



Proposition G Projects Monthly Report February 2014

Grossmont Healthcare District Board

Overview

1. Major Monthly Accomplishments
2. Projects
3. Looking Ahead – Targets for March

Reflection:

Without continual growth and progress, such words as improvement, achievement and success, have no meaning.

-- Benjamin Franklin



1. Major Monthly Accomplishments

1. Projects

- S. Dock in project close-out with OSHPD
- Repair of High Pressure Gas Line on schedule, with the underground section completed
- Recovery Schedule established for East Tower
- Schedule recovery planning in progress on CEP & H&V

2. Regulatory Compliance

- Sustaining compliance on all jobs, with ZERO Notices of Non-Compliance



- Completed response to CDPH 2567 Statement of Deficiencies letter on Safety Issues



3. Process Improvements

- Held Partnership Breakfast on 2/13
 - Attendance from 11 major firms (~60 individuals) working on the Projects
 - Commitments to improve the management & execution of the work presented by all stakeholders
 - 18 Process Improvements presented & Letters of Instruction provided to each firm affected
 - Schedule Recovery presented by CW Driver
 - Schedule delays & recovery options presented by McCarthy



2. Project Progress & Budget Reports





Three Projects Briefly Referenced

- High Pressure Gas Line Repair
 - On track to complete by deadline of 4/3/14
 - No Budget Issues
- S. Dock
 - In close-out with OSHPD
- Level 1
 - RFP temporarily on hold pending resolution of schedule and other H&V construction issues
 - Pricing in progress for construction to minimize disruption post-occupancy for Lab & Pharmacy

