



# GROSSMONT HEALTHCARE DISTRICT PROPOSITION G DESIGN & CONSTRUCTION SERVICES

## *Monthly Project Construction Report* For the month of February 2016

**Project:** Central Energy Plant/Co-Gen

**Updated:** February 18, 2016

**Contractor:** McCarthy

**Architect:** Syska Hennessy

CEP Construction Budget Status	\$	Work In Place % Complete	Schedule Status	
Award Amount:	26,066,942.00		Contract Award:	July 11, 2012
			Executed Contract:	July 27, 2012
Approved CO's:	11,719,176.00		Original Completion:	March 2, 2015
			Duration % Complete:	134%
Revised Contract:	37,786,118.00		Approved Time Extension:	<b>395 Days</b>
Invoiced to Date:	36,145,914.00	<b>96%</b>	New Completion:	March 30, 2016
<b>Balance</b>	<b>1,640,204.00</b>		Project Scheduled Variance:	<b>-86</b>
Total Forecast Pending CO's:	1,950,830.00		Forecast Completion:	June 24, 2016
<b>Forecast Adjusted Budget</b>	<b>39,736,948.00</b>		% Complete per forecast:	<b>89%</b>

<b>RISK STATUS</b>	Budget: <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid green; border-radius: 50%; margin-right: 5px;"></span> <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid yellow; border-radius: 50%; margin-right: 5px;"></span> <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid red; border-radius: 50%; margin-right: 5px;"></span>	Schedule: <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid green; border-radius: 50%; margin-right: 5px;"></span> <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid yellow; border-radius: 50%; margin-right: 5px;"></span> <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid red; border-radius: 50%; margin-right: 5px;"></span>
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COGEN Construction Budget Status	\$	Work In Place % Complete	Schedule Status	
Award Amount:	6,907,991.00		Contract Award:	July 11, 2012
			Executed Contract:	July, 27, 2012
Approved CO's:	1,176,270.00		Original Completion:	March 2, 2015
			Duration % Complete:	134%
Revised Contract:	8,084,261.00		Approved Time Extension:	<b>395 Days</b>
Invoiced to Date:	7,523,643.00	<b>93%</b>	New Completion:	March 30, 2016
<b>Balance</b>	<b>560,618</b>		Project Scheduled Variance:	<b>-86</b>
Total Forecast Pending CO's:	<b>33,445</b>		Forecast Completion:	June 24, 2016
<b>Forecast Adjusted Budget</b>	<b>8,117,706</b>		% Complete per forecast:	<b>89%</b>

<b>RISK STATUS</b>	Budget: <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid green; border-radius: 50%; margin-right: 5px;"></span> <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid yellow; border-radius: 50%; margin-right: 5px;"></span> <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid red; border-radius: 50%; margin-right: 5px;"></span>	Schedule: <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid green; border-radius: 50%; margin-right: 5px;"></span> <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid yellow; border-radius: 50%; margin-right: 5px;"></span> <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid red; border-radius: 50%; margin-right: 5px;"></span>
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## Incident Dashboard

Month	Safety - CAL OSHA Incident		Regulatory Compliance / OSHPD (Notice of Non-Compliance)		Infection Control Breach	
	Yes	No	Yes	No	Yes	No
January	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
February	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
March	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
April	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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June	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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September	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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November	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
December	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total</b>	0	2	0	2	0	2



# GROSSMONT HEALTHCARE DISTRICT PROPOSITION G DESIGN & CONSTRUCTION SERVICES

## *Monthly Project Construction Report- February 2016 Central Energy Plant*

### **Safety –CAL OSHA:**

- There have been no reportable incidents in February.

### **Regulatory Compliance/OSHPD (Notice of Non-Compliance):**

- noncompliance's were issued for mechanical roof equipment flashing and for insulation at chill water pumps

### **Infection Control Issues/Status:**

- Infection control barriers are in place and in compliance.

