 2, 2015
Invoiced to Date:	\$ 6,212,282	87%	Approved Time Extension	0 Days
Balance	\$ 931,422		New Completion Date	March 2, 2015
Total Forecast Pending CO's	\$ 1,300,000		Projected Sch.Variance(+/-):	-141
Forecast Adjusted Budget	\$ 8,443,704		Forecast Completion Date	September 26, 2015
			% Complete per forecast	63%

RISK STATUS

Budget:



Schedule:



GROSSMONT HEALTHCARE DISTRICT PROPOSITION G

DESIGN & CONSTRUCTION SERVICES



Overall Progress:

Interior:

- All the major equipment is still being connected to their respective systems and/or piping.
- Interior framing wall modifications are started.
- HRSG, vents and diverter parts have been anchored.
- Most interior door hardware is installed at the lower level

Exterior:

- The louvers and curtain wall are complete.
- Underground fuel and underground brine storage tank areas are completed.
- Helix Water District water supply lines, meters and back flow devices are being started.

Existing Central Utility Plant (CUP);

- No work this month.

COGEN Status

- Accessory components such as the CO2 cabinet, NGR (Neutral Ground Resister), Intakes, Filters, Silencer and batteries are being installed
- Interconnection Agreement technical review was completed by SDGE. No further studies or expenditures to improve SDG&E infrastructure will be required. Final administrative details are being finalized including application for a Power Purchase Agreement.

Status Photos



Underground Fuel Tank Installation



Curtain wall and Louver



Boiler and Flue Installation

Design Issues:

GROSSMONT HEALTHCARE DISTRICT

PROPOSITION G

DESIGN & CONSTRUCTION SERVICES



- 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 with SDGE and McCarthy. The design is to be completed by early Sept. as it is a secondary priority.
- The OSHPD code interpretation requires the owner to provide backup to normal power during cutovers/shutdowns. To allow back up power during these electrical cutovers, electrical components need to be added to the panels and electrical system to allow the connection points to be accomplished. A Method of Procedure has been developed in which a series of small shut downs will allow for the cutover of the permanent power. The first part of the cutover design (designing cutover points/switches) has been approved by OSHPD. The second part consisting of temporary generators for the cutover OSHPD is approved and the contractor is pricing. A 3rd change part (which was omitted from the original design) consisting of the Rule 21 interconnect equipment is approved by OSHPD and is being priced by the contractor.
- The utility tunnel piping elevation adjustments have been made by the A/E team.
- The existing cooling towers, an existing Clayton Boiler, an existing pump and one existing chiller need to be removed in a tight coordinated sequence by the Sharp salvaging contractor to allow McCarthy to complete their utility cutover scope of work. Engineering has progressed and is planning the Chiller No. 2 to be removed by September.
- A Utility Reroute from the underground tunnel to an above ground trellis has been designed and will allow months of a schedule improvement. This has been presented to OSHPD and is approved. The contractor is formalizing the rescheduling and pricing these changes.
- A new design relocating the Oxygen Tank Farm (or deferring it) will allow a cost and schedule improvement to the project. The N and NO2 medical gas manifold and storage area is to remain in its current location.
- There are 5 possible DRB (Design Review Board) issues: The Green Screen across the Helix Water line easement is being proposed to change to a chain link fence with same specified screen like plants. Also, painting the stainless steel and louvered portions of the cooling towers is difficult to do permanently. The Utility Reroute Trellis screening might have some slight design review aspects. The Oxygen Tank Farm moving or elimination may need some review with the City of La Mesa. The colors of the coiling doors and louvers may be suggested to be changed.
- Emergency Generator enclosures need final seismic calculations for OSHPD.
- Fire rating issues where walls intersect the exterior curtain wall and the louvers has been worked out with OSHPD. Work to do these corrections is starting.
- Equipment controls between the old and new central plant systems is being worked out by the construction team and staff.
- Helix Water District easement was expanded to accommodate design changes of a by-pass line and a double back flow design was added to the project.
- An AMC for RAP/RIOP panels needs to be done by the A/E team.
- MAP (Medical Alarm Panel) connections to existing buildings (like the Behavior Health Building) needs to finalized.
- Construction Documents for the deletion of the 500 ton air cooled chiller need to finalize.
- Beneficial Occupancy requirements with OSHPD need to be clarified.
- South Ring Road Helix Water revisions need to be incorporated into the CEP project in lieu of the H&V to shorten the overall project contract time.