Major Projects Review

1. East Tower

- Progress
- Design Issues
- Schedule
- Budget

2. CEP & H&V Schedule

3. CEP

- Progress
- Budget

4. H&V

- Progress
- Design Issues
- Budget

5. Conclusions

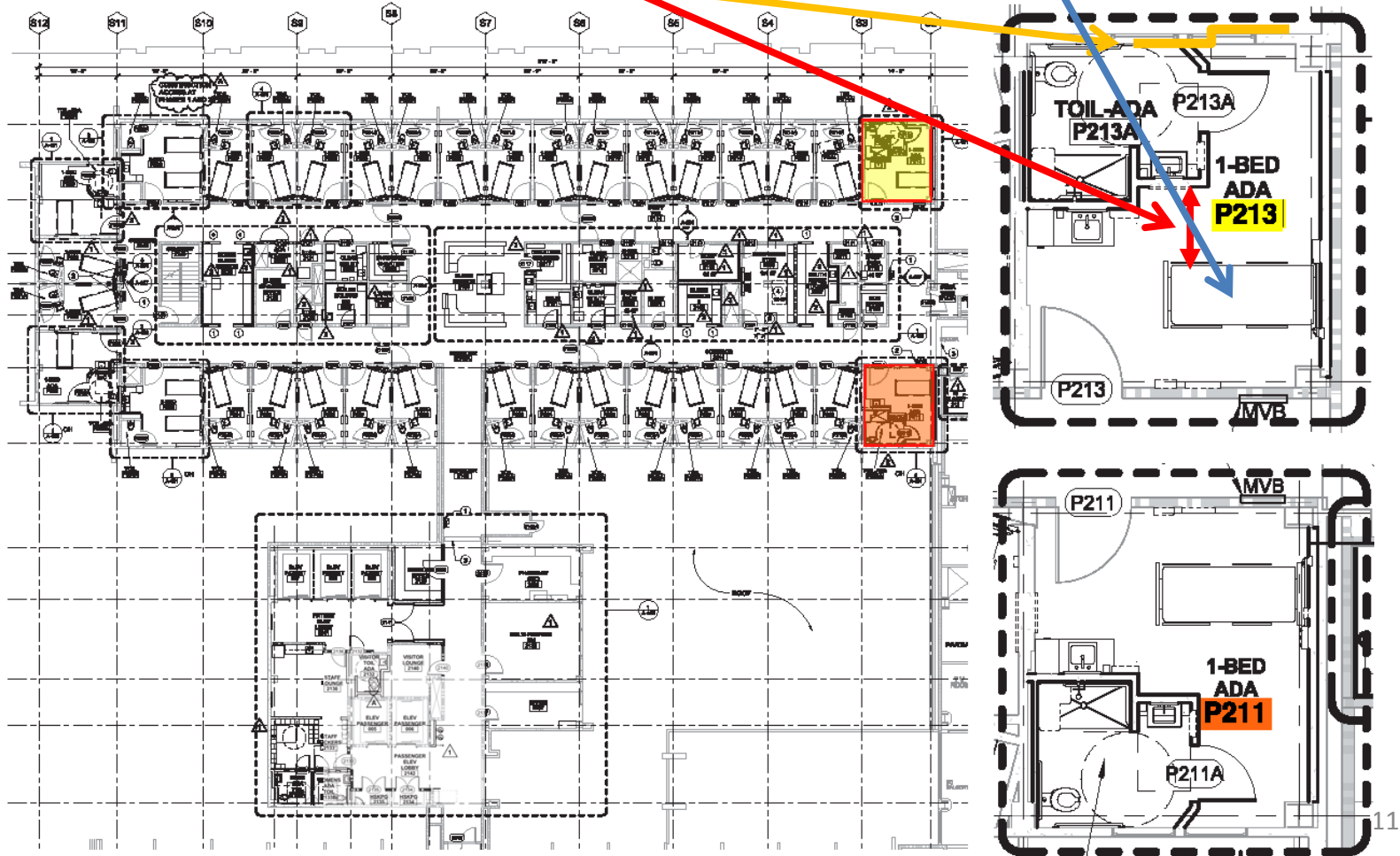
1. East Tower Progress Report

- Work proceeding very well
- Elevators 5 & 9 back in service by 3/14
- 2nd floor on track to finish by **6/13**
- Last month we reported “All floors by 3/16” ... **New recovery schedule is much better and will deliver “All floors by 8/15”**