### **Overall Progress:**

#### *(Interior)*

- Boiler startup is complete. L3 commissioning is scheduled for March 7, 2014 and L4 commissioning after March 20,2016..
- Chilled water system is going through testing and sending chilled water to the campus. The contractor is experiencing issues with the chillers. These are being worked through.
- Final painting is ongoing.
- The building SCADA system is in the process of startup. The Site Acceptance Test is being scheduled at this time.
- Fire alarm and emergency power testing has been completed.
- Longitudinal bracing rework of the chilled water piping is near completion.
- The Emergency Power room and Emergency Generators were approved for use by OSHPD.

#### *(Exterior)*

- The lower parking area concrete has been replaced to meeting the designed grade.
- The contractor is working on water proofing issues at the exterior walls.
- Cooling towers are started and going through testing. Actuators for the control valves are in the process of being procured.
- Fuel oil and chemical treatment systems are completed except for their SCADA interface.
- Landscape irrigation has started.

### **Existing Central Utility Plant (CUP);**

- Additional seismic bracing and flex connectors are required between new and existing piping. This is ongoing.
- The O2 temporary fill point is under way. The phase 1 of the O2 pad is placed.
- The 950 Ton chiller has been relocated to the new plant and the enclosure and pad are demolished.

### **.COGEN Status:**

- CA ISO agreements and components (Meters) are in process.
-



# GROSSMONT HEALTHCARE DISTRICT PROPOSITION G DESIGN & CONSTRUCTION SERVICES

- The final power HVSB shutdown to land the new turbine and parallel to the utility has been pushed until March 20, 2016.
- Solar Turbine has completed operator training.

## Construction Status Photos:



*OSHPD Signed off Emergency Power Room*



*950Ton Steam Chilled in new CEP*



*O2 Farm Phase 1*

## Design Issues:

- Design for seismic separation between new and old piping in the existing plant will be complete in February. The flex connectors have been released for procurement.
- 950 Ton Chiller soft water and industrial air connections were modified by Change Order.
- O2 farm issues have been resolved.

## Construction Issues:

- SCADA failed the site acceptance test. The retest will begin March 7th.
- HVSB tie-in for new Turbine was pushed due to unresolved seismic details from the contractor in the Boiler room. The new target date is March 20, 2016.
- New chillers are having some performance issues.
- Waterproofing issues around all exterior doors.
- Correction of longitudinal bracing deficiencies for the chilled water piping is ongoing and will require insulation rework and repainting.
- The control room desk was just released for fabrication.

## Corrective Action Plan *(when applicable)*:

- None

Prepared By: Nick Aden

CEP and CoGen



# GROSSMONT HEALTHCARE DISTRICT PROPOSITION G DESIGN & CONSTRUCTION SERVICES

## *Monthly Project Construction Report* For the month of February 2016

**Project:** Heart and Vascular (B, A, Shell)

**Updated:** February 18, 2016

**Contractor:** McCarthy

**Architect:** KMD

Construction Budget Status	\$	Work In Place % Complete	Schedule Status	
Award Amount:	\$26,325,383.00		Contract Award:	January 28, 2013
			Executed Contract:	April 9, 2013
Approved CO's:	\$5,619,704.69		Original Completion:	March 16, 2015
			Duration % Complete:	125%
Revised Contract:	\$31,945,087.69		Approved Time Extension:	132
Invoiced to Date:	\$30,150,348.69	94%	New Completion:	July 26, 2015
<b>Balance</b>	\$1,794,739.00		Project Scheduled Variance:	-335
Total Forecast Pending CO's:	\$7,277,354.50		Forecast Completion:	June 24, 2016
<b>Forecast Adjusted Budget</b>	\$39,222,442.19		% Complete per forecast:	89%

<b>RISK STATUS</b>	Budget: <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid green; border-radius: 50%; margin-right: 5px;"></span> <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid yellow; border-radius: 50%; margin-right: 5px;"></span> <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid red; border-radius: 50%; background-color: red; margin-right: 5px;"></span>	Schedule: <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid green; border-radius: 50%; margin-right: 5px;"></span> <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid yellow; border-radius: 50%; margin-right: 5px;"></span> <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid red; border-radius: 50%; background-color: red; margin-right: 5px;"></span>
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**GROSSMONT HEALTHCARE DISTRICT  
PROPOSITION G  
DESIGN & CONSTRUCTION SERVICES**

*Heart and Vascular  
Monthly Project Construction Report – February 2016*

**Safety- CAL OSHA:**

- There were no reportable safety incidents in February.

