



GROSSMONT HEALTHCARE DISTRICT

PROPOSITION G

DESIGN & CONSTRUCTION SERVICES

Monthly Project Construction Report

For the month of November 2015

Project: East Tower Upgrade

Updated: November 24, 2015

Contractor: C.W. Driver

Architect: Stantec

Construction Budget Status	\$	Work In Place % Complet	Schedule Status	
Award Amount:	\$17,325,000.		Contract Award:	April 3, 2012
			Executed Contract:	May 7, 2012
Approved CO's:	\$8,869,585.		Original Completion:	Oct. 29, 2014
			Duration % Complete:	93%
Revised Contract:	\$26,194,585.		Approved Time Extension:	489 CD's
Invoiced to Date:	\$25,130,291.	96%	New Completion:	February 4, 2016
Balance	\$1,064,294.		Project Scheduled Variance:	0 CD's
Total Forecast Pending CO's:	\$263,274.		Forecast Completion:	January 8, 2016
Forecast Adjusted Budget	\$26,457,859.		% Complete per forecast:	97%

RISK STATUS	Budget: 	Schedule:
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Incident Dashboard						
Month	Safety - CAL OSHA Incident		Regulatory Compliance / OSHPD (Notice of Non-Compliance)		Infection Control	
	Yes	No	Yes	No	Yes	No
January		✓		✓		✓
February		✓		✓		✓
March	✓			✓		✓
April	✓			✓		✓
May		✓		✓		✓
June		✓		✓		✓
July		✓		✓		✓
August		✓		✓		✓
September		✓		✓		✓
October		✓		✓		✓
November		✓		✓		✓
December		✓		✓		✓
Total	2	9	0	11	0	11



GROSSMONT HEALTHCARE DISTRICT PROPOSITION G DESIGN & CONSTRUCTION SERVICES

East Tower Monthly Project Construction Report – November 2015

Safety –CAL OSHA:

- There were 0 safety audits performed by the Smart Safety Group this month.
- CWD's corporate Safety Officer conducted 0 safety walks this month with 0 incidents to report.

Regulatory Compliance/OSHPD:

- Beneficial Occupancy of 5East was granted on Monday, November 2nd.
- OSHPD Project Final is anticipated in December 2015.

Infection Control Issues/Status:

- There are no infection control issues.

Overall Progress:

- Patients were moved to 5East on November 18th. The patient move started at 10:00am and all patients were safely moved by 1:30pm. It is anticipated the project will receive construction final by OSHPD next month. Project closeout is ongoing.
- **Elevator Modernization:** Additional corrections and maintenance have been completed. The elevator consultant is expected to return early December to verify the work completed to date. Elevator interior enhancements are expected to commence next month.

Construction Status Photos:



Staff Lounge



Central Nurse Station



ADA Patient Room 529



Neg. Pressure Patient Room 510



**GROSSMONT HEALTHCARE DISTRICT
PROPOSITION G
DESIGN & CONSTRUCTION SERVICES**

Design Issues:

- There are no current design issues.

Construction Issues:

- There are no current construction issues.

Corrective Action Plan *(when applicable):*

Prepared By: Kate Herring and Robert Turner

EAST TOWER UPGRADE

Date: 11/19/2015

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	\$ 8,869,585	\$ 22,810,534	\$ 3,384,051	\$ 26,194,585
Repairs and reimbursbles by Others	-	(226,030)	(11,429)	(214,601)	(226,030)
Commissioning	53,500	6,000	50,178	9,322	59,500
Elevators	-	23,440	14,912	8,528	23,440
Hazmat	43,124	52,615	87,259	8,480	95,739
Ptube Contract	581,605		149,504	432,101	581,605
Ptube Contingency	783,067			783,067	783,067
Insurance	282,669	39,260	321,929	-	321,929
Construction Subtotal	19,068,965	8,764,870	23,422,887	4,410,948	27,833,835
Equipment Subtotal	-	38,171	25,322	25,322	38,171
Design and Consultant Fees Subtotal	3,700,831	3,233,265	6,191,664	742,432	6,934,096
Administrative Costs Subtotal	6,788,010	200,649	5,684,808	1,103,202	6,988,659
Project Subtotal	\$ 29,557,806	\$ 12,236,955	\$ 35,324,681	\$ 6,281,904	\$ 41,794,761

