

Prop G Monthly Progress Report November 2015

Grossmont Healthcare District

Reflection

“It is health that is real wealth and not pieces of gold and silver.”

Mahatma Gandhi



Overview

1. Major Events in November
2. Schedules
3. Project Status
4. Budgets
5. Looking Ahead

Major Events in November

- There were no reportable safety incidents in November.
- Level 5 of the East Tower is now occupied.
- A settlement has been reached with the Contractor on delay related costs for the Central Energy Plant.
- The City owned property was vacated by McCarthy.

2. Schedules

Temp. Certificate of Occupancy for equipment operation

Co-Gen on line

Updated 10-25-15	2015				2016				2017				2018				2019	
Projects	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	
CEP & Co-Generation	Construction																	
E. Tower	Construction																	
Heart & Vascular	Construction																	
Level 1 Surgery Build Out			OSHPD Permit Delay	Bidding	Start Up												CDPH	
Prop G Scope									Construction									
Sharp Scope									Construction									

Project Status - East Tower

- Patients were moved to 5E on November 18th .
- Project closeout is ongoing.
- Elevator modernization corrections and maintenance are continuing. Additional interior enhancements will begin in December.

East Tower



Neg. Pressure Patient Room 510



ADA Patient Room 529

Project Status – H&V

- Overall the Project is about 92% complete.
- Site grading and hardscape continues.
- Security systems, Fire Alarm and Building Management System (BMS) have been installed and tested and awaiting final tie in to existing systems.
- Data Room is complete and ready for installation of servers.
- Final Inspections of interior finishes is in progress.
- The Lab Analyzer Equipment testing has been completed.
- Lab and Pharmacy equipment is being delivered.

Heart and Vascular



Level B Data Room



Level A North Hard Scape

Central Energy Plant - Status

- The project is about 91% complete.
- New alarm panels have been installed in the existing PBX Office.
- Chillers #2 and #3 have been started.
- Cooling towers have been started and commissioning is progressing.
- Site grading and hardscape continues.
- Seismic retrofit of the Emergency Generator enclosures was completed.

Central Energy Plant



Turbine control shows it running at 100 %



Steam production from Heat Recovery Steam Generator (HSRG)

