

# Prop G Monthly Progress Report December 2015

**Grossmont Healthcare District**

# Reflection

“I've become fascinated by the idea that it's really achievable to make two or three small improvements in a week and by the end of the year, it's 150 improvements..”

Darrell Hammond

# Overview

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

# 1. Major Events in December

- There were no reportable safety incidents in December.
- Final Inspections have started for the H&V
- Executed the Final Settlement Agreement and Change Order for delay related cost on the CEP.
- Plant and building controls system configuration has started

# 2. Schedules

Temp. Certificate of Occupancy for equipment operation

Co-Gen on line

Updated 12-28-15	2015				2016				2017				2018				2019
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1
Projects																	
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								

### 3. Project Status – Heart and Vascular

- Overall the project is about 93% complete.
- Site grading and hardscape continues.
- Final inspections of interior finishes are in continuing.
- Completed the testing of the Fire Pump Transfer Switch
- Commissioning of equipment continues

# Heart and Vascular



**Level A Office Furniture**



**Lab Furniture Installed**

# Heart and Vascular



**Loading Dock Concrete**

### 3. Project Status - Central Energy Plant

- The project is about 92% complete.
- Chillers #2 and #3 were loaded with refrigerant and are ready for commissioning.
- Commissioning of Boilers has started.
- Rented Load Bank used for testing the turbine was returned
- Site grading and hardscape continues.
- Work at the O2 Farm has started.

# Central Energy Plant



**Heat Steam Recovery Generator (HSRG) room**



**Chill water and steam piping**

11:27:19

# Plant

AccessLevel 0



CR: A  
Re

Chilled Water Overview

CH-1

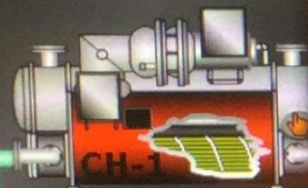
CH-2

Steam Chiller #1

CHW Supply Temp  
0.0 °F

CHW Return Temp  
0.0 °F

CHW Flow Rate  
0 Tons/Hr



ZT\_1150A  
0.0%

FIT\_1150A  
0.0GPM

ZT\_1110  
22.7%

FIT\_1110  
0.0GPM

Pump Staging

CHWP\_1 0.0%

CHWP\_2 0.0%

CHWP\_3 0.0%

CHWP\_4 0.0%

DPIC\_1020 M

PV 13.2 PSIG


SP 25.0 PSIG

CV 50 %

FCV\_1110.FacePlate

FCV\_1110 ✕

Modulated Valve Control



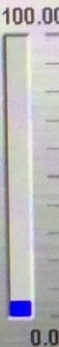
Reset

In Manual

Position Command  
20 %

Position Feedback  
6.5 %

100.00



0.00

Trend

Alarm

Failed To Reach Pos.