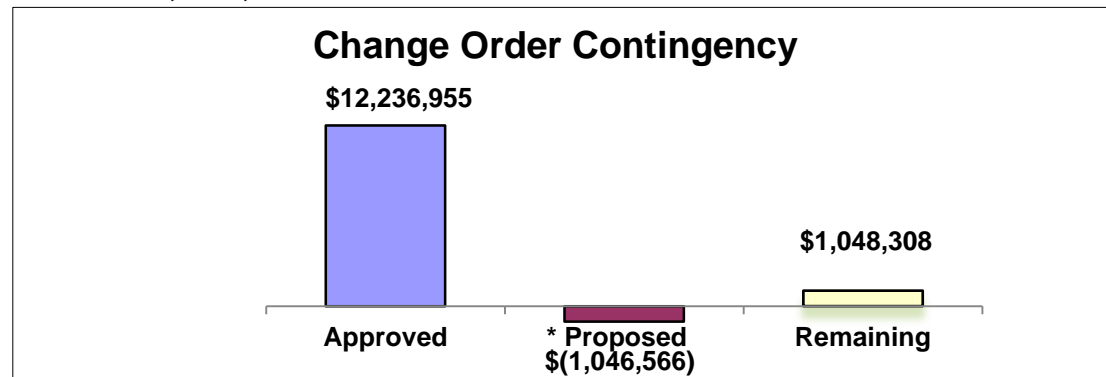
Contingency-Design and Construction Activity	Beginning	Approved	* Proposed	Remaining	Current
Contingency Bank	\$ 12,238,697	\$ 12,236,955	\$ (1,046,566)	\$ 1,048,308	\$ 1,742
Totals	\$ 12,238,697	\$ 12,236,955	\$ (1,046,566)	\$ 1,048,308	\$ 1,742

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.





**GROSSMONT HEALTHCARE DISTRICT
PROPOSITION G
DESIGN & CONSTRUCTION SERVICES**

*Monthly Project Construction Report
For the month of November 2015*

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

Updated: November 25, 2015

Contractor: McCarthy

Architect: KMD

Construction Budget Status	\$	Work In Place % Complete	Schedule Status	
Award Amount:	\$26,325,383.		Contract Award:	January 28, 2013
			Executed Contract:	April 9, 2013
Approved CO's:	\$4,786,492.		Original Completion:	March 16, 2015
			Duration % Complete:	114%
Revised Contract:	\$31,111,875.		Approved Time Extension:	132
Invoiced to Date:	\$28,743,804.	92%	New Completion:	July 26, 2015
Balance	\$2,368,071.		Project Scheduled Variance:	-339
Total Forecast Pending CO's:	\$5,642,468.		Forecast Completion:	June 30, 2016
Forecast Adjusted Budget	\$36,754,343.		% Complete per forecast:	81%

RISK STATUS	Budget:				Schedule:			

Incident Dashboard						
Month	Safety - CAL OSHA Incident		Regulatory Compliance / OSHPD (Notice of Non-Compliance)		Infection Control	
	Yes	No	Yes	No	Yes	No
January		✓		✓		✓
February		✓		✓		✓
March	✓			✓		✓
April		✓		✓		✓
May		✓		✓		✓
June		✓		✓		✓
July		✓		✓		✓
August		✓		✓		✓
September		✓		✓		✓
October		✓		✓		✓
November		✓		✓		✓
December						
Total	1	10	0	11	0	11



GROSSMONT HEALTHCARE DISTRICT PROPOSITION G DESIGN & CONSTRUCTION SERVICES

H&V Monthly Project Construction Report – November 2015

Safety- CAL OSHA:

- There have been no reportable incidents in November.

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

- There have been no reportable incidents in November.

Infection Control Issues/Status:

- Infection control barriers are in place and in compliance for November.

Overall Progress:

- Site grading work is ongoing. North site exiting ramp and hardscape work is in progress. South site exiting ramp work started and is ongoing for Level A and Level B.
- Security Systems, Controls and Fire Alarms devices/testing are complete with installation and pending final testing and tie-in. Commissioning activities have started back up with utilities being provided from the existing CUP (Chilled Water and Steam). There is still no Emergency Power from the new CEP to the H&V building.
- Level B expansion joint work and tie-in to existing building is complete and pending final flooring tie-in. Expansion joint corridor work with ceiling grid, tile lay in, and drywall installation have been completed. Elevator work is ongoing with control systems and wrapping up a few remaining items. IS Comm Room has been completed, pending gear installation. Stair 1 painting has been completed.
- Level A finishes for floors and walls are complete, and Architecture/Engineer punch has been completed. Fire pump room work is ongoing. West and South expansion joint work has been completed and pending final flooring tie-in. Roche equipment testing has been completed. Delivery of Lab and Pharmacy equipment has started.
- Level 1 interior build-out is wrapping up. Fire rating expansion joint work is complete.
- Beneficial Occupancy is currently February 15, 2016, with the phase 2 work to proceed afterwards for the x2 AHU demo, north site steam replacement, south loading dock enhancement, Helix 10” water line installation, and road re-surfacing. With some of Phase 2 work to begin next month on Level B. Contract completion is June 30, 2016.