GROSSMONT HEALTHCARE DISTRICT

PROPOSITION G

DESIGN & CONSTRUCTION SERVICES



- The PBX conduit and panel locations conflict with a small project Sharp was doing the PBX room.
- Sump pumps need to be added to the H&V, CEP and Women's Center vaults under the EUP project.
- The existing 500 ton air cooled chiller will not be moved offering cost savings, cost increase avoidance and a slight schedule improvement.

Construction Issues: Hazardous material consisting of lead painted piping and asbestos insulation needs to be remediated by a Sharp contractor in the existing CUP prior to the utility connections being done by McCarthy and their subs. A salvage contractor hired by Sharp shall complete the aspects to the major equipment salvage effort. Work on the Utility Tunnel from the CEP Vault to the H&V Vault is starting. Schedule recovery ideas are being enacted. High Pressure Gas pipe revisions to the CEP building have started and are nearly complete. Sharp contracted low voltage cabling, cameras and access devices need to be completed by the Sharp contractor, NEW Electric.

Infection Control Issues/Status: Contractor is controlling blowing dust by wetting the site on a regular basis and air intake pre-filter media on the occupied buildings are being maintained.

Construction Safety: Two safety audits were performed this month and no significant concerns were noted.

Corrective Action Plan (when applicable): None

Prepared By: John Serdar

Central Energy Plant

Date: 7/24/2014

Cost Status by Budget Category:

Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paid	Unspent Commitments	Current Commitments
McCarthy Contract	\$26,066,942	\$2,680,062	23,025,557	\$5,721,447	28,747,004
Commissioning	\$122,000	\$0	48,642	\$73,358	122,000
Construction Subtotal	\$26,188,942	\$2,680,062	23,074,199	\$5,794,805	28,869,004
Equipment Subtotal	\$0	0	0	\$0	0
Design and Consultant Fees Subtotal	\$3,847,500	\$2,122,737	4,940,173	\$1,030,064	5,970,237
Administrative Costs Subtotal	\$8,354,706	\$0	6,400,890	\$1,953,816	8,354,706
Project Subtotal	\$38,391,148	\$4,802,799	\$34,415,262	\$8,778,685	\$43,193,947

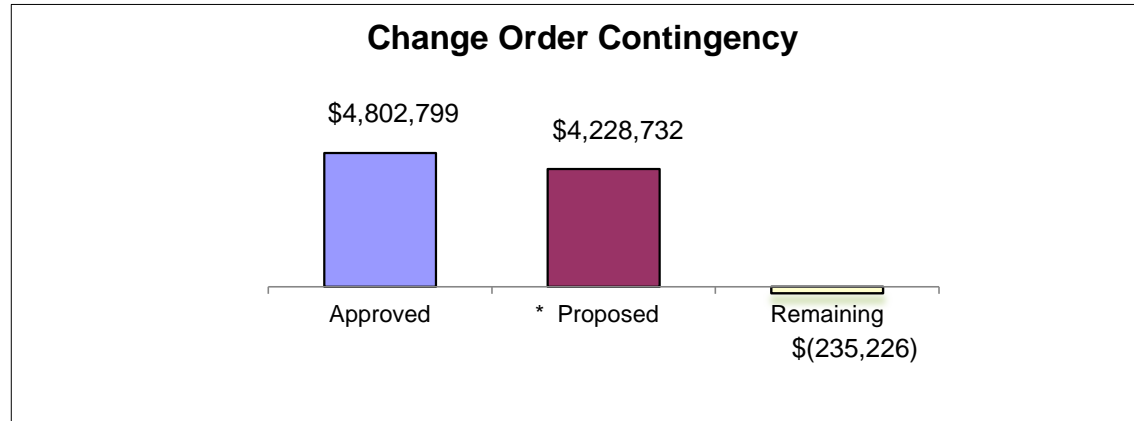
Contingency-Design and Construction Activity	Beginning	Approved	* Proposed	Remaining	Current
Contingency Bank	\$8,796,305	\$4,802,799	\$4,228,732	-\$235,226	\$3,993,506
Totals	\$8,796,305	\$4,802,799	\$4,228,732	-\$235,226	\$3,993,506

Total Project Budget

\$47,187,453

\$47,187,453

* Note: Proposed does not include McCarthy/Berg ROMs for time extensions or trunnel revision.



