

GROSSMONT HEALTHCARE DISTRICT

PROPOSITION G

DESIGN & CONSTRUCTION SERVICES



Monthly Project Construction Report

April 2014 (Updated April, 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) 195% Original Completion Date January 9, 2013 Approved Completion Date: April 25, 2013 Schedule Variance (+/-): - 445 Work Days Forecast Completion Date: May 15, 2014
Approved CO's:	\$1,964,499		
Revised Contract:	\$7,630,784		
Invoiced to Date:	\$7,213,631	95%	
Balance	\$417,153		
Total Forecast Pending CO's:	\$1,778,140		
Forecast Adjusted Budget	\$9,408,924		

RISK STATUS	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 a few final punch list items. Existing air supply does not provide the required volume. Contractor will need to replace a section of duct with a larger diameter duct. A PCO for this work in in process.

The project is substantially complete.

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

Design Issues: None remaining

Construction Issues: Contractor anticipates final inspections the week of May 5, 2014

Infection Control Issues/Status: None

Prepared By: Dave Suydam

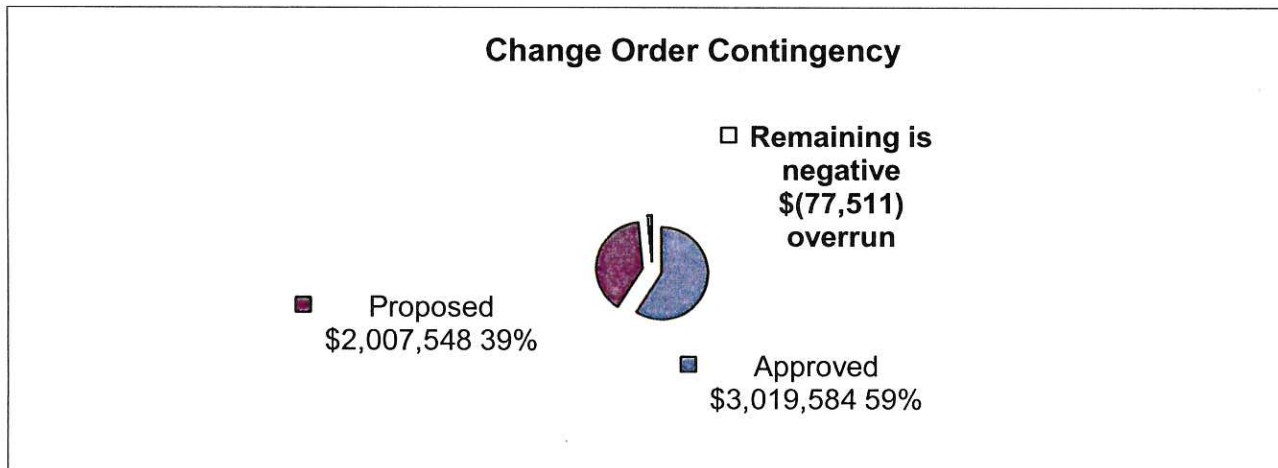
SOUTH LOAD DOCK/LEVEL B SEISMIC
Cost Status by Budget Category:

Date: 4/16/2014

Budget Category	Orig Contract/ Current Budget	Approved Changes	Current Actuals/Paid	Unspent Commitments	Current Commitments
C.W.Driver	\$5,666,285	\$1,964,499	7,213,632	\$417,152	7,630,784
Repairs by Others-JW Smart and Sharp	\$79,683	\$0	76,569	\$3,114	79,683
Construction Subtotal	\$5,745,968	\$1,964,499	7,290,201	\$420,266	7,710,467
Equipment Subtotal	\$0		0	\$0	0
Design and Consultant Fees Subtotal	\$30,968	\$1,055,085	1,009,787	\$76,266	1,086,053
Administrative Costs Subtotal	\$1,410,937	\$0	1,366,322	\$44,615	1,410,937
Project Subtotal	\$7,187,873	\$3,019,584	\$9,666,310	\$541,147	\$10,207,457