Construction Status Photos:



Level A South/West Exit Ramp



Level B IS Comm Room



GROSSMONT HEALTHCARE DISTRICT PROPOSITION G DESIGN & CONSTRUCTION SERVICES



Level B South Exit Ramp



Level A North Hard Scape

Design Issues:

- Fire Pump ATS Integration with new CEP was not designed or identified on what needs to be done.

Construction Issues:

- Emergency Power ATS testing will be on hold until ATS issue is resolved

Corrective Action Plan (*when applicable*):

- Design: For missing design for the Fire Pump ATS connection at the CEP, the CEP team is working to determine integration requirements.
- Construction: n/a

Prepared By: Gary Kiebel / Kevin Herr / Vicki Townsend

HEART AND VASCULAR BUILDING

Date: 11/19/2015

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	\$ 4,786,492	\$ 28,743,804	\$ 2,368,071	\$ 31,111,875
Sharp Const Reimb		(294,313)	(294,313)	-	(294,313)
Commissioning	96,740	-	36,784	59,956	96,740
Hazmat	8,410	86,824	92,301	2,933	95,234
Ptube Contract	697,395		580,883	116,512	697,395
Ptube Contingency	270,957		-	270,957	270,957
Construction Subtotal	27,398,885	4,579,003	29,159,459	2,547,472	31,977,888
Equipment Subtotal	909,775		-	909,775	909,775
Design and Consultant Fees Subtotal	8,588,211	5,310,591	13,172,062	726,740	13,898,802
Administrative Costs Subtotal	9,752,654	101,104	9,551,106	201,548	9,853,758
Project Subtotal	\$ 46,649,525	\$ 9,990,698	\$ 51,882,627	\$ 4,385,535	\$ 56,640,223

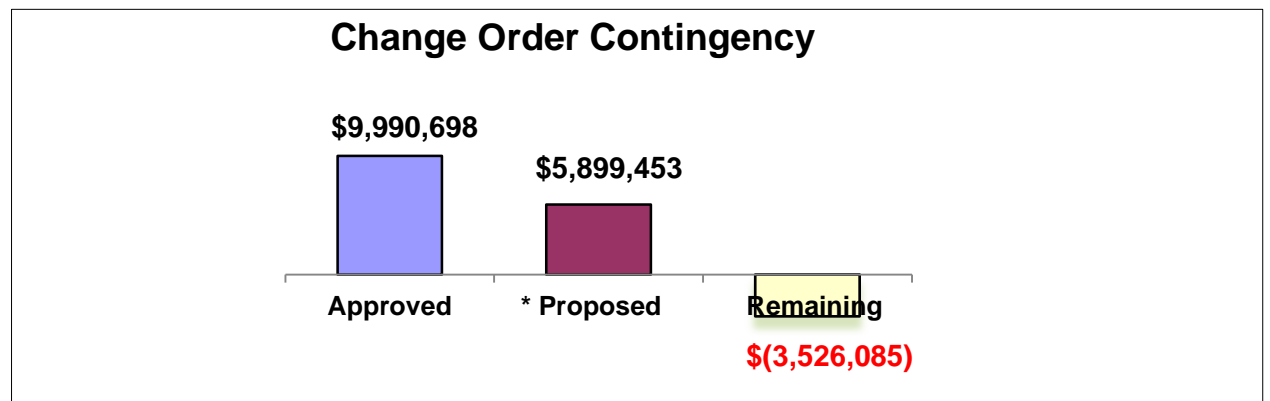
Contingency-Design and Construction Activity	Beginning	Approved	* Proposed	Remaining	Current
Contingency Bank	\$ 12,364,066	\$ 9,990,698	\$ 5,899,453	\$ (3,526,085)	\$ 2,373,368
Totals	\$ 12,364,066	\$ 9,990,698	\$ 5,899,453	\$ (3,526,085)	\$ 2,373,368

Total Project Budget

\$59,013,591

\$59,013,591

* Proposed includes Contractor and Designer PCOs and Owner estimates for projected costs, extended delays and adm costs to complete.



