Prop G
Monthly Progress Report
April 2015

Grossmont Healthcare District

Reflection

"The only way to make sense out of change is to plunge into it, move with it, and join the dance."

- Alan Watts

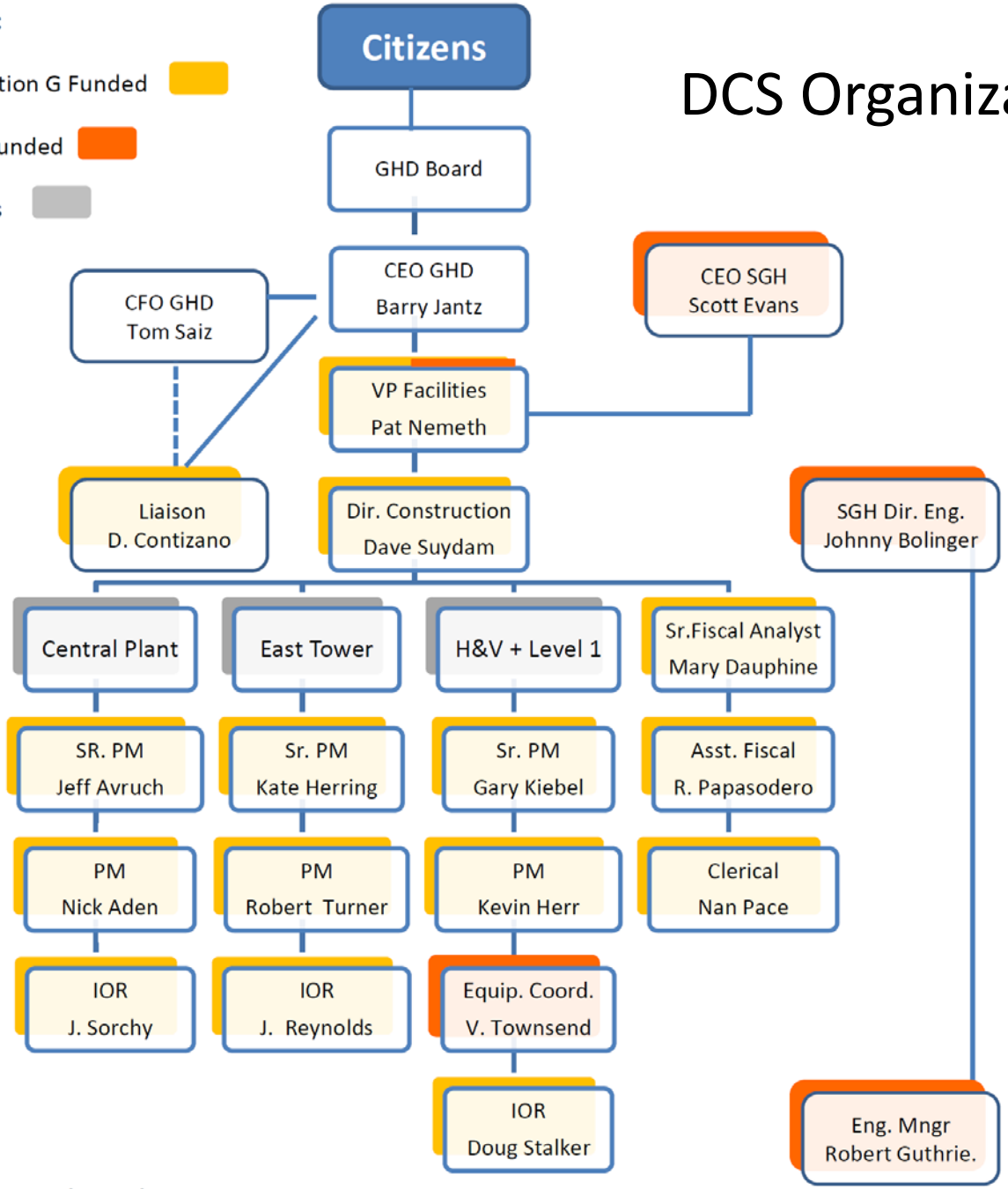
Overview

1. Major Events from April
   - Updated DCS Organization Chart
2. Schedules
3. Project Status
   - East Tower … ADA Issues
   - H&V … Water Test & Front Entrance Issues
4. Budgets
   - Review of the Numbers
   - Updated Contingency Funds Forecast
5. Looking Ahead