Contingency-Design and Construction Activity	Beginning	Approved	Proposed	Remaining	Current
Contingency Bank	\$4,949,621	\$3,019,584	\$2,007,548	-\$77,511	\$1,930,037
Totals	\$4,949,621	\$3,019,584	\$2,007,548	-\$77,511	\$1,930,037

Total Project Budget **\$12,137,494** **\$12,137,494**



GROSSMONT HEALTHCARE DISTRICT



PROPOSITION G - DESIGN & CONSTRUCTION SERVICES

Contractor: Swinerton

Architect: Syska Hennessey

Monthly Project Construction Report
April 2014 (Updated April 17, 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:	\$ 3,065,137		Percent Complete: 99%
Revised Contract:	\$ 10,465,137		Original Completion Date: May 30, 2012
Invoiced to Date:	\$ 10,465,137	100%	Calender Days of Schedule Variance(+/-): 671
Balance	\$ -		Forecast Completion Date: April 01, 2014
Total Forecast Pending CO's	\$ -		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.
Forecast Adjusted Budget	\$ 10,465,137		

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

Overall Progress of added Gas Line Replacement Scope:

- Complete and operational

Status Photos



Hanger assemblies



Temp Boiler being removed

GROSSMONT HEALTHCARE DISTRICT



PROPOSITION G - DESIGN & CONSTRUCTION SERVICES

Design Issues:

- No design issues, the IOR will have the Compliance Officer from OSHPD review the de-installation of the boiler.
- The IOR will review the Approved structural drawings with the DSE at the next site visit.

Construction Issues:

- Construction is complete.
- Final OSHPD closeout is in progress.

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

Corrective Action Plan: None

Prepared By: Gordon Macshane

EARLY UTILITIES

Date: 04/16/2014

Cost Status by Budget Category:

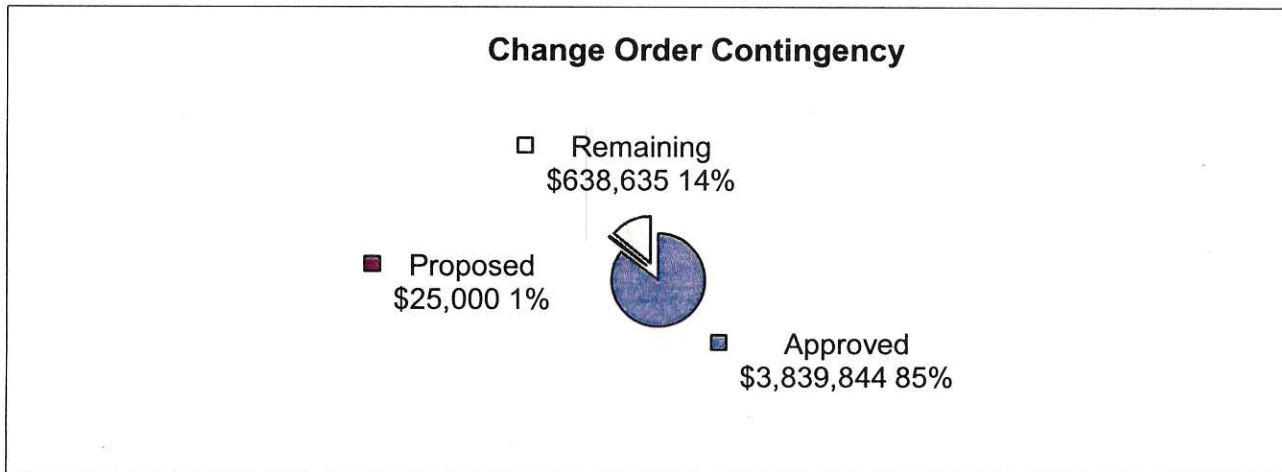
Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paid	* Unspent Commitments	Current Commitments
Swinerton	\$7,400,000	\$3,065,137	10,465,137	\$0	10,465,137
Repairs by othes-Hawthorne and HWD	\$726,244	\$0	691,282	\$34,962	726,244
Credit back from Sharp	\$0	-\$167,723	-167,723	\$0	-167,723
Hazmat		\$113,415	113,415	\$0	113,415
Construction Subtotal	\$8,126,244	\$3,010,829	11,102,111	\$34,962	11,137,073
Equipment Subtotal	\$0		0	\$0	0
Design and Consultant Fees Subtotal	\$16,810	\$829,015	770,242	\$75,583	845,825
Administrative Costs Subtotal	\$1,447,970	\$0	1,241,778	\$206,192	1,447,970
Project Subtotal	\$9,591,024	\$3,839,844	\$13,114,131	\$316,737	\$13,430,868