Level 1 Buildout - DESIGN PHASE

Date: 11/19/2015

Cost Status by Budget Category:

Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paid	Unspent Commitments	Current Commitments	Forecast	**Proposed Changes
Current Construction Budget	\$ 10,856,368	\$ -	\$ -	\$ 10,856,368	\$ 10,856,368	\$ 15,442,700	\$ 4,586,332
Hazmat	-	-	-	-	-	\$ 35,000	\$ 35,000
Commissioning	20,000	-	-	20,000	20,000	\$ 100,000	\$ 80,000
Construction Subtotal	10,876,368	-	-	10,876,368	10,876,368	15,577,700	\$ 4,701,332
Equipment Subtotal	4,328,628	-	-	4,328,628	4,328,628	\$ 4,328,628	\$ -
Design and Consultant Fees Subtotal	1,888,631	761,219	2,061,069	588,781	2,649,850	\$ 3,490,884	\$ 841,034
Administrative Costs Subtotal	3,812,021	-	1,223,477	2,588,544	3,812,021	\$ 3,890,878	\$ 78,857
Project Subtotal	\$ 20,905,648	\$ 761,219	\$ 3,284,546	\$ 18,382,321	\$ 21,666,867	\$ 27,288,090	\$ 5,621,223

Contingency-Design and Construction Activity	* Beginning	Approved	Proposed	Remaining	Current	Forecast	***Excess Contingency
Contingency Bank	\$ 8,248,277	\$ 761,219	\$ 5,642,871	\$ 1,844,187	\$ 7,487,058	\$ 1,557,770	\$ 286,417
Totals	\$ 8,248,277	\$ 761,219	\$ 5,642,871	\$ 1,844,187	\$ 7,487,058	\$ 1,557,770	\$ 286,417

Total Project Budget

\$29,153,925

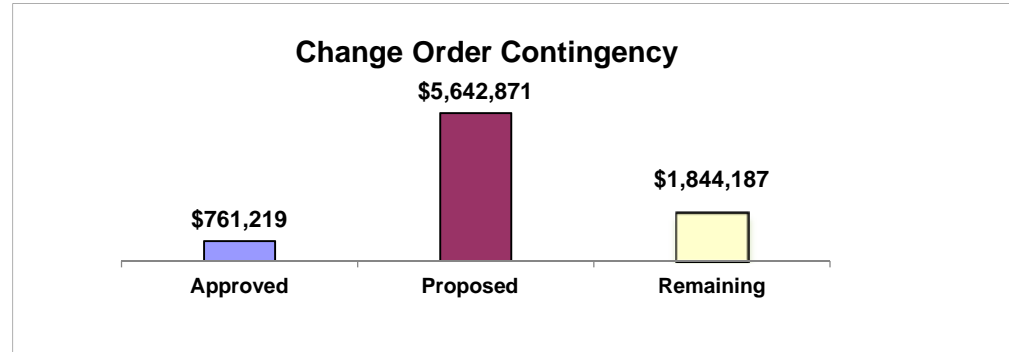
\$29,153,925

\$28,845,860

*Beginning Contingency increased \$4 mil from a an approved transfer of \$4 mil from the Equip budget.

** Proposed construction budget based on Cummings est 2014

*** Excess Contingency is based upon:
 Remaining of \$1,824,133
less forecast \$1,557,770 (10% of const subtotal)
 Excess \$ 266,363





**GROSSMONT HEALTHCARE DISTRICT
PROPOSITION G
DESIGN & CONSTRUCTION SERVICES**

*Monthly Project Construction Report
For the month of* November 2015

Project: Central Energy Plant/Co-Gen

Updated: November 25, 2015

Contractor: McCarthy

Architect: Syska Hennessy

CEP Construction Budget Status	\$	Work In Place % Complet	Schedule Status	
Award Amount:	\$26,066,942.		Contract Award:	July 11, 2012
			Executed Contract:	July 27, 2012
Approved CO's:	\$6,724,487.		Original Completion:	March 2, 2015
			Duration % Complete:	128%
Revised Contract:	\$32,791,429.		Approved Time Extension:	123 Days
Invoiced to Date:	\$29,773,176.	91%	New Completion:	July 3, 2015
Balance	\$3,018,253.		Project Scheduled Variance:	-315
Total Forecast Pending CO's:	\$7,608,073.		Forecast Completion:	May 13, 2016
Forecast Adjusted Budget	\$40,399,502.		% Complete per forecast:	88%