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

Date: 7/24/2014

Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paid	Unspent Commitments	Current Commitments
McCarthy Contract	\$6,907,991	\$235,713	6,212,282	\$931,422	7,143,704
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	\$412,179	10,916,448	\$1,096,508	12,012,956
Equipment Subtotal	\$0	0	0	\$0	0
Design and Consultant Fees Subtotal	\$0	\$200,000	98,635	\$101,365	200,000
Administrative Costs Subtotal	\$1,003,638	\$0	433,980	\$569,658	1,003,638
Project Subtotal	\$12,604,415	\$612,179	\$11,449,063	\$1,767,531	\$13,216,594

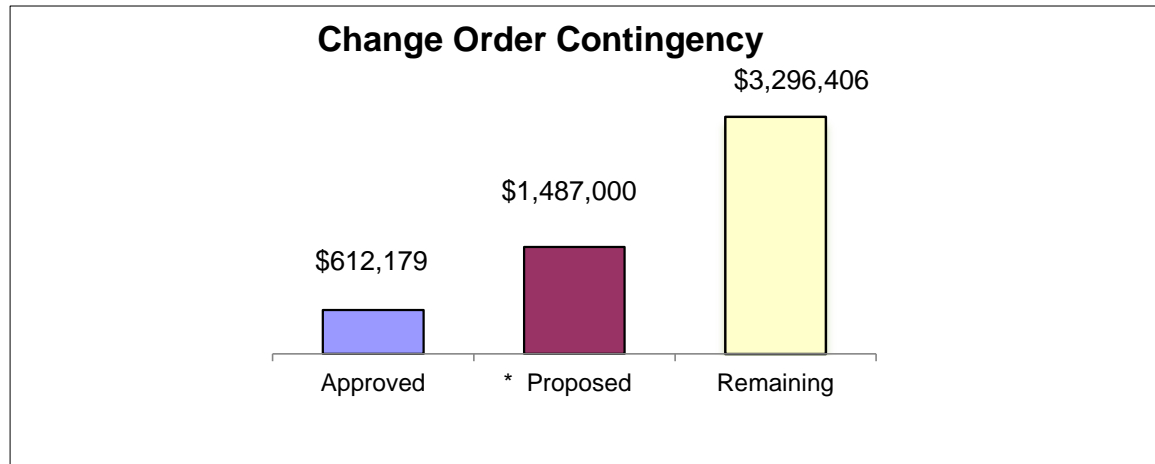
Contingency-Design and Construction Activity	Beginning	Approved	* Proposed	Remaining	Current
Contingency Bank	\$5,395,585	\$612,179	\$1,487,000	\$3,296,406	\$4,783,406
Totals	\$5,395,585	\$612,179	\$1,487,000	\$3,296,406	\$4,783,406

Total Project Budget

\$18,000,000

\$18,000,000

* Note: Proposed includes a ROM of \$1 mil for McCarthy time extension.



GROSSMONT HEALTHCARE DISTRICT

PROPOSITION G

DESIGN & CONSTRUCTION SERVICES



Contractor: McCarthy
Architect: KMD

Monthly Project Construction Report July 2014 (Updated July 23, 2014)

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

Construction Budget Status		% Complete	Schedule Status
Award Amount:	\$26,325,383		Contract Award: January 28, 2013 Executed Contract: April 9, 2013 % Complete: 62.1% Original Completion: March 16, 2015 Approved Time Extensions: 0 CD New Completion: March 16, 2015 Project Scheduled Variance: 0 CD Forecast Completion: March 16, 2015 % Complete per forecast: 62.1%
Approved CO's:	\$1,242,731		
Revised Contract:	\$27,568,114		
Invoiced to Date:	\$8,321,129	30.2%	
Balance	\$19,246,985		
Total Forecast Pending CO's:	\$2,858,024		
Forecast Adjusted Budget	\$30,426,138		

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

- **Overall Progress:**
 - Structural steel is 99% complete. Metal decking for suspended slabs is ongoing, concrete placement for Level A and Level 1 slabs in progress.

- **Status Photos:**



Scaffolding is in place for exterior skin installation.



Completed structural steel frame and metal deck.

GROSSMONT HEALTHCARE DISTRICT

PROPOSITION G

DESIGN & CONSTRUCTION SERVICES



Design Issues:

- The building skin design is in review with architectural engineering consultants to evaluate water-resistance and duration of materials.
- The hospital pneumatic tube system is in coordination with the previously coordinated mechanical and electrical equipment above the ceilings on Level B.
- To accommodate future Level 1 Interventional and Operating Suite equipment, special design details are being implemented above the ceilings on Level A to avoid interruption of activity in the new Lab that will be occupied during Level 1 Build-out.
- User group meetings have been completed with Pharmacy, Laboratory, and Supply Chain Services. Cost and schedule impacts are still under review.
- New routing of utilities from the new Central Energy Plant adjacent to the Heart & Vascular Center is impacting the design of the loading dock area which will require some re-design.
- The site civil work completion at the North elevation is being redesigned to prevent rework or damage during the future Level 1 Build-out and In-fill projects.