Budget- Available vs. Worst Case Forecasted

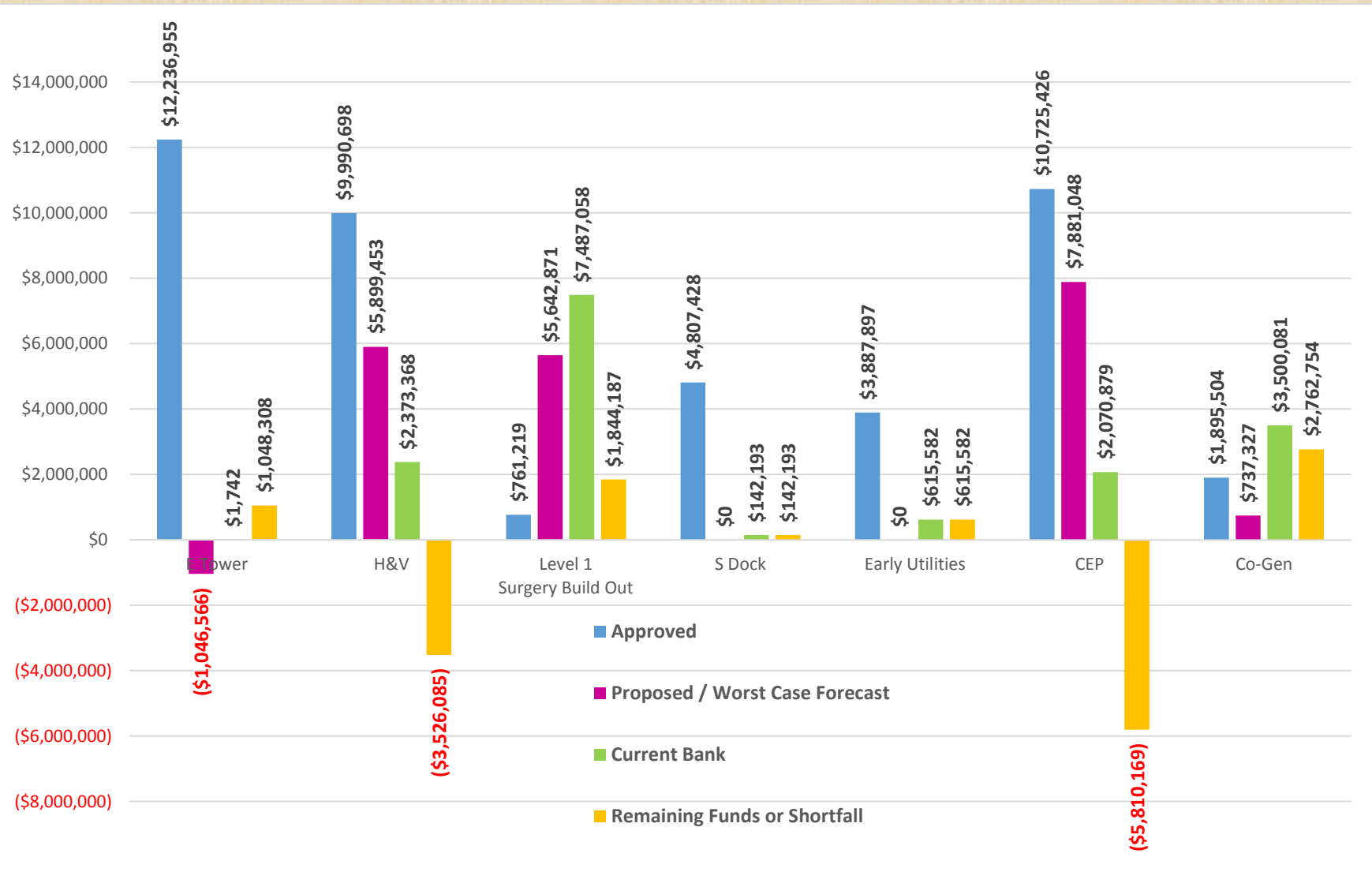
Category	Project Name	Projected Cost At Completion (11/19/2015)	Projected Cost At Completion (10/19/2015)
Funds Available	Total Prop G Building Fund (Bond Proceeds, Interest Earned, Grants, Etc.)	\$ 256,809,326	\$ 256,809,326
	Funds designated for former HOTC project (Not Presently Committed by Board*)	\$ (7,500,000)	\$ (7,500,000)
	Interest earned designated for former HOTC project (Not Presently Committed by Board*)	\$ (246,400)	\$ (246,400)
	Funds Available for Current Projects	\$ 249,062,926	\$ 249,062,926
Worst Case Forecast for Projects Completed or Under Construction	E Tower Phase 1	\$ 249,566	\$ 249,566
	Early Utilities and North Dock	\$ 13,478,921	\$ 13,478,921
	ED-CCU	\$ 40,514,579	\$ 40,514,579
	CEQA	\$ 104,211	\$ 104,211
	Central Energy Plant	\$ 56,997,622	\$ 57,035,912
	Heart and Vascular	\$ 62,539,676	\$ 62,080,719
	East Tower Renovation	\$ 40,748,195	\$ 40,682,448
	South Dock / Level B Seismic Upgrades	\$ 11,995,301	\$ 11,995,301
	Bond Issuance Costs (Current Projection)	\$ 811,093	\$ 811,093
	Total Worst Case Scenario for Projects Completed or Under Construction	\$ 227,439,164	\$ 226,952,750
	Remaining Prop G Building Funds before H&V Level 1 Surgery Floor Build Out Project	\$ 21,623,762	\$ 22,110,176
Projects Not Under Construction	H&V Level 1 Surgery Floor Build Out (Current Estimate, Bid and Board Award Pending)**	\$ 32,845,860	\$ 32,827,532
	Sharp Commitment per 3/18/2015 Meeting (H&V Level 1 Surgery Floor Build Out Cost Offset)	\$ (4,000,000)	\$ (4,000,000)
	Subtotal - H&V Level 1 Surgery Floor Build Out Including \$4M Cost Offset	\$ 28,845,860	\$ 28,827,532
	Potential Shortfall	\$ (7,222,098)	\$ (6,717,356)
	*Funds Presently Not Committed by Board		
	Funds designated for former HOTC project (Not Presently Committed by Board)	\$ 7,500,000	\$ 7,500,000
	Interest earned designated for former HOTC project (Not Presently Committed by Board)	\$ 246,400	\$ 246,400
	** Projected Cost of Level 1 Build Out will change based on the OSHPD Permit realignment		

Budget- Nov. changes in Worst Case Forecast

PROJECT	INCREASE
Central Energy Plant	Pending PCO's reduced by \$38,000
Heart and Vascular	New Contractor PCO's of \$379,194 KMD PCO-Additional Construction Administration \$125,032
East tower	New Contractor PCO's \$18,000

Status of Contingency Funds

(11/19/15)



Looking Ahead

- Continue discussions with contractor regarding requests for delay costs on the H&V Project.
- Final OSHPD approval of Surgery Floor drawings.

Questions?