Contingency-Design and Construction Activity	Beginning	Approved	Proposed	Remaining	Current
Contingency Bank	\$4,503,479	\$3,839,844	\$25,000	\$638,635	\$663,635
Totals	\$4,503,479	\$3,839,844	\$25,000	\$638,635	\$663,635

Total Project Budget

\$14,094,503

\$14,094,503



**GROSSMONT HEALTHCARE DISTRICT
PROPOSITION G**

DESIGN & CONSTRUCTION SERVICES



Monthly Project Construction Report

April 2014 (Updated Apr 25, 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
Approved CO's:	\$2,532,637.00		
Revised Contract:	\$19,857,637.00		
Invoiced to Date:	\$8,836,823.48	45%	
Balance	\$11,020,813.52		
Total Forecast Pending CO's:	\$6,257,117.00		
Forecast Adjusted Budget	\$26,114,754.00		

RISK STATUS	Budget:				Schedule:			

Overall Progress:

CW Driver has made significant progress to make the May 19th deadline for beneficial occupancy. Move preparation meetings are ongoing and include the hospital staff and contractor.

Elevator Modernization:

- Elevator 5 remains out of service during the replacement of the interior cab finishes. The interior cab finishes will be complete on Monday, April 28th.
- Elevator 8 remains out of service for modernization. Replacement of interior cab finishes will commence on April 28th.
- Replacement of the existing interior cab finishes for elevators 6, 7, & 9 will be performed after the completion of Elevators 5 & 8.

Patient Rooms:

- Installation of the headwall panels is complete.
- Installation of the tile in the restrooms of Patient Rooms 226 and 233 is complete.
- Installation of the ceiling grid in the ADA Patient Rooms is complete.
- Installation of the toilet accessories in the Patient Rooms is complete.
- Owner Furnished items are set to commence the week of April 28th.
- Contractor Punchlist has commenced with OAC punchlist walk to commence starting the week of April 28th.

GROSSMONT HEALTHCARE DISTRICT PROPOSITION G

DESIGN & CONSTRUCTION SERVICES



Staff Core Areas:

- The central nurse station is nearing completion (see photo #1).
- Overhead ceiling work in the corridors is near completion (see photo #2).
- Installation of the Ceiling grid in the staff lounge, staff locker room, hoteling office, and visitors lounge is complete (see photo #4).
- Installation of the tile in the staff and public restrooms is complete (see photo #3).
- Preliminary Test & Air Balance has commenced.
- Floor protection has been removed.
- Flooring replacement in necessary rooms has commenced.
- Finishes are ongoing.
- Cabinet installation throughout the floor is complete.

Construction Status Photos:



Photo #1: Central Nurse Station



Photo #2: Corridor ceilings



Photo #3: Staff restroom



Photo #4: Staff lounge

GROSSMONT HEALTHCARE DISTRICT

PROPOSITION G

DESIGN & CONSTRUCTION SERVICES



Design Issues:

- ADA / Bariatric Rooms 211 & 213:
 - Work in these rooms has commenced. Demo of the walls to the restrooms is complete. CW Driver rooms continues to project that they will complete the remodel of these room by May 16th, prior to the scheduled beneficial occupancy target date, but we are doubtful. The noisy work is completed, however, which is a great start.

Construction Issues:

- The Contractor remains committed to completing the floor for OSHPD Beneficial Occupancy on May 19th.
- There are no Notices of Non Compliance.
- The hospital will begin to snake/clear the drains from Level 2 to below due to issues with draining. Work shall commence the night of April 28th at a pace of 4-5 drains per night. Overall work will be complete within 2 weeks.