RISK STATUS	Budget:				Schedule:			

COGEN Construction Budget Status	\$	Work In Place % Complet	Schedule Status	
Award Amount:	\$6,907,991.		Contract Award:	July 11, 2012
			Executed Contract:	July 27, 2012
Approved CO's:	\$939,425.		Original Completion:	March 2, 2015
			Duration % Complete:	128%
Revised Contract:	\$7,847,416.		Approved Time Extension:	123 Days
Invoiced to Date:	\$7,081,351.	90%	New Completion:	July 3, 2015
Balance	\$766,065.		Project Scheduled Variance:	-315
Total Forecast Pending CO's:	\$765,790.		Forecast Completion:	May 13, 2016
Forecast Adjusted Budget	\$8,613,206.		% Complete per forecast:	88%

RISK STATUS	Budget:				Schedule:			

Incident Dashboard

Month	Safety - CAL OSHA Incident		Regulatory Compliance / OSHPD (Notice of Non-Compliance)		Infection Control	
	Yes	No	Yes	No	Yes	No
January		✓		✓		✓
February		✓		✓		✓
March	✓			✓		✓
April	✓			✓		✓
May		✓		✓		✓
June		✓		✓		✓
July		✓		✓		✓
August		✓		✓		✓
September		✓		✓		✓
October		✓		✓		✓
November		✓		✓		✓
December						
Total	2	9	0	11	0	11



GROSSMONT HEALTHCARE DISTRICT PROPOSITION G DESIGN & CONSTRUCTION SERVICES

Central Energy Plant/Co-Gen Monthly Project Construction Report- November 2015

Safety –CAL OSHA:

- There have been no reportable incidents in October.

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

- There have been no reportable incidents in October.

Infection Control Issues/Status:

- Infection control barriers are in place and in compliance.

Overall Progress:

(Interior)

- Alarm Panels are installed in the CEP and powered up.
- All PBX work is complete except gas panel terminations.
- Controls are ongoing.
- Steam piping is complete and seismic bracing is ongoing.
- Chillers #2 and #3 are started up and working.
- Cooling Towers have been started up and commissioning is taking place.
- Boiler startup is scheduled to start Dec 1st.

(Exterior)

- Grading is finished, hardscape is underway.
- Emergency Generators and automatic transfer switches are tested and waiting final NFPA 110 testing.
- Finishes around the Trash Enclosure at the North end of the project are ongoing.
- Emergency Generator enclosure retrofit has been complete and concrete will be placed soon.

Existing Central Utility Plant (CUP);

- Utility Trellis piping is complete. Insulation is all that remains to complete.
- Rule 2 Switchgear has been set and wire pull is ongoing.
- Chilled Water point of connection has been completed.

.COGEN Status:

- CA ISO agreements and components (Meters) are in process.
- Solar Turbine representatives are nearly complete with their startup. Glumac commissioning will start the first week in December.
- Load has been transferred to the load bank.
- HRSG startup and commissioning is underway and will finish Dec 2nd. Currently steam production has reached 20,000 lbs/hr.



GROSSMONT HEALTHCARE DISTRICT PROPOSITION G DESIGN & CONSTRUCTION SERVICES

Construction Status Photos:



Turbine Control Showing it is running at 100%



Curb and Gutter along ring road



CEP showing first steam production from HRSG

Design Issues:

- Civil Grades outside and drainage.

Construction Issues:

- Startup plan.
- HVSB tie-in for new Turbine.
- Plan to get beneficial occupancy.

Corrective Action Plan *(when applicable)*:

- None

Prepared By: Nick Aden

Central Energy Plant

Date: 11/19/2015

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	\$ 6,724,487	\$ 29,573,685	\$ 3,217,744	\$ 32,791,429
Construction Repairs	\$ -	\$ 350	\$ -	\$ 350	\$ 350
Commissioning	122,000	77,282	100,337	\$ 98,945	199,282
HazMat Abatement	-	25,000	23,728	1,272	25,000
Construction Subtotal	26,188,942	6,827,119	29,697,750	3,318,311	33,016,061
Equipment Subtotal	-	-	-	-	-
Design and Consultant Fees Subtotal	3,847,500	3,732,339	6,627,021	952,818	7,579,839
Administrative Costs Subtotal	8,354,706	165,968	8,188,183	166,523	8,520,674
Project Subtotal	\$ 38,391,148	\$ 10,725,426	\$ 44,512,954	\$ 4,437,652	\$ 49,116,574