● **Construction Issues:**

- Careful coordination of exterior building skin activities and site-work activities is ongoing to ensure an efficient sequence with the new routing of utilities from the new Central Energy Plant.
- Construction of the IS Backbone Extensions has commenced in the tunnel of the existing West Tower to complete the interconnection of the Central Energy Plant and Main Information Systems Distribution Frames in the West Tower.

● **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. Advanced 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.

● **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.

- **Safety:** Two safety audits were performed this month and no reportable safety incidents were observed.

Prepared By: Gary Kiebel / Jack Garrett

HEART AND VASCULAR BUILDING
Cost Status by Budget Category:

Date:7/24/2014

Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paid	Unspent Commitments	Current Commitments
McCarthy Contract	\$26,325,383	\$1,242,731	8,321,129	\$19,246,985	27,568,114
Commissioning	\$96,740	\$0	2,560	\$94,180	96,740
Hazmat	\$8,410	\$86,824	78,838	\$16,396	95,234
Ptube Budget	\$968,352		0	\$968,352	968,352
Construction Subtotal	\$27,398,885	\$1,329,555	\$8,402,527	\$20,325,913	\$28,728,440
Equipment Subtotal	\$909,775		0	\$909,775	909,775
Design and Consultant Fees Subtotal	\$8,588,211	\$2,931,696	10,653,011	\$866,896	11,519,907
Administrative Costs Subtotal	\$9,518,034	\$0	7,363,586	\$2,154,448	9,518,034
Project Subtotal	\$46,414,905	\$4,261,251	\$26,419,124	\$24,257,032	\$50,676,156

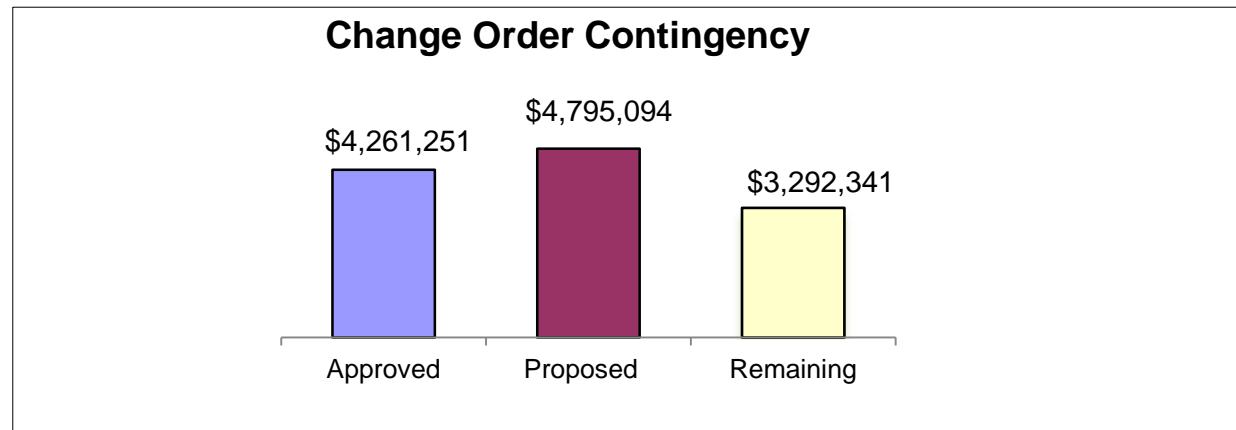
Contingency-Design and Construction Activity	Beginning	Approved	Proposed	Remaining	Current
* Contingency Bank	\$12,348,686	\$4,261,251	\$4,795,094	\$3,292,341	\$8,087,435
Totals	\$12,348,686	\$4,261,251	\$4,795,094	\$3,292,341	\$8,087,435

Total Project Budget

\$58,763,591

\$58,763,591

* Note: The Indian Gaming Grant of \$289,326 rcvd in Feb 2014 was consumed by June 2014 and classed to the Beginning Contingency Bank