Prepared By: Kate Herring and Robert Turner

EAST TOWER UPGRADE

Date:4/16/2014

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	\$2,532,637	8,836,823	\$11,020,814	19,857,637
Commissioning	\$53,500	\$6,000	24,279	\$35,221	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	\$2,576,252	9,202,065	\$12,443,152	21,645,217
Equipment Subtotal	\$0		0	\$0	0
Design and Consultant Fees Subtotal	\$3,700,831	\$2,586,920	5,270,815	\$1,016,936	6,287,751
Administrative Costs Subtotal	\$6,788,010	\$0	4,233,226	\$2,554,784	6,788,010
Project Subtotal	\$29,557,806	\$5,163,172	\$18,706,106	\$16,014,872	\$34,720,978

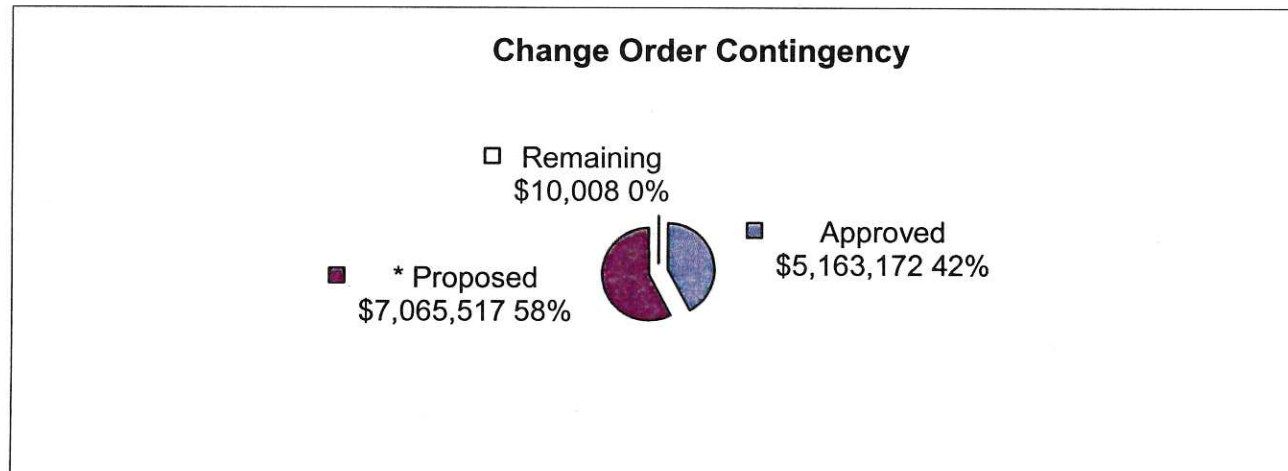
Contingency-Design and Construction Activity	Beginning	Approved	* Proposed	Remaining	Current
Contingency Bank	\$12,238,697	\$5,163,172	\$7,065,517	\$10,008	\$7,075,525
Totals	\$12,238,697	\$5,163,172	\$7,065,517	\$10,008	\$7,075,525

Total Project Budget

\$41,796,503

\$41,796,503

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



**GROSSMONT HEALTHCARE DISTRICT
PROPOSITION G**

DESIGN & CONSTRUCTION SERVICES



Contractor: McCarthy
Architect: KMD

Monthly Project Construction Report
March 2014 (Updated April 24, 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
Approved CO's:	\$162,598		% Complete: 45% Original Completion: August 5, 2015
Revised Contract:	\$26,487,981		Approved Time Extensions: 0 CD New Completion: August 5, 2015
Invoiced to Date:	\$5,339,763	20.5%	Projected Scheduled Variance: -105 CD
Balance	\$21,148,218		
Total Forecast Pending CO's:	\$4,346,283		
Forecast Adjusted Budget	\$30,834,264		

RISK STATUS	Budget:				Schedule:			

- **Overall Progress:**
 - Foundation spread footings are 25% complete. Foundation walls are 30% complete. Structural steel fabrication is in progress and deliveries to site storage area are ongoing. Underground utilities are in progress.