Contingency-Design and Construction Activity	* Beginning	Approved	** Proposed	Remaining	Current
Contingency Bank	\$ 12,796,305	\$ 10,725,426	\$ 7,881,048	\$ (5,810,169)	\$ 2,070,879
Totals	\$ 12,796,305	\$ 10,725,426	\$ 7,881,048	\$ (5,810,169)	\$ 2,070,879

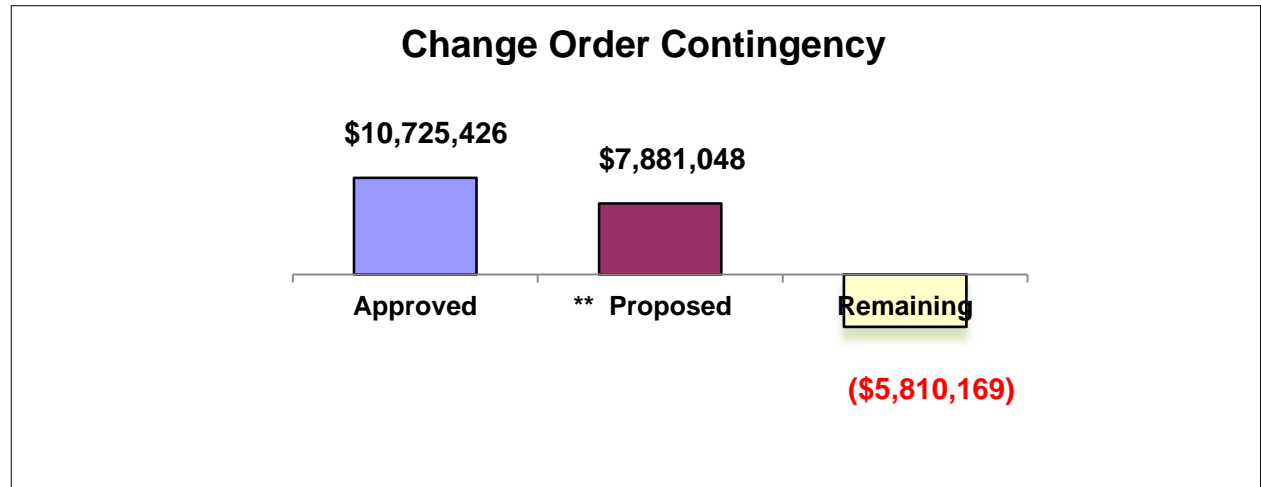
Total Project Budget

\$ 51,187,453

\$ 51,187,453

* Includes \$4mil of added funding on 5/4/15 per approved BM#341 from excess bond issuance fees and interest earned.

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



Co-Generation-RBS Funded (Not Prop G)

Date: 11/19/2015

Cost Status by Budget Category:

Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paid	Unspent Commitments	Current Commitments
McCarthy Contract	\$ 6,907,991	\$ 939,425	\$ 7,081,351	\$ 766,065	\$ 7,847,416
Commissioning	50,000	88,035	-	138,035	138,035
Solar-Cogen Unit	4,642,786	237,727	4,765,427	115,086	4,880,513
Construction Subtotal	11,600,777	1,265,187	11,846,778	1,019,186	12,865,964
Equipment Subtotal	-	-	-	-	-
Design and Consultant Fees Subtotal	-	630,317	299,870	330,447	630,317
Administrative Costs Subtotal	1,003,638	-	578,347	425,291	1,003,638
Project Subtotal	\$ 12,604,415	\$ 1,895,504	\$ 12,724,995	\$ 1,774,924	\$ 14,499,919

