GROSSMONT HEALTHCARE DISTRICT
PROPOSITION G
DESIGN & CONSTRUCTION SERVICES

Monthly Project Construction Report
For the month of January 2018

Project: Level 1 Build Out **Updated:** January 24, 2018

Contractor: Swinerton Builders **Architect:** Cuningham Group

Construction Budget Status	**$**	**Work In Place % Complete**	**Schedule Status**	
Award Amount:	$10,247,122		Contract Award:	December 5, 2016
			Executed Contract:	February 9, 2017
Approved CO's:	$1,179,147		Original Completion:	April 3, 2018
			Duration % Complete:	71%
Revised Contract:	$11,426,269		Approved Time Extension:	65
Invoiced to Date:	$8,369,522	73%	New Completion:	June 7, 2018
Balance	$3,056,747		Project Scheduled Variance:	65
Total Forecast Pending CO's:	$901,497		Forecast Completion:	June 7, 2018
Forecast Adjusted Budget	$12,327,766		% Complete per forecast:	71%

RISK STATUS Budget: Schedule:

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

Other Proj Costs:Equip,A/E & Admin	$17,205,918	Total Project Costs:	$29,533,684

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Safety- CAL OSHA:

- Construction commenced with NTP, issued February 9, 2017. No safety incidents in January.

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

- One issued. Due to performance, productivity, and workmanship issues experienced with the mechanical sub-contractor, Alpha Mechanical, we are reviewing non-conforming work previously recorded as a "Notice of Concern" (NOC), a document internal to the Project. We are reviewing these issues and reconsidering actions, as follows:
  - Previous NOC's that are still open will be reviewed and depending on the issue and the item may be escalated to formal Notices of Non-Compliance (NNC)
  - A NNC was issued on 1/18/18 for humidifier piping and components not installed to allow proper maintenance or access. On 1-23-18 the Contractor replied stating that they are working with the sub-contractor to formulate and act to correct the issue.

Infection Control Issues/Status:

- none

Overall Progress:

- South ORs #1025, #1027, #1029, & #1030, Pump Workrooms, South Sterile Core: Flooring, wall protection complete; cabinets installed; finish electrical and mechanical 95% complete; final coats of paint complete or underway.
- North Cath Labs #1023, #1024, #1032, #1033, North Sterile Core, control rooms: Flooring installation underway, and scheduled for completion by 2-6-18.
- Corridors: Utility installations nearing completion. Cleaning of overhead spaces underway in advance of T-Bar ceiling installation.

Construction Status Photos:

- See below

Design Issues:

- There are no current, unresolved design issues.

Construction Issues:

- Existing, non-compliant issues:
  - 17 open NOC's dating back to 6-2017 for mechanical issues.
  - Lack of coordination of mechanical inspection requests with the special inspector's schedule (multiple single inspections triggering 4-hour minimum charges) continue to add time/dollars to the special inspector's scope/fees.
- Vendor supplied UPS equipment arrived and were not the California-certified models. Replacements ordered; delivery date as yet undetermined. Issue will not delay installation of equipment, but may affect start-up.

Corrective Action Plan *(when applicable)***:**

- Design: none
- Construction: Swinerton to submit schedule to correct 17 mechanical open NOC's

Safety Issues:

- None this month

Photos:

1-23-18: Cath Lab #1023: Wall protection complete, cabinets installed; finish flooring underway

1-23-18: Cath Lab #1024: Wall protection complete, cabinets installed; finish flooring underway