• **Status Photos:**



GROSSMONT HEALTHCARE DISTRICT

PROPOSITION G

DESIGN & CONSTRUCTION SERVICES



- **Design Issues:**
 - There are constructability issues with the design of the seismic joints. Staff is working with KMD to address these concerns. The Pneumatic tube system requires certain changes to the construction documents to accommodate a third station and improve the overall distribution layout. Work is in progress on these changes.
 - The construction documents do not show the phased installation of “new” versus “existing” equipment, the drawings are in the process of being corrected. These changes affect the sequence of installation and may result in a PCO from the General Contractor.
 - The meetings with the Lab and Pharmacy User groups have been complete. Changes due to pneumatic tube routing, revised equipment schedules and system furniture are being priced.
- **Construction Issues:**
 - Coordination of underground utilities with foundations is ongoing, due to differing existing conditions.
- **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 the Infection Practitioner is in progress and will be reviewed in detail with the Steering Committee.
 - Dust control on the demolition site is ongoing.
- **Corrective Action Plan:**
 - Staff is working with General Contractor on Recovery Schedules for both the H&V and the CEP.
 - “Move Management” meetings are being held with the Hospital to plan for the Lab and Pharmacy moves. Meetings with EVS and SCS shall follow shortly.

Prepared By: Jack Garrett

HEART AND VASCULAR BUILDING
Cost Status by Budget Category:

Date: 4/16/2014

Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paid	Unspent Commitments	Current Commitments
McCarthy Contract	\$26,325,383	\$162,598	5,339,763	\$21,148,218	26,487,981
*Indian gaming grant const balance	\$126,728		0		126,728
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	\$27,525,613	\$249,422	\$5,421,161	\$22,227,146	\$27,775,035
Equipment Subtotal	\$909,775		0	\$909,775	909,775
Design and Consultant Fees Subtotal	\$8,588,211	\$2,832,965	10,604,228	\$816,948	11,421,176
Administrative Costs Subtotal	\$9,518,034	\$0	6,959,685	\$2,558,349	9,518,034
Project Subtotal	\$46,541,633	\$3,082,387	\$22,985,074	\$26,512,218	\$49,624,020

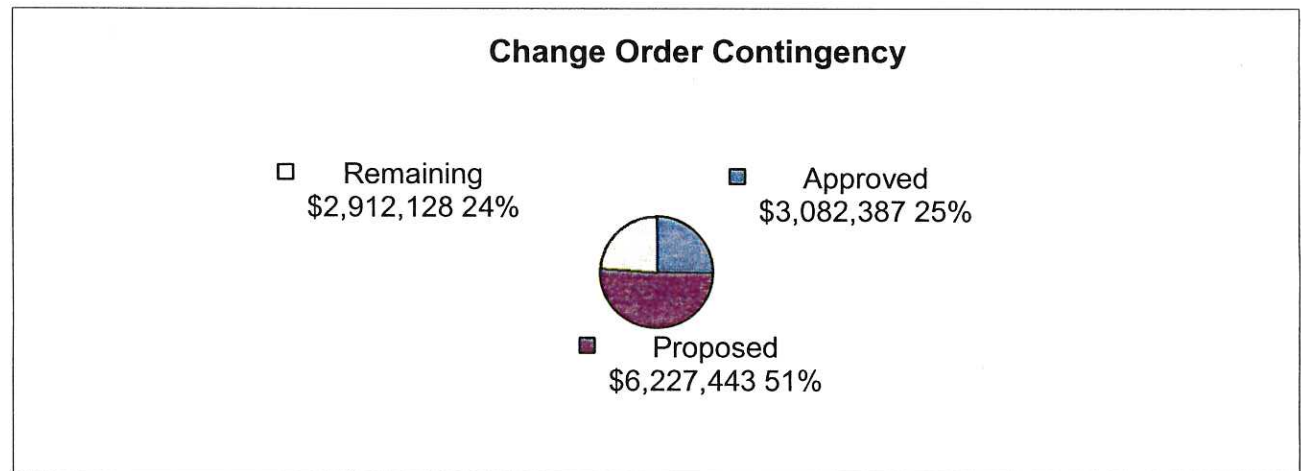
Contingency-Design and Construction Activity	Beginning	Approved	Proposed	Remaining	Current
* Contingency Bank	\$12,221,958	\$3,082,387	\$6,227,443	\$2,912,128	\$9,139,571
Totals	\$12,221,958	\$3,082,387	\$6,227,443	\$2,912,128	\$9,139,571