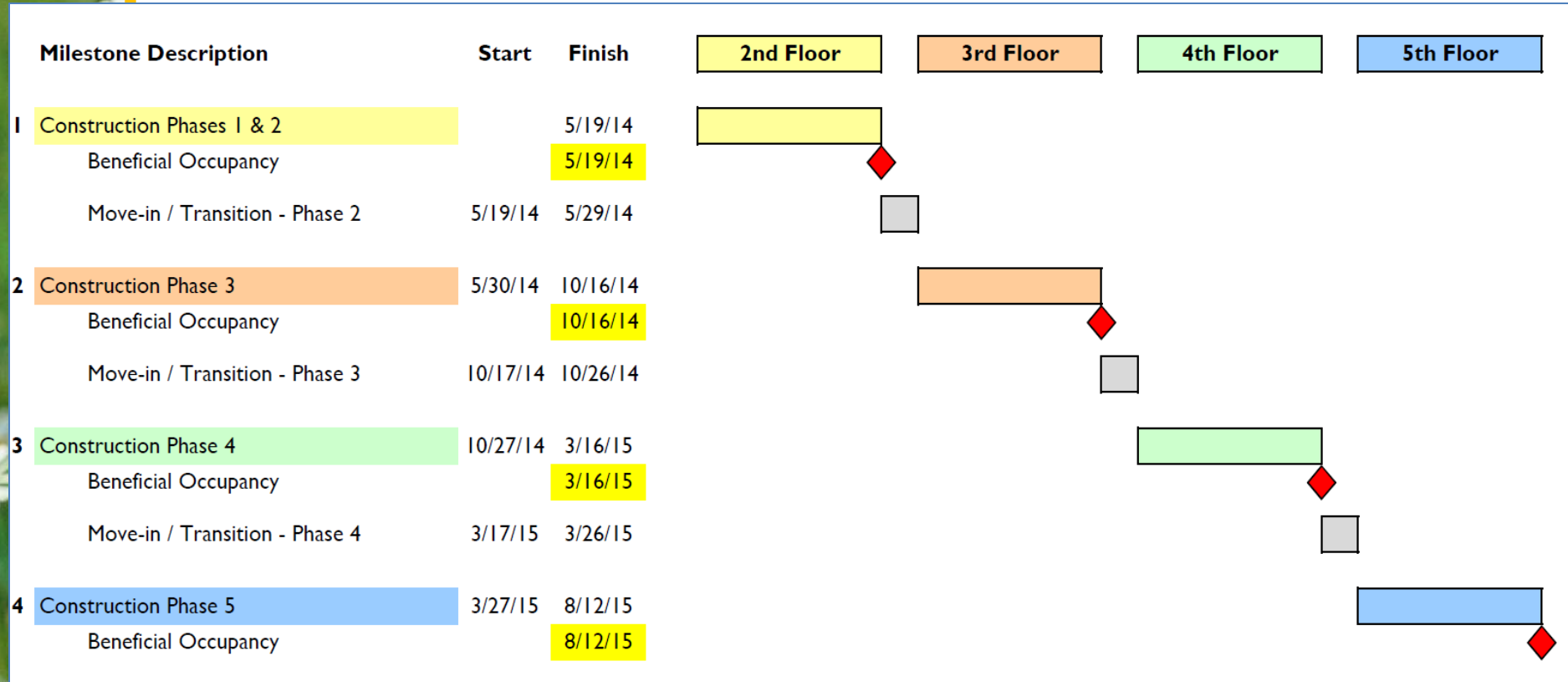


Design Issues

- 2 rooms are very poor & should not be repeated on 3, 4 & 5 ...
day light block, tight clearance, can't fit bariatric bed



East Tower Recovery Schedule



- 2nd floor started 6/12; will finish by 6/14 = 23 months
- Floors 3, 4 & 5 will finish by 8/15 = 14 months

East Tower Budget Report

RISK STATUS

Budget:

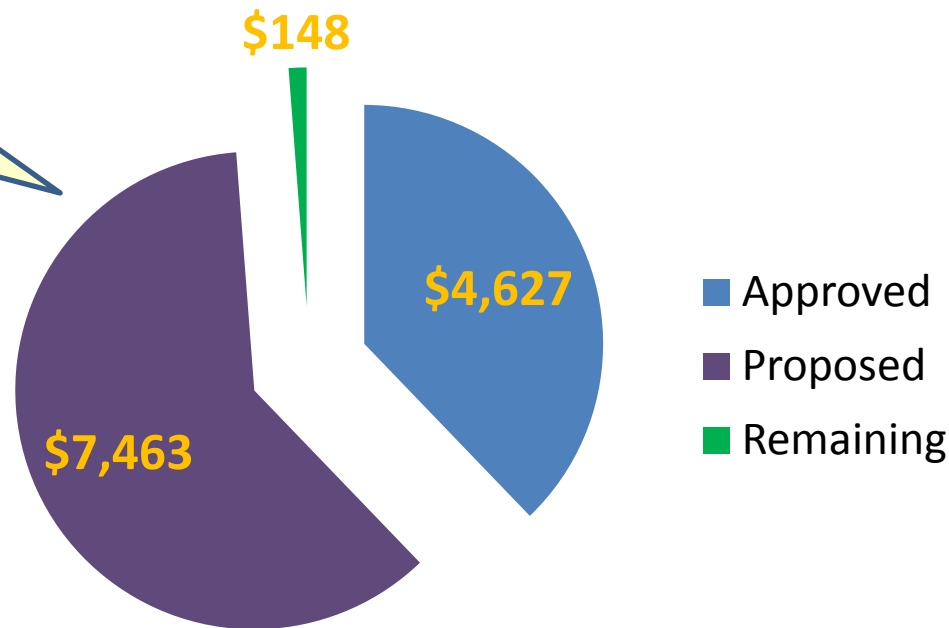


Schedule:



