

January Progress Report

Grossmont Healthcare District
Board Report – February 6, 2017



It is not by muscle, speed, or physical dexterity
that great things are achieved, but by reflection,
force of character, and judgment.

- Cicero

Reflection






Overview

1. Regulatory Compliance
2. Wrapping Up: Central Energy Plant
 - Rule 21 Switchgear update
3. Wrapped Up: Heart & Vascular
4. Surgery Build Out
5. Schedule
6. Budget
7. Snapshot on Sharp Healthcare Infill
8. Looking Ahead



1. Regulatory Compliance

January 2017

Project	Safety Event	Infection Control Breach	Notice of Non Compliance
CEP	0	0	0 
H&V	0	0	0 
Prop G Level 1 Surgery Build Out	0	0	0 

2. Wrapping Up – Central Energy Plant

- Contract completion date is March 14, 2017
- All interior systems are complete. However there are ongoing issues with medical vacuum pumps (covered by warranty)
- Existing Central Utility Plant (E-CUP):
 - Prop G portion of the demolition is nearly complete
 - Complete: All chilled water piping; all chilled water tie-ins
 - Bulk O2 yard louver screen is being finalized
 - The soft cold water final tie-in is scheduled for 2/2/17
- COGEN:
 - The 2nd Turbine Integrated Systems test was completed. Ongoing programming issues require a 3rd test, scheduled for 2/12/17.



2a. Rule 21 Switchgear, update

- Rule 21 repairs are complete, following December's rain water intrusion
- Design for Canopy Roof for Rule 21 gear underway
- Emergency Generator enclosure experienced water leaks during the recent storms. Repairs are being performed under warranty

3. Wrapped Up – Heart & Vascular

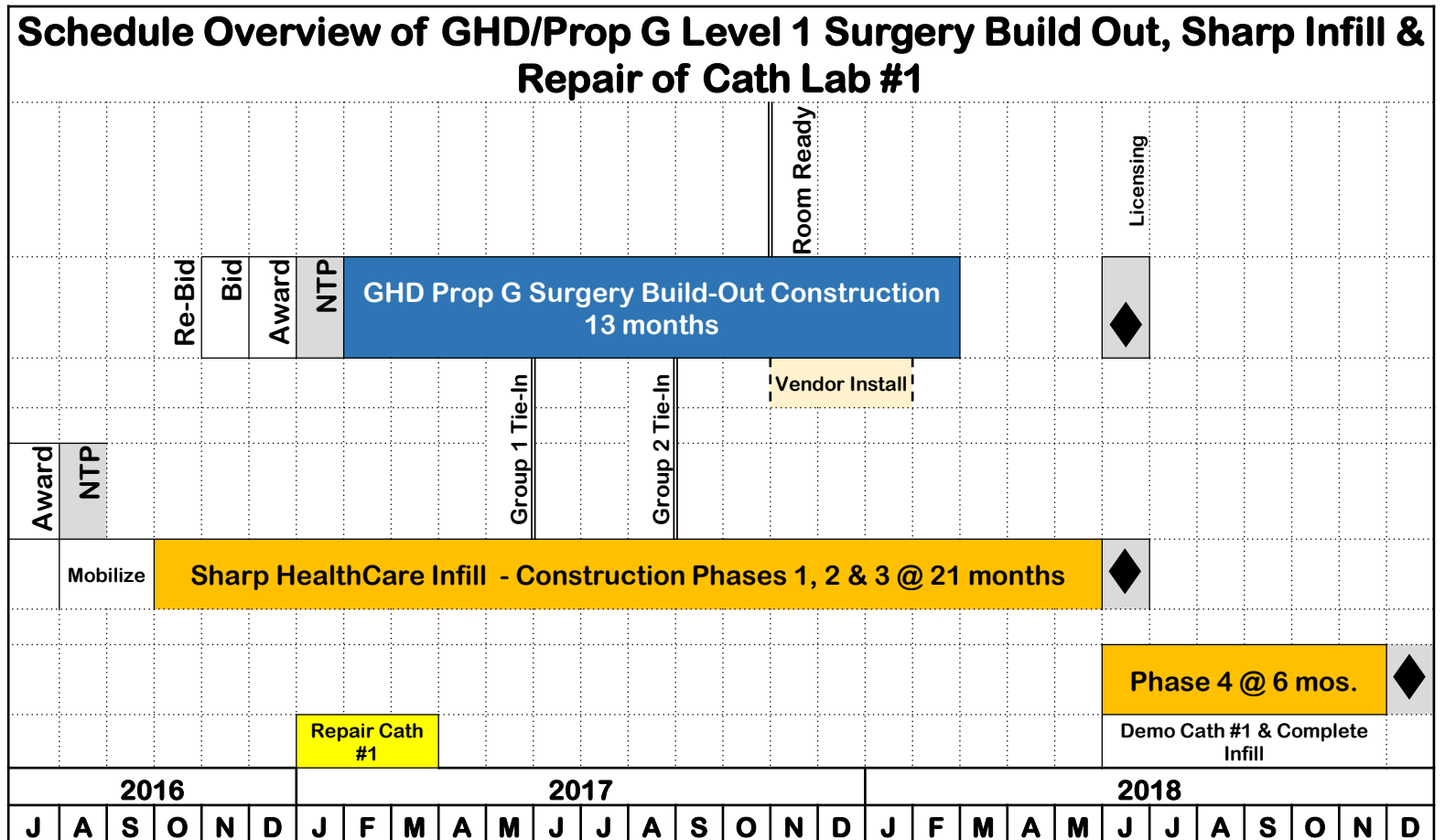
- Final site topographic as-built drawings submitted for review
- Helix Water line as-built drawings submitted to Helix Water
- Storm Water Drain Management as-built drawings submitted to City of La Mesa
- Close out of Cal Trans permit in progress