Total Project Budget

\$58,763,591

\$58,763,591

* Note: Indian Gaming Grant of \$289,326 rcvd in Feb 2014 was classed in Construction funds and reclassified to Beginning Contingency Bank as CO's are approved.



Level 1 Buildout - DESIGN PHASE

Date: 4/16/2014

Cost Status by Budget Category:

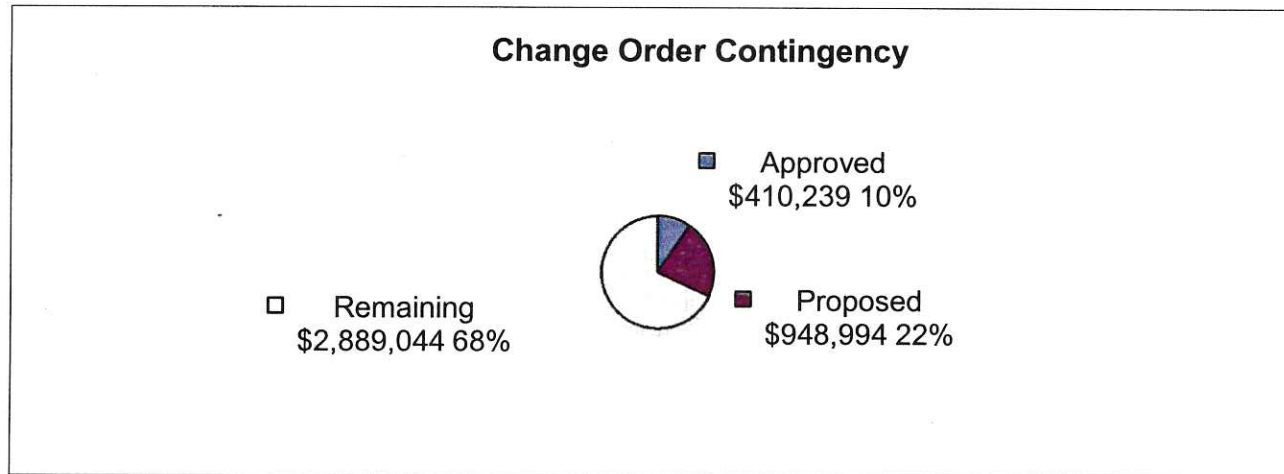
Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paid	Unspent Commitments	Current Commitments
Current Construction Budget	\$10,856,368	\$0	0	\$10,856,368	10,856,368
Other	\$0		0		0
Commissioning	\$20,000	\$0	0	\$20,000	20,000
Construction Subtotal	\$10,876,368	\$0	\$0	\$10,876,368	\$10,876,368
Equipment Subtotal	\$8,328,628		0	\$8,328,628	8,328,628
Design and Consultant Fees Subtotal	\$1,888,631	\$410,239	1,774,432	\$524,438	2,298,870
Administrative Costs Subtotal	\$3,812,021	\$0	956,142	\$2,855,879	3,812,021
Project Subtotal	\$24,905,648	\$410,239	\$2,730,574	\$22,585,313	\$25,315,887

Contingency-Design and Construction Activity	Beginning	Approved	Proposed	Remaining	Current
* Contingency Bank	\$4,248,277	\$410,239	\$948,994	\$2,889,044	\$3,838,038
Totals	\$4,248,277	\$410,239	\$948,994	\$2,889,044	\$3,838,038