Contingency - \$ in 1,000

40% complete, w/
1% remaining
Contingency



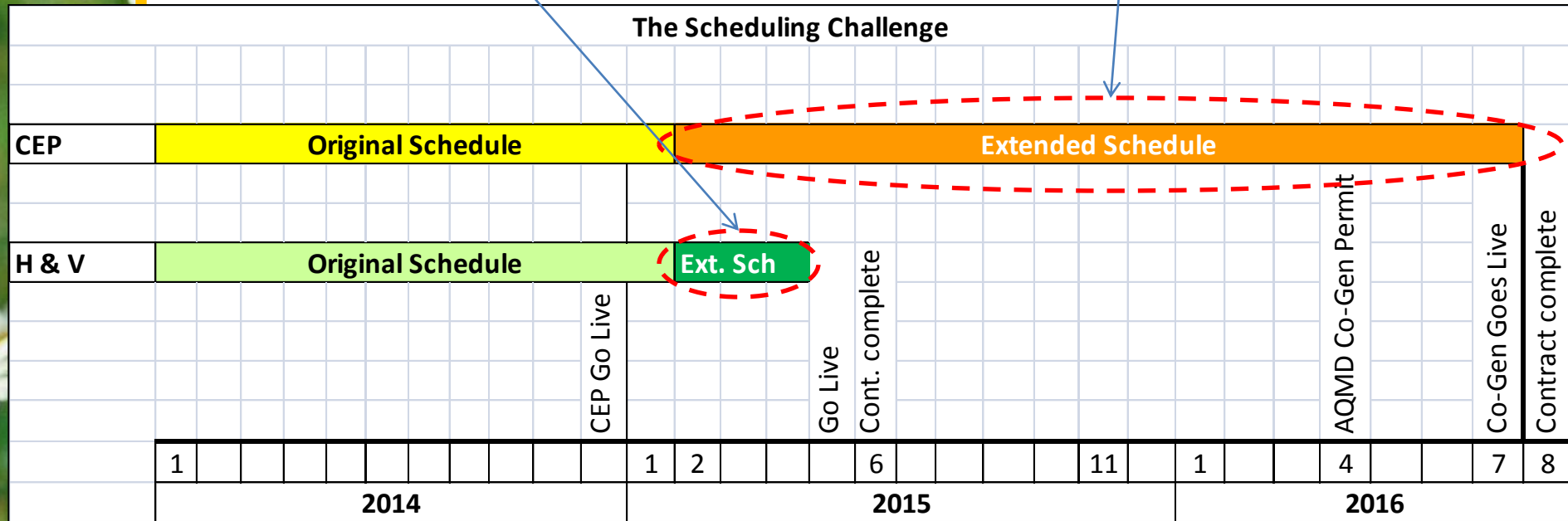
- Remaining Contingency of \$0.148 M
- Forecast pending costs of \$7.463 M