CHW Supply Temp  
53.0 °F

CHW Return Temp  
40.0 °F

CHW Flow Rate  
304 Tons/Hr

## Future Chiller



ZT\_1130  
0.0%

FIT\_1130  
303.3 GPM

FIC\_1020

PV 3.8 G

SP 1,000.0

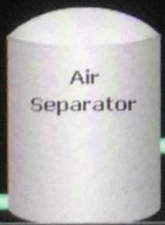
CV 100

FIT\_1020 3.8 GPM

TIT\_1020 55.9 °F

PIT\_1020 13.2 PSIG

PSL\_1030 PSH\_1030



ZT\_1010  
100.0%

TIT\_1021  
56.9 F

AlarmComment

# 4. Budget - Available vs. Worst Case Forecasted

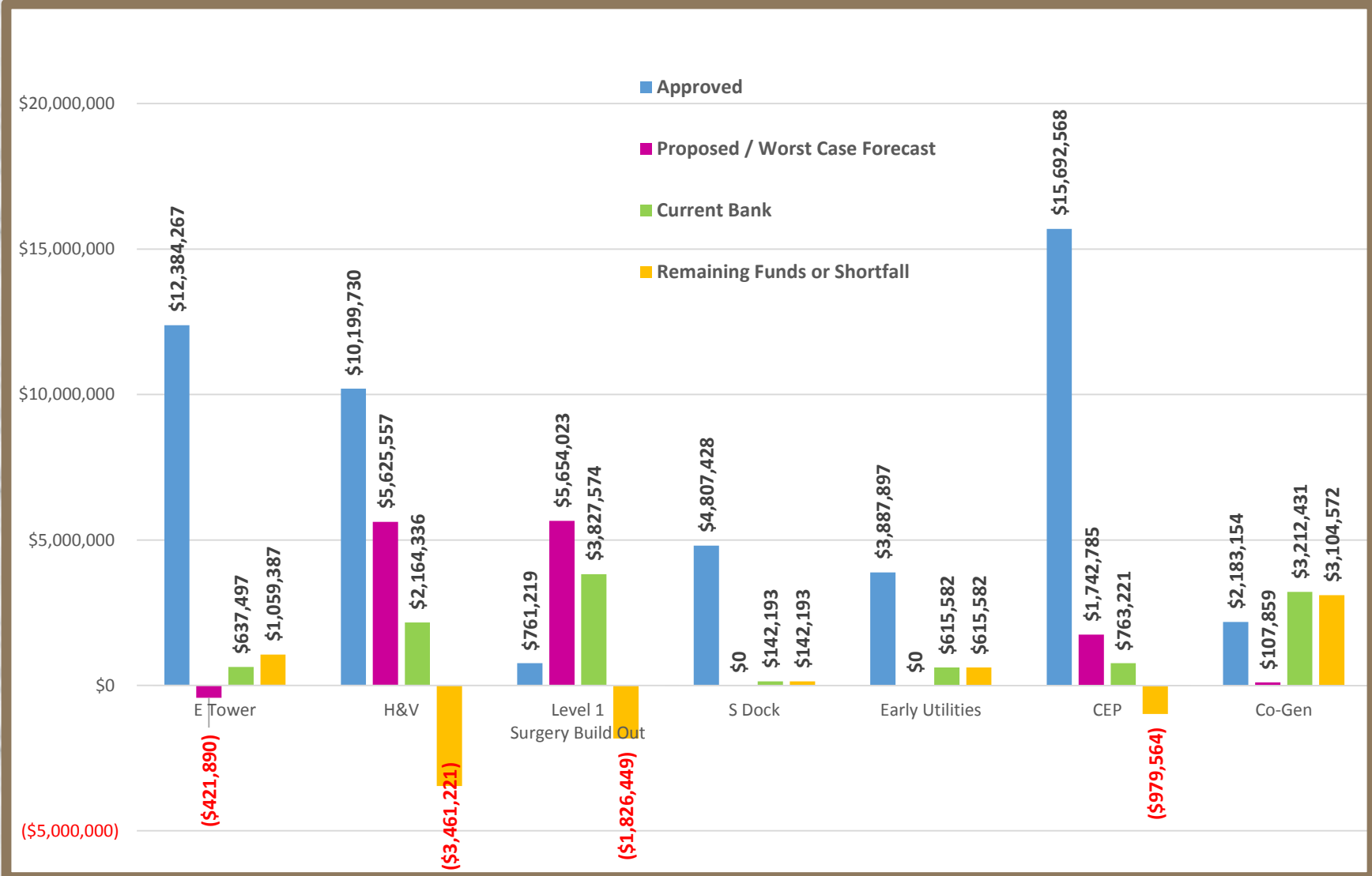
Project Name	Projected Cost At Completion (12/18/2015)	Projected Cost At Completion (11/19/2015)
<b>Total Prop G Building Fund (Bond Proceeds, Interest Earned, Grants, Etc.)</b>	\$ 256,809,326	\$ 256,809,326
Funds designated for former HOTC project (Not Presently Committed by Board*)	\$ (7,500,000)	\$ (7,500,000)
Interest earned designated for former HOTC project (Not Presently Committed by Board*)	\$ (246,400)	\$ (246,400)
<b>Funds Available for Current Projects</b>	<b>\$ 249,062,926</b>	<b>\$ 249,062,926</b>
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	\$ 55,826,501	\$ 56,997,622
Heart and Vascular	\$ 62,474,812	\$ 62,539,676
East Tower Renovation	\$ 40,737,116	\$ 40,748,195
South Dock / Level B Seismic Upgrades	\$ 11,995,301	\$ 11,995,301
Bond Issuance Costs (Current Projection)	\$ 811,093	\$ 811,093
<b>Total Worst Case Scenario for Projects Completed or Under Construction</b>	<b>\$ 226,192,100</b>	<b>\$ 227,439,164</b>
<b>Remaining Prop G Building Funds before H&amp;V Level 1 Surgery Floor Build Out Project</b>	<b>\$ 22,870,826</b>	<b>\$ 21,623,762</b>
H&V Level 1 Surgery Floor Build Out (Current Estimate, Bid and Board Award Pending)**	\$ 32,878,660	\$ 32,845,860
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	\$ 28,878,660	\$ 28,845,860
<b>Potential Shortfall</b>	<b>\$ (6,007,834)</b>	<b>\$ (7,222,098)</b>

<b>*Funds Presently Not Committed by Board</b>		
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**

# 4. Budgets - Status of Contingency Funds

(12/18/15)



# 5. Looking Ahead

- **Bring the new Cogen on line and disable the existing Cogens.**
- **Take beneficial use of the new plant to provide chilled water, steam and emergency power to the campus.**
- **Complete the interior punch list of the H&V project.**

Questions?