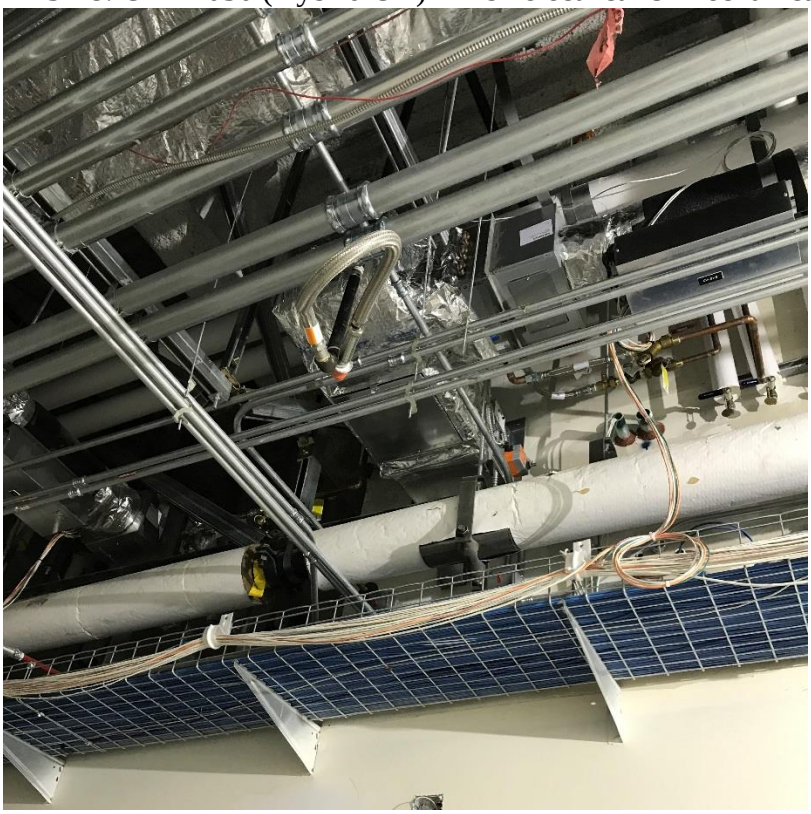
12-13-18: Cath Lab 1032: Finish flooring underway.

1-23-18: OR #1025 (General OR) Finish electrical & mechanical 90% complete. Admiring the work is Jerry Mejia, VP and Healthcare Division Manager for Swinerton Builders.

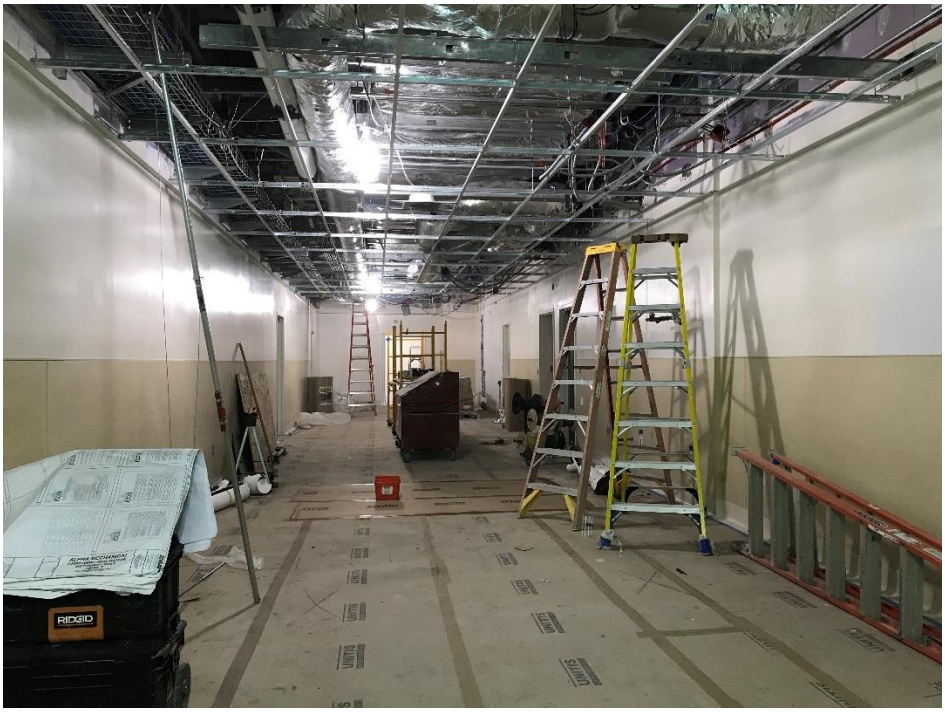
12-13-17: OR #1027 (Open Heart OR) Green light cast due to green light bulbs for heart procedures.

1-23-18: OR #1029 (Hybrid OR) Doors in place, finish electrical & mechanical 90% complete.

1-23-18: OR #1030 (Hybrid OR) Finish electrical & mechanical 90% complete.



1-17-18: West Corridor Low Voltage wiring installed in cable tray.



1-17-18: Sterile Core South: Finish floor complete; T-Bar ceiling installed, wall protection complete.

1-17-18: Sterile Core North: Floor Prep underway, T-Bar ceiling installed, cabinets installed.

Prepared by: Kate Herring