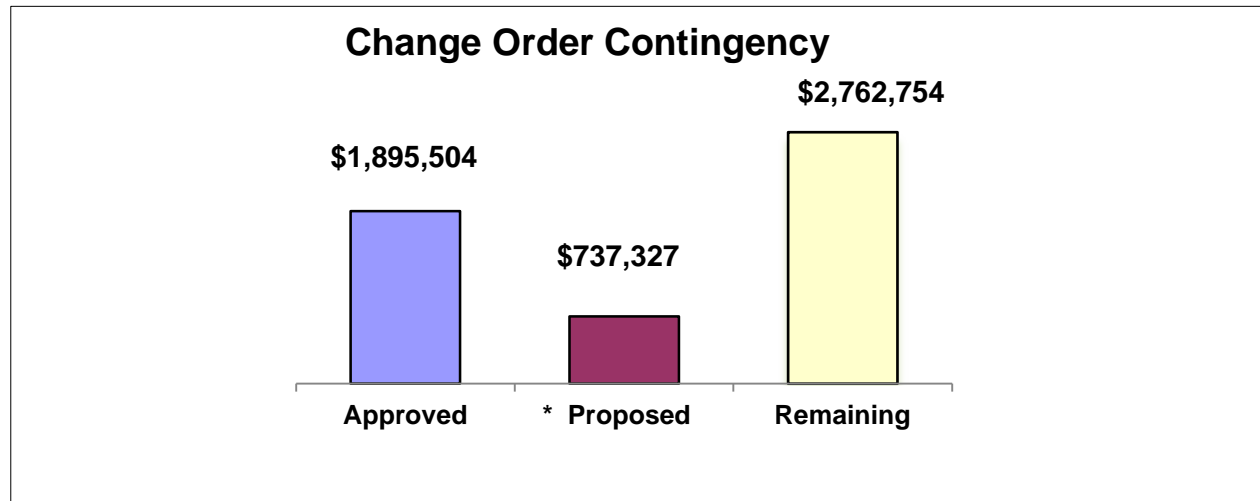
Contingency-Design and Construction Activity	Beginning	Approved	* Proposed	Remaining	Current
Contingency Bank	\$ 5,395,585	\$ 1,895,504	\$ 737,327	\$ 2,762,754	\$ 3,500,081
Totals	\$ 5,395,585	\$ 1,895,504	\$ 737,327	\$ 2,762,754	\$ 3,500,081

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.



EARLY UTILITIES

Date: 11/19/2015

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	\$ -	\$ 10,465,137
Repairs by othes-Hawthorne and HWD	726,244	48,053	774,297	-	774,297
Credit back from Sharp	-	(167,723)	(167,723)	-	(167,723)
Hazmat		113,415	113,415	-	113,415
Construction Subtotal	8,126,244	3,058,882	11,185,126	-	11,185,126
Equipment Subtotal	-	-	-	-	-
Design and Consultant Fees Subtotal	16,810	829,015	773,942	71,883	845,825
* Administrative Costs Subtotal	1,447,970	-	1,349,757	98,213	1,447,970
Project Subtotal	\$ 9,591,024	\$ 3,887,897	\$ 13,308,825	\$ 170,096	\$ 13,478,921

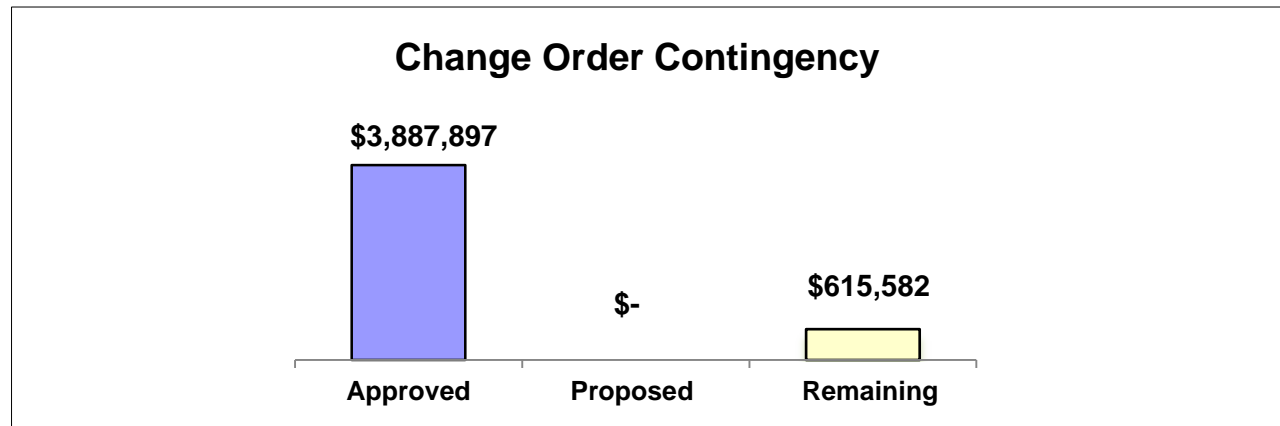
Contingency-Design and Construction Activity	Beginning	Approved	Proposed	Remaining	Current
Contingency Bank	\$ 4,503,479	\$ 3,887,897	\$ -	\$ 615,582	\$ 615,582
Totals	\$ 4,503,479	\$ 3,887,897	\$ -	\$ 615,582	\$ 615,582