Level 1 Buildout - DESIGN PHASE

Date: 7/24/2014

Cost Status by Budget Category:

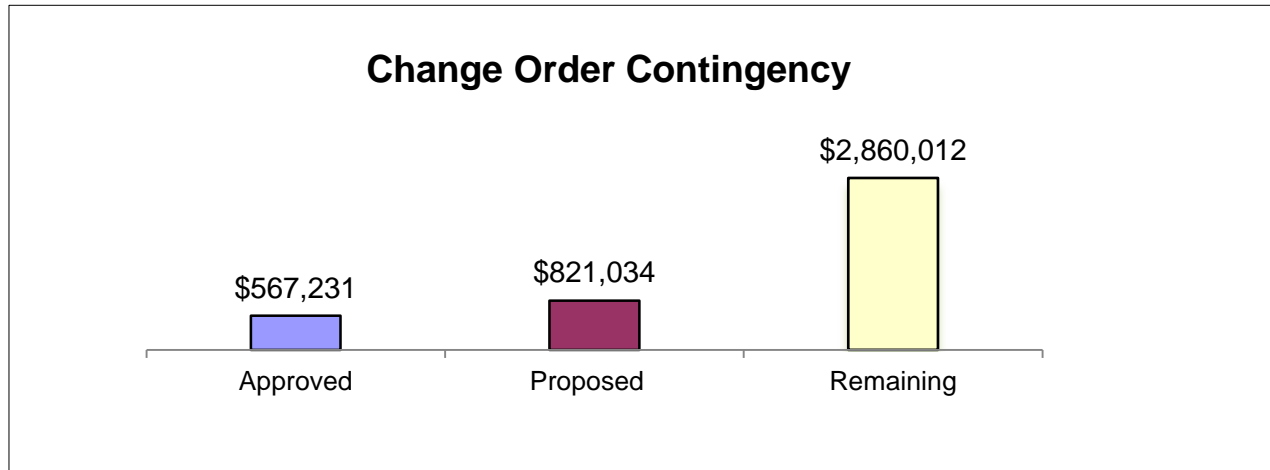
Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paid	Unspent Commitments	Current Commitments
Current Construction Budget	\$10,856,368	\$0	0	\$10,856,368	10,856,368
Other	\$0		0		0
Commissioning	\$20,000	\$0	0	\$20,000	20,000
Construction Subtotal	\$10,876,368	\$0	\$0	\$10,876,368	\$10,876,368
Equipment Subtotal	\$8,328,628		0	\$8,328,628	8,328,628
Design and Consultant Fees Subtotal	\$1,888,631	\$567,231	1,799,323	\$656,539	2,455,862
Administrative Costs Subtotal	\$3,812,021	\$0	956,677	\$2,855,344	3,812,021
Project Subtotal	\$24,905,648	\$567,231	\$2,756,000	\$22,716,879	\$25,472,879

Contingency-Design and Construction Activity	Beginning	Approved	Proposed	Remaining	Current
* Contingency Bank	\$4,248,277	\$567,231	\$821,034	\$2,860,012	\$3,681,046
Totals	\$4,248,277	\$567,231	\$821,034	\$2,860,012	\$3,681,046

Total Project Budget

\$29,153,925

\$29,153,925



GROSSMONT HEALTHCARE DISTRICT

PROPOSITION G

DESIGN & CONSTRUCTION SERVICES



Monthly Project Construction Report

July 2014 (Updated July 21, 2014)

Contractor: C.W. Driver

Architect: Stantec

Project : **East Tower Upgrade**

Construction Budget Status	\$	% Complete	Schedule Status
Award Amount:	\$17,325,000.00		Contract Award Date: April 3, 2012 % Complete: 75% Original Completion Date: Oct. 29, 2014 Approved time extension: 0 CD's New Completion Date: Oct. 29, 2014 Projected Sch. Variance (+/-): - 490 CD's Forecast Completion Date: Oct. 15, 2015 % Complete per forecast: 64%
Approved CO's:	\$3,267,762.00		
Revised Contract:	\$20,592,792.00		
Invoiced to Date:	\$10,376,174.00	51%	
Balance	\$10,216,618.00		
Total Forecast Pending CO's:	\$6,255,427.00		
Forecast Adjusted Budget	\$26,848,189.00		

RISK STATUS	Budget:		Schedule:	

Overall Progress:

Demolition continues on the floor and in the perimeter patient rooms and is expected to be complete by August 1st. Framing has commenced in the new North ADA Patient Rooms (See photos #2 & #3) and the Nurse Core Areas, where demolition is complete. Rough-in electrical has also commenced. Preparation for installation of Air Handler at the roof is underway.