Total Project Budget

\$29,153,925

\$29,153,925



GROSSMONT HEALTHCARE DISTRICT PROPOSITION G

DESIGN & CONSTRUCTION SERVICES



Contractor: McCarthy

Architect: Syska Hennessy







Monthly Project Construction Report

April 2014 (Updated April 25, 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:	\$ 1,812,042		Percent Complete: 66%
Revised Contract:	\$ 27,878,984		Original Completion Date: March 2, 2015
Invoiced to Date:	\$ 20,305,316	73%	Approved Time Extension 0 Days
Balance	\$ 7,573,668		New Completion Date March 2, 2015
Total Forecast Pending CO's	\$ 3,225,876		Projected Sch.Variance(+/-): -141
Forecast Adjusted Budget	\$ 31,104,860		Forecast Completion Date September 26, 2015

COGEN Construction Budget Status	\$	% Complete	Schedule Status
Award Amount:	\$ 6,907,991		Contract Award Date : July 27, 2012
Approved CO's:	\$ 79,325		Percent Complete: 66%
Revised Contract:	\$ 6,987,316		Original Completion Date: March 2, 2015
Invoiced to Date:	\$ 5,505,265	79%	Approved Time Extension 0 Days
Balance	\$ 1,482,051		New Completion Date March 2, 2015
Total Forecast Pending CO's	\$ 3,225,876		Projected Sch.Variance(+/-): -141
Forecast Adjusted Budget	\$ 10,213,192		Forecast Completion Date September 26, 2015

RISK STATUS	Budget:	  	Schedule:	  

GROSSMONT HEALTHCARE DISTRICT

PROPOSITION G

DESIGN & CONSTRUCTION SERVICES



Overall Progress:

Interior:

- Major chilled water piping, air handlers, boilers, deaerator, pumps, chillers, control panels, med gas equipment, HRSG and CTG are installed and being connected to their respective systems and/or piping.
- Interior framing is complete and most drywall has complete.
- Switchgear and panel boards conduits to all the major components..

Exterior:

- The Emergency Generators and their sound enclosures are installed.
- Stucco is complete except at the HRSG install location and the 3rd floor low roof corner.
- Louvers are starting to be installed on the South and North with the West to follow.
- Roof copings are installed.
- Roof crane is installed.
- Utility Tunnel from the CEP to the CEP Vault was formed and poured. Utilities have started within the tunnel.
- CEP Vault vent pipe is installed. High
- Pressure Gas vault is installed.

Existing Central Utility Plant (CUP);

- Laser scanning is to be completed this month.

COGEN Status

- Commissioning Agreement with Solar is to be finalized this month.
- Accessories, ductwork and connections are being installed.

Status Photos



Emergency Generator Installation



Boiler Installation



West Elevation on April 24

GROSSMONT HEALTHCARE DISTRICT

PROPOSITION G

DESIGN & CONSTRUCTION SERVICES



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 to their network grid. A design concept and sequenced construction has been worked out with SDGE and McCarthy. The design is completed and will be presented to OSHPD.
- 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 the campus system to be accomplished.
- The utility tunnel elevation or design adjustments have been made by the A/E team.
- The existing cooling towers, a Clayton Boiler, a pump and one chiller need to be removed in a tightly coordinated sequence by the Sharp salvaging contractor to allow McCarthy to complete their scope of work.
- A Utility Reroute from underground to an above ground trellis will be designed to allow months of a schedule improvement.
- Relocation of the Oxygen Tank Farm or deferring it may allow a cost and schedule improvement.
- There are 4 DRB (Design Review Board) issues: The Green Screen across the Helix Water line is being proposed to change to a chain link fence with same specified screen like plants. Also, painting the stainless steel 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. Preservation of the South Loading dock will require City review.
- SDGE Interconnect gear locations and design needs to be finalized by SDGE and OSHPD.
- Emergency Generator enclosures need final seismic calculations for OSHPD.

Construction Issues: : Hazardous material consisting of lead painted piping and asbestos insulation need 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 CEP Vault to the H&V Vault should start after the H&V steel erection which starts mid May. Schedule recovery ideas are being enacted.