4. Level 1 Surgery Build Out

- Contract awarded 12/5/16; accepted 12/12/16
- Notice to Proceed #1 will be issued soon, pending final resolution of insurance requirements
- Notice to Proceed #2 scheduled for 2/10/17
- OSHPD kick-off meeting scheduled for 2/9/2017
- Start of Construction scheduled for 2/13/17

5. Combined Project Schedules

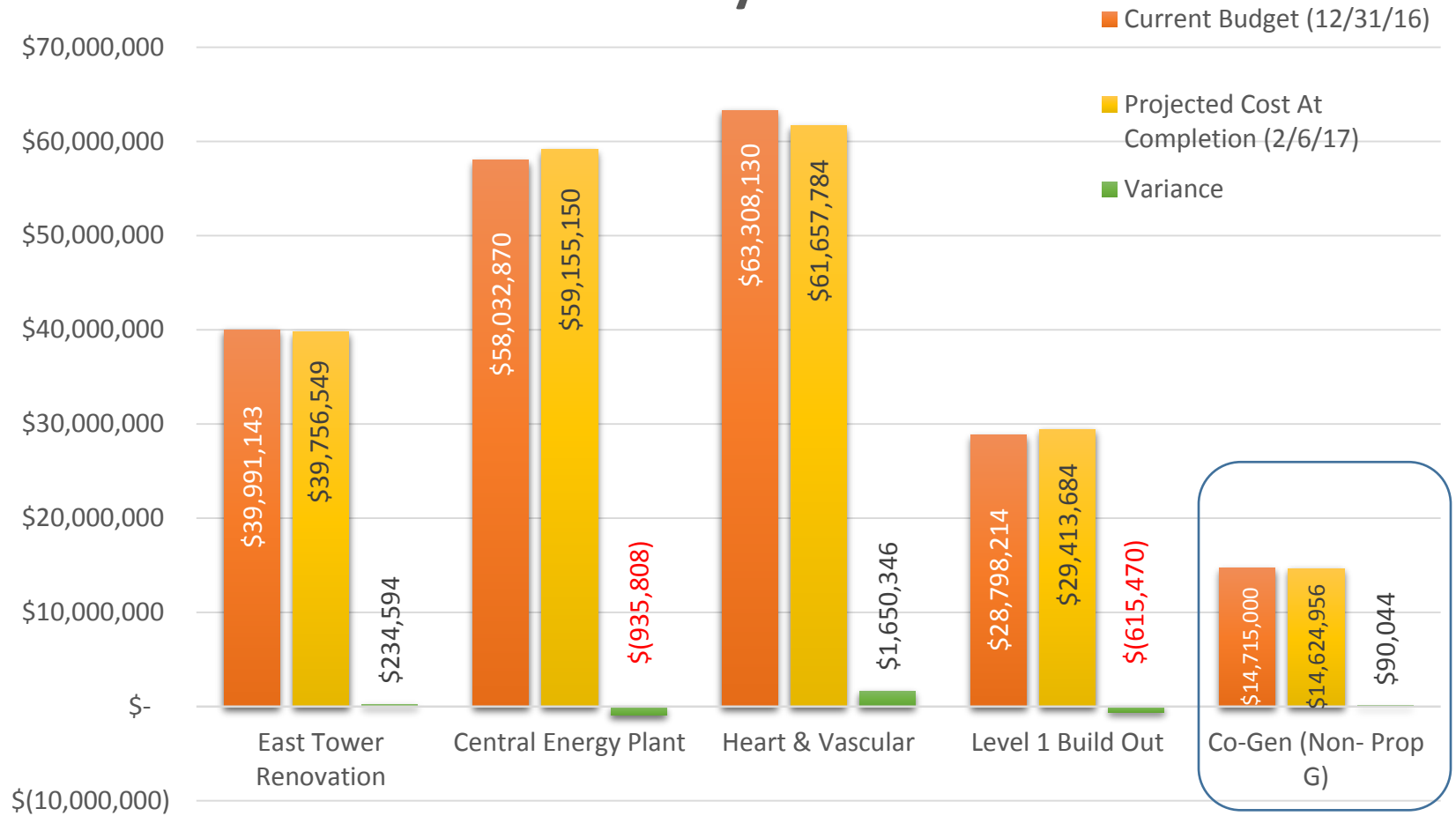


6. Budget

Category	Project Name	Projected Cost At Completion (02/06/17)	Projected Cost At Completion (12/31/16)
Funds Available	Total Prop G Building Fund (Bond Proceeds, Interest Earned, Grants, Etc.)	\$256,809,326	\$256,809,326
Worst Case Forecast for Projects Completed or Under Construction	E Tower Phase 1	\$249,566	\$249,566
	Early Utilities and North Dock	\$13,313,098	\$13,313,098
	ED-CCU	\$40,514,579	\$40,514,579
	CEQA	\$104,211	\$104,211
	Central Energy Plant	\$59,155,150	\$58,844,736
	Heart and Vascular	\$61,657,784	\$61,772,668
	East Tower Renovation	\$39,756,549	\$39,769,652
	South Dock / Level B Seismic Upgrades	\$11,998,902	\$11,998,902
	Bond Issuance Costs (Current Projection)	\$498,613	\$498,613
		Total Worst Case Scenario for Projects Completed or Under Construction	\$227,248,452
	Remaining Prop G Building Funds before H&V Level 1 Surgery Floor Build Out Project	\$29,560,874	\$29,743,301
Projects Not Under Construction	H&V Level 1 Surgery Floor Build Out (Award Accepted 12/12/16, Contract Issuance pending)	\$29,413,684	\$29,413,684
	Potential Surplus	\$147,190	\$329,617

Board Approved Budget vs. Worst Case Forecast

January 2017



7. Snapshot on Infill (Sharp Scope)

- Framing underway in Phase 1
- Demolition work continues to reveal unforeseen conditions:
 - Stairwell fire-rating incomplete
 - Utilities across Expansion Joint not accommodated



Existing Stairwell is not properly rated to ceiling:



Existing overhead expansion joint

8. Looking Ahead

- Complete design/permit/construct added metal roof to protect Central Energy Plant Rule 21 gear
- Start construction on the Surgery Build Out
- Issue revised 2nd Agreement for a Global Settlement for Delay Related Claims for the Central Energy Plant and Heart & Vascular (ready for review 3/6/17)
- Record Notice of Completion for both Central Energy Plant and Heart & Vascular



Questions?