2. CEP & H&V Schedule Delays

3 months of delay =
\$167,400 in Delay Costs

18 months of delay =
\$984,600 in Delay Costs

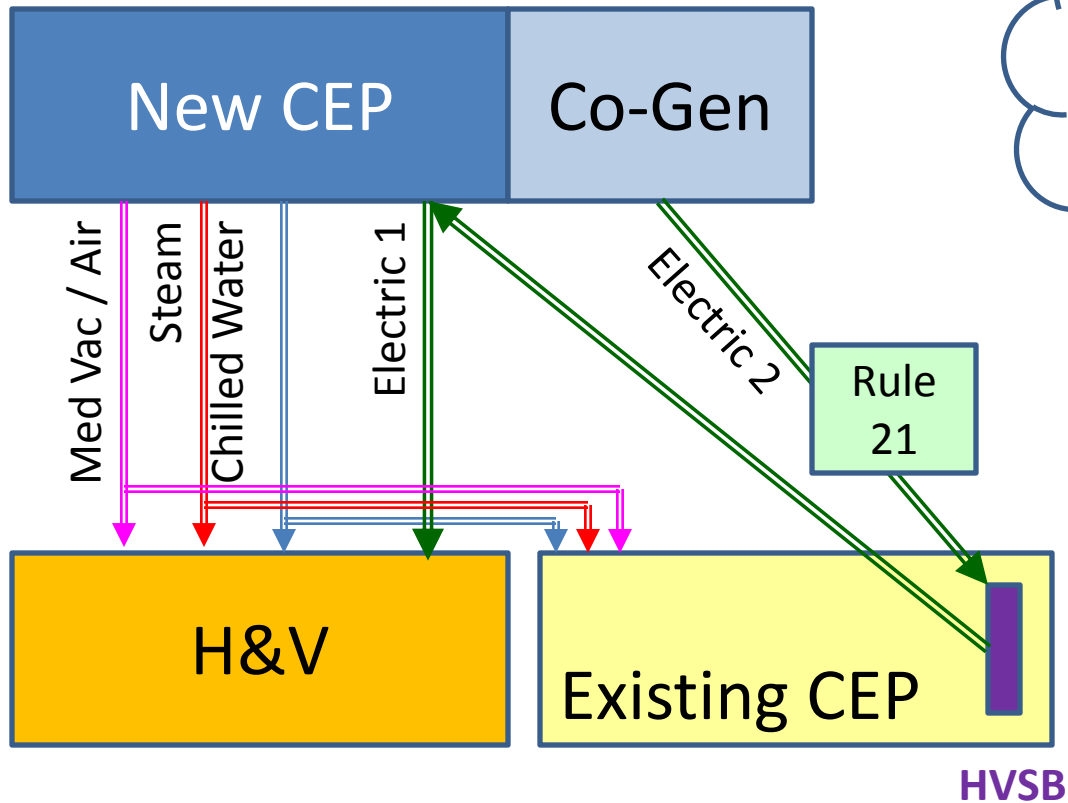
The Scheduling Challenge



Note:

1. Recovery Options are being priced to reduce 3 months to 1 & 18 months to 9. Options & costs will be presented in the 90 Day Report.
2. Big drivers of the **Delay** are: lack of clearance @ HVSB, need to add Rule 21 Meter & problems in construction sequence planning.

CEP & H&V Connections



Can H&V go live before Co-Gen?
YES



Note:

1. Electric 1 = Tie-in for H&V can occur under existing HVSB conditions.
2. Electric 2 = Tie-in for Co-Gen. Cannot occur until wall is moved & existing Co-Gen is disconnected .

3. CEP Progress Report



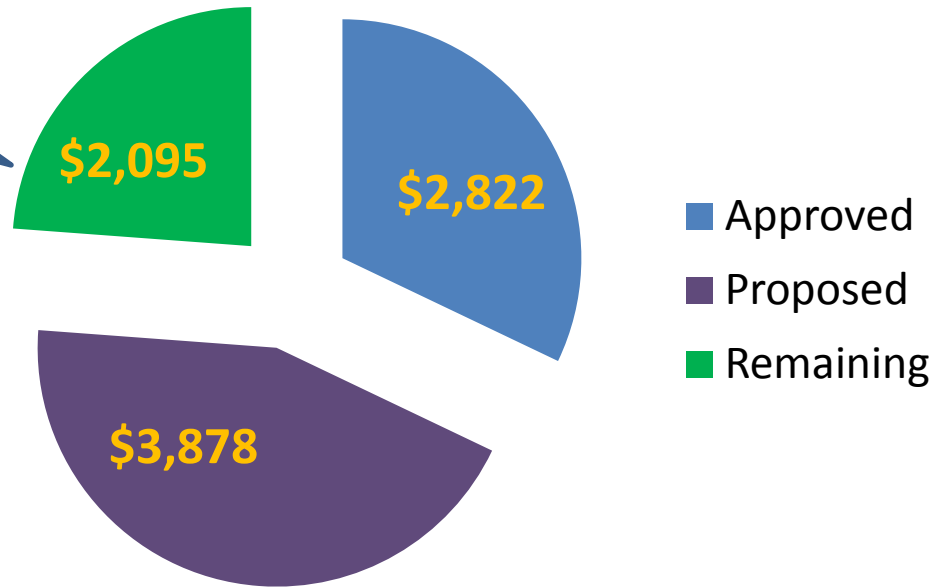
- Construction proceeding at a good pace
- Design issues in progress:
 - access to HVSB
 - new location for Rule 21 gear
 - chilled water lines routing over CEP roof
 - utility tunnel elevation adjustments
- Abatement & removal of existing equipment needs to be planned