Total Project Budget

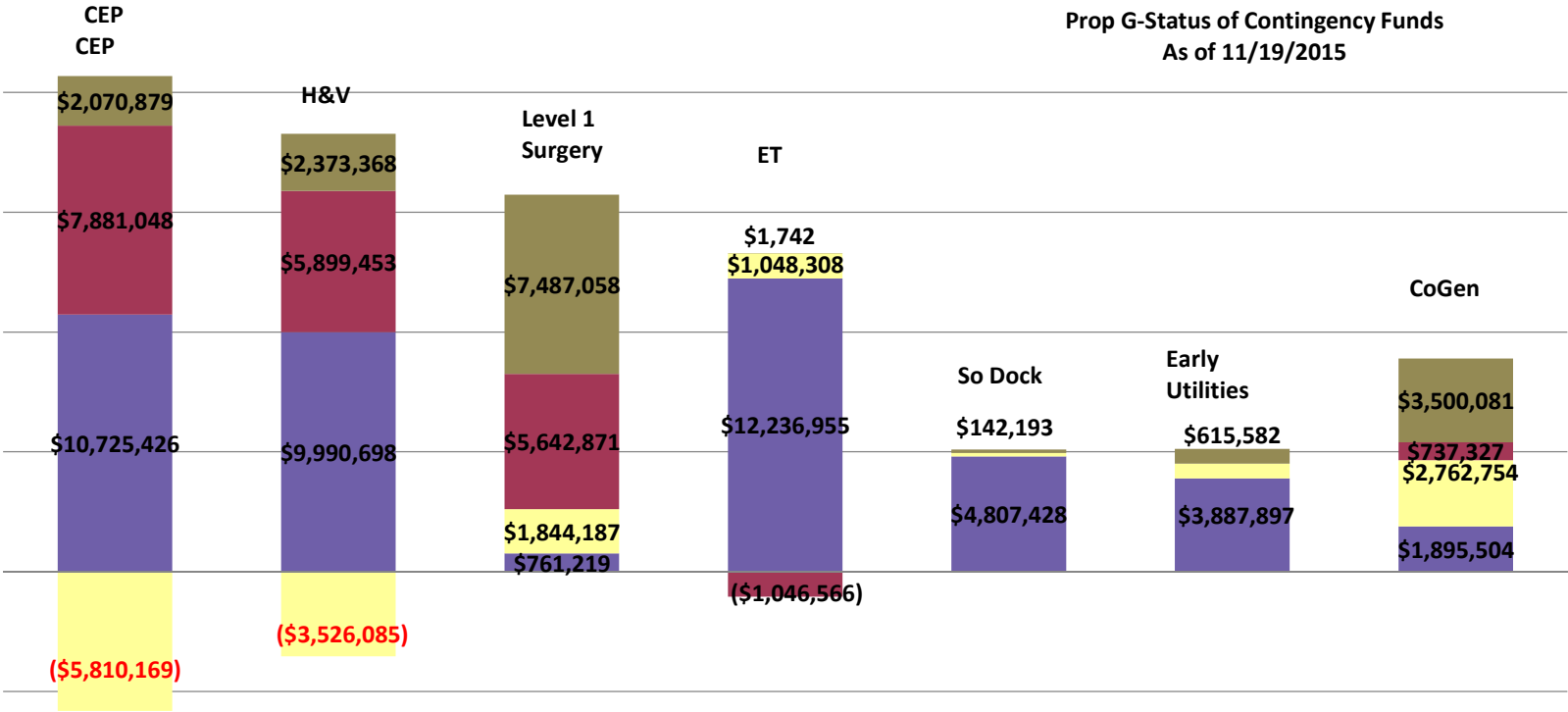
\$14,094,503

\$14,094,503

Project is pending final OSHPD closeout and payments budgeted in unspent commitments.



**Prop G-Status of Contingency Funds
As of 11/19/2015**



	CEP	H&V	Level 1	E Tower	SLD	EUP	CoGen (Non Prop G funded)
■ Current Bank	\$2,070,879	\$2,373,368	\$7,487,058	\$1,742	\$142,193	\$615,582	\$3,500,081
■ Proposed	\$7,881,048	\$5,899,453	\$5,642,871	(\$1,046,566)	\$0	\$0	\$737,327
■ Remaining	(\$5,810,169)	(\$3,526,085)	\$1,844,187	\$1,048,308	\$142,193	\$615,582	\$2,762,754
■ Approved	\$10,725,426	\$9,990,698	\$761,219	\$12,236,955	\$4,807,428	\$3,887,897	\$1,895,504