1. Major Events in April

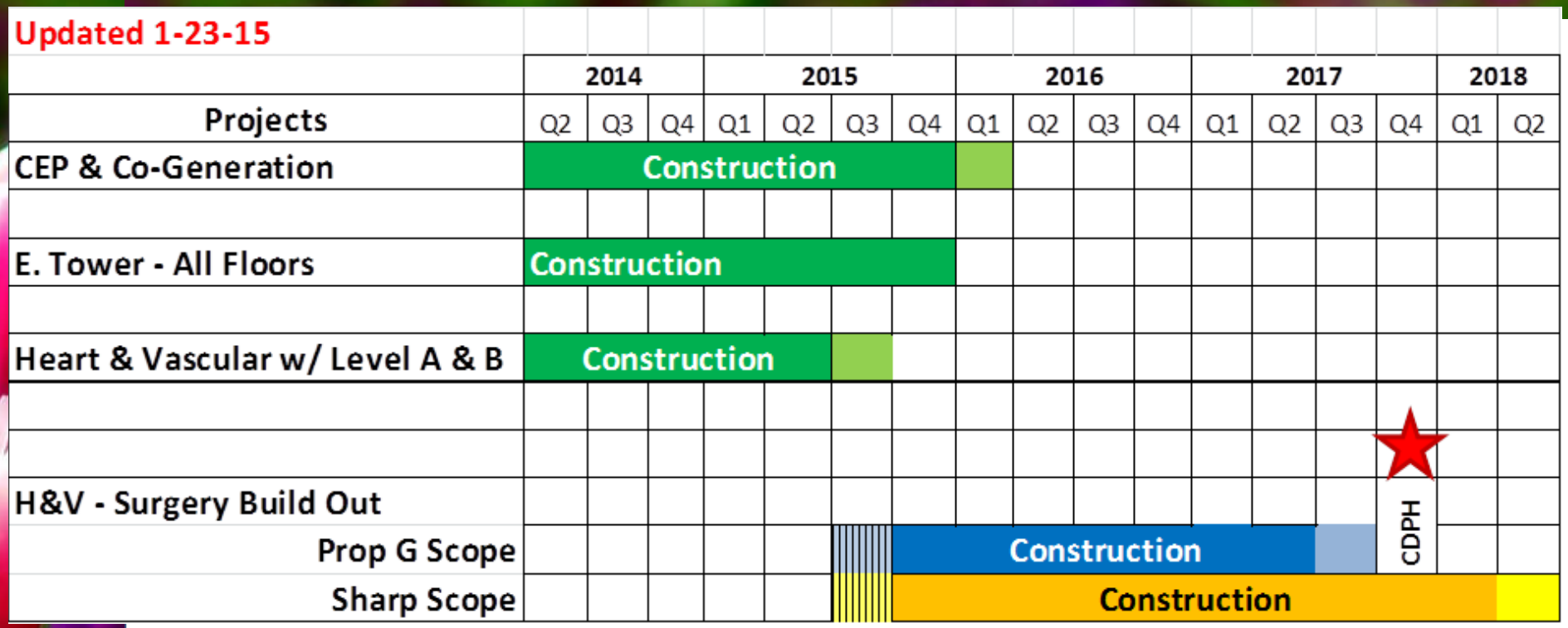
1. East Tower ADA issues at Hospital entrance.
2. H&V Water Proof Testing.
3. GHD Budget Workshop.
4. All day review of Surgery Drawings with HOK, prior to going out to bid.

DCS Organization Chart



Updated 4-30-15

2. Schedules

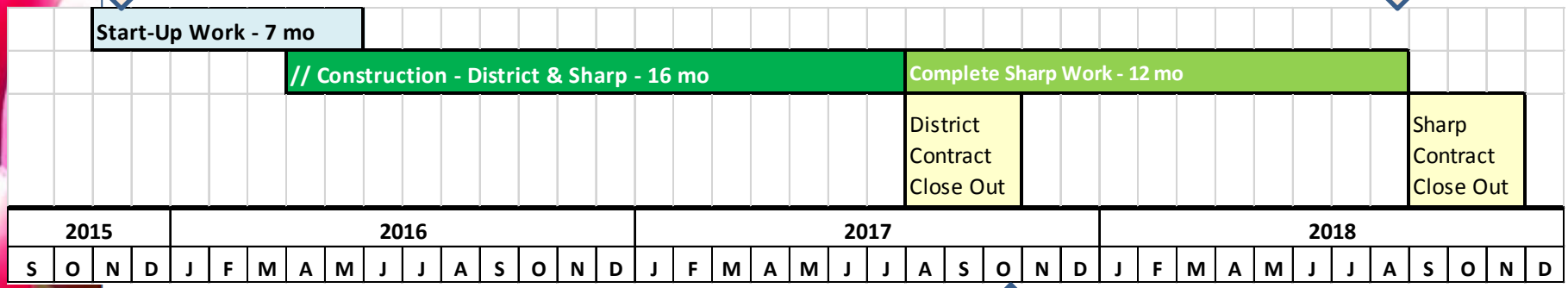


No change in overall schedule.

Surgery Build Out Schedule

With a Sept Board award, work starts in November

"GO Live" in the summer of 2018