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

Corrective Action Plan (when applicable): None

Prepared By: John Serdar

CENTRAL ENERGY PLANT

Date: 04/16/2014

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	\$1,812,042	20,305,316	\$7,573,668	27,878,984
Commissioning	\$122,000	\$0	43,202	\$78,798	122,000
Hazmat	\$0	\$0		\$0	0
Ptube Budget	\$0		0	\$0	0
Construction Subtotal	\$26,188,942	\$1,812,042	\$20,348,518	\$7,652,466	28,000,984
Equipment Subtotal	\$0		0	\$0	0
Design and Consultant Fees Subtotal	\$3,847,500	\$2,062,367	4,923,478	\$986,389	5,909,867
Administrative Costs Subtotal	\$8,354,706	\$0	5,776,346	\$2,578,360	8,354,706
Project Subtotal	\$38,391,148	\$3,874,409	\$31,048,342	\$11,217,215	\$42,265,557

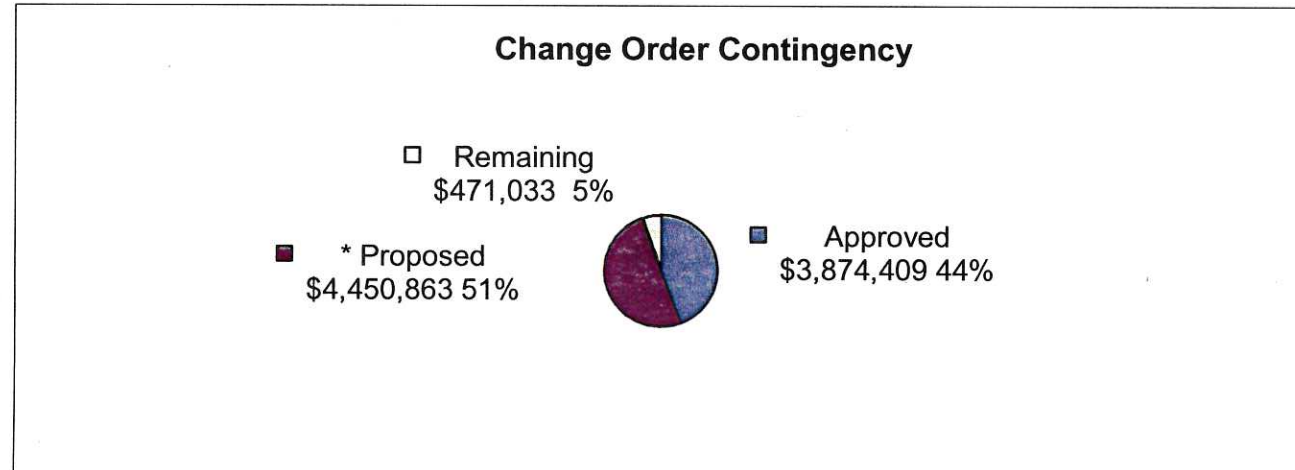
Contingency-Design and Construction Activity	Beginning	Approved	* Proposed	Remaining	Current
Contingency Bank	\$8,796,305	\$3,874,409	\$4,450,863	\$471,033	\$4,921,896
Totals	\$8,796,305	\$3,874,409	\$4,450,863	\$471,033	\$4,921,896

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)

Date: 04/16/2014

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	\$79,325	5,505,265	\$1,482,051	6,987,316
Commissioning	\$50,000	\$0	0	\$50,000	50,000
Solar -Cogen Unit	\$4,642,786	\$61,380	4,704,166	\$0	4,704,166
Construction Contingency-see Bank	\$0		0	\$0	0
Construction Subtotal	\$11,600,777	\$140,705	\$10,209,431	\$1,532,051	11,741,482
Equipment Subtotal	\$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	385,514	\$618,124	1,003,638
Project Subtotal	\$12,604,415	\$340,705	\$10,693,580	\$2,251,540	\$12,945,120

Contingency-Design and Construction Activity	Beginning	Approved	* Proposed	Remaining	Current
Contingency Bank	\$5,395,585	\$340,705	\$162,295	\$4,892,585	\$5,054,880
Totals	\$5,395,585	\$340,705	\$162,295	\$4,892,585	\$5,054,880

Total Project Budget

\$18,000,000

\$18,000,000