Elevator Modernization:

The State Elevator Inspector has granted final for the elevator modernization and the elevators were turned over to the hospital. OSHPD will need to provide final sign off regarding this phase of the project.

- Elevator 5 interior cab finishes are complete.
- Elevator 6 is out of service to receive the new interior cab finishes.
- Elevator 7 will be out of service from July 25th through July 29th to receive the new interior cab finishes.
- Elevator 8 interior cab finishes are complete.
- Elevator 9 interior cab finishes are expected to be out of service starting August 11th to receive interior cab finish upgrades.

GROSSMONT HEALTHCARE DISTRICT

PROPOSITION G

DESIGN & CONSTRUCTION SERVICES



Level 2 ADA Patient Rooms 211 & 13 (See photos #6, #7, & #8)

- Nurse call and fire alarm have been tested and are complete.
- Final Test and Air Balance is ongoing.
- Anticipated occupancy target date is July 30th, the OSHPD ACO's next scheduled visit.

Construction Status Photos:



Photo #1: Central Nurse Station Demo and Ceiling Soffit Framing



Photos #2 & #3: North ADA Room Framing



Photos #4 & #5: Single Patient Room Demolition



Photos #6 & #7: Level 2 Patient Rooms 211 & 213

GROSSMONT HEALTHCARE DISTRICT

PROPOSITION G

DESIGN & CONSTRUCTION SERVICES



Design Issues:

- With the exception of unforeseen conditions, base project design issues have been resolved.
- Using the 2nd floor finished product as a model, modifications to several details have been requested by Sharp, including minor casework changes in the staff lounge and the central nurse' core. Solutions will be presented to Sharp next week.

Construction Issues:

- ADA rooms P211 and P213 have not been signed off due to difficulties with air balancing. Remedial work is underway now, ahead of the next visit from the ACO on 7-30-14.
- Relocation of the medical gas lines in the corridor has been avoided on the 3rd floor as the result of utilization of several "lessons learned" sessions between CW Driver and their subs and CW Driver and Sharp.
- Early investigation and repairs to the existing HVAC ductwork on the 3rd floor is underway, again utilizing the "lessons learned" from the 2nd floor, to avoid last-minute failures with the air balance efforts at completion of the work.
- Replacement of occluded waste lines and toilet carriers will be carried out with Sharp coordination pending a final decision from OSHPD regarding which Code should prevail. Work is scheduled to start by 8-1-2014.

Infection Control:

- A weekly site walk has been scheduled with the Sharp IC officer in order to improve communications and field conditions.
- The site is walked daily by Sharp Project Management, and is being kept clean in an exemplary fashion.

Safety: There were two safety audits performed this month. No significant concerns were noted.

Prepared By: Kate Herring and Robert Turner

EAST TOWER UPGRADE

Date: 7/24/2014

Cost Status by Budget Category:

Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paid	Unspent Commitments	Current Commitments
C.W. Driver	\$17,325,000	\$3,267,762	10,376,174	\$10,216,588	20,592,762
Commissioning	\$53,500	\$6,000	28,402	\$31,098	59,500
Hazmat	\$43,124	\$37,615	58,294	\$22,445	80,739
Ptube Budget	\$1,364,672		0	\$1,364,672	1,364,672
Insurance	\$282,669		282,669	\$0	282,669
Construction Subtotal	\$19,068,965	\$3,311,377	10,745,539	\$11,634,803	22,380,342
Equipment Subtotal	\$0		0	\$0	0
Design and Consultant Fees Subtotal	\$3,700,831	\$2,813,700	5,308,084	\$1,206,447	6,514,531
Administrative Costs Subtotal	\$6,788,010	\$0	4,522,754	\$2,265,256	6,788,010
Project Subtotal	\$29,557,806	\$6,125,077	\$20,576,377	\$15,106,506	\$35,682,883

Contingency-Design and Construction Activity	Beginning	Approved	* Proposed	Remaining	Current
Contingency Bank	\$12,238,697	\$6,125,077	\$6,865,427	-\$751,807	\$6,113,620
Totals	\$12,238,697	\$6,125,077	\$6,865,427	-\$751,807	\$6,113,620

Total Project Budget

\$41,796,503

\$41,796,503

* Note: Proposed includes ROM budgets for Floors 3,4,5 changes per Floor 2 completed work.