**Regulatory Compliance/OSHPD (Notice of Non-Compliance):**

- There were no non-compliances issued in February.

**Infection Control Issues/Status:**

- Infection control barriers are in place and in compliance for February.

**Overall Progress:**

- Site grading work is near complete. South site exiting ramp work for Level A and Level B has been completed. North and South penthouse flooring was waterproofed.
- Security Systems, Controls and Fire Alarm devices/testing have been completed. Commissioning activities are ongoing with utilities being provided from the existing CUP (Chilled Water and Steam). Emergency Power from the new CEP to the H&V building was completed and signed off by OSHPD on February 11, 2016.
- Level B phase 2 work with tie-in to existing hospital and creating an EVS closet has started. The south elevator work has been completed and signed off by the OSHPD FLSO. The two (2) north elevators were deemed not ready for inspection by the State Elevator Inspector on February 18, 2016 and again on the 25<sup>th</sup> of February.
- Level A flooring tie-in to existing building has been completed. Delivery of Lab and Pharmacy equipment is currently wrapping up. Level 1 scupper work has been completed. Drywall and finish work is in the process of wrapping up.
- Beneficial Occupancy of Level A was granted by OSHPD February 23, 2016, Level B, and Level 1 Beneficial Occupancy is planned for Mid-March. Some of Phase 2 work has started with the Level B storage and South Loading Dock. Contract completion is June 24, 2016.
- Phase 3 work has started with the north site steam line and the duct installation in the existing Level 1 lab; expected to be completed with contract work on June 24, 2016.



# GROSSMONT HEALTHCARE DISTRICT PROPOSITION G DESIGN & CONSTRUCTION SERVICES

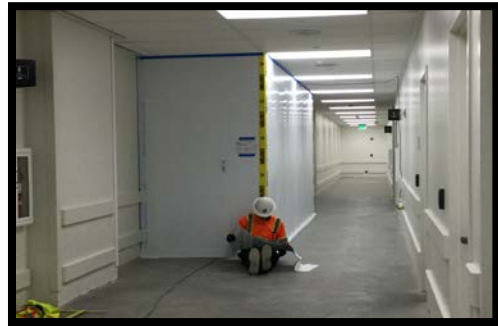
## Construction Status Photos:



**Penthouse Water Proofing**



**Level B Oil Spill**



**Level B Storage Tie-in**



**Storm Drain Inlet Install**



**Level B Ardex Flooring Mock-up**

## Design Issues:

- The OSHPD fire marshal / Heartland Fire have requested an exterior water-flow alarm bell on the exterior of building.



# GROSSMONT HEALTHCARE DISTRICT

## PROPOSITION G

### DESIGN & CONSTRUCTION SERVICES

#### **Construction Issues:**

- Elevator technician spilled oil on Level B through corridor and some adjacent rooms near the south elevator. Remediation is in progress.
- Contractor is still working out some issues with completing the heating/ventilating and air conditioning system (HVAC) Test and Balance (TAB) for Level B to meet the design parameters.
- Contractor is still having issues with getting their subcontractors out to complete the punch list items and wrap up open items to get Beneficial Occupancy (BO).

#### **Corrective Action Plan** *(when applicable):*

- Design: The fire-bell is being designed and will be added to the exterior as requested by the local Fire Marshal to get final.
- Construction: McCarthy is working on a remediation and restoration plan to address the oil spill on Level B. The TAB professional has made adjustments and has resubmitted to the Mechanical Engineer of Record (MEOR) for review. The Level B floor slab must be cleaned of construction stains and markings prior to application of concrete sealer. The Contractor has proposed substituting an epoxy product that will mask the stains. A mock-up of the epoxy product will be required. The contractor will either apply the approved product on a properly prepared slab or request the epoxy substitution.

**Prepared By:** Gary Kiebel / Kevin Herr / Vicki Townsend / Dave Suydam