CEP Budget Report

RISK STATUS	Budget:	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Schedule:	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Contingency - \$ in 1,000

61% complete, w/
24% remaining
Contingency



- Remaining Contingency of \$2.095 M
- Forecast pending costs of \$3.878 M

4. H & V Progress Report



- Overall ~ 11% complete
- Foundations 50% complete
- CEP delays effect H&V schedule
- Good detailed user review meetings w/ Lab and Pharmacy during the last month
- Big push next few weeks to get all corrections made that effecting coring in the slab for Lab, Pharmacy & Level 1

Design Issues

- ~ 1/3rd of the 3D BIM conflicts are still being corrected
- Additional problems in the drawings identified for correction include:
 - Phased installation of existing equipment
 - Roof drainage over ORs
 - Fire door conflicts
- User requested changes:
 - Corrections for data and electrical outlets
 - P-Tube station corrections
 - Correct heat load for Roche 8000 equipment

H&V Budget Report

RISK STATUS

Budget:

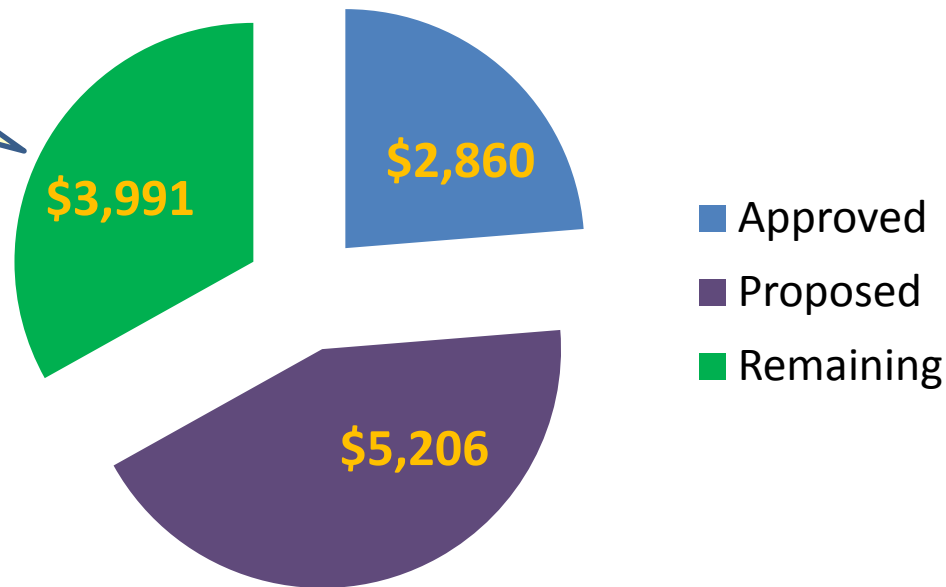


Schedule:



Contingency - \$ in 1,000

11% complete, w/
33% remaining
Contingency



- Remaining Contingency of \$3.991 M
- Forecast pending costs of \$5.206 M

5. Conclusions:

- East Tower is back on track
 - Need to process Change Order for new schedule & settle delay \$
- H&V (worst case) goes live 3 months late, w/ electric power from existing Central Plant & steam from new CEP
- New Co-Gen (worst case) is the big delay at 18 months. Need to review the economics, including:
 - Operating costs,
 - Cost of Delay days, &
 - Cost of Schedule Recovery Options.

3. Looking Ahead

Major Targets
For
March



4. Looking Ahead – Targets for March

- 90 Day Report
- Settle Major Claims
 - Sales Tax Claim w/ McCarthy – denied
 - Concrete Claim w/ McCarthy – denied
 - Shoring Claim w/ McCarthy – settlement proposed subject to Board review and approval
 - Delay claim w/ McCarthy for CEP – in meet & confer
 - Delay Claim w/ McCarthy for H&V – in meet & confer
 - Delay Claim w/ CW Driver for S. Dock – settlement proposed subject to Board review and approval
 - Delay Claim w/ CW Driver for E. Tower – settlement proposed subject to Board review and approval

Ready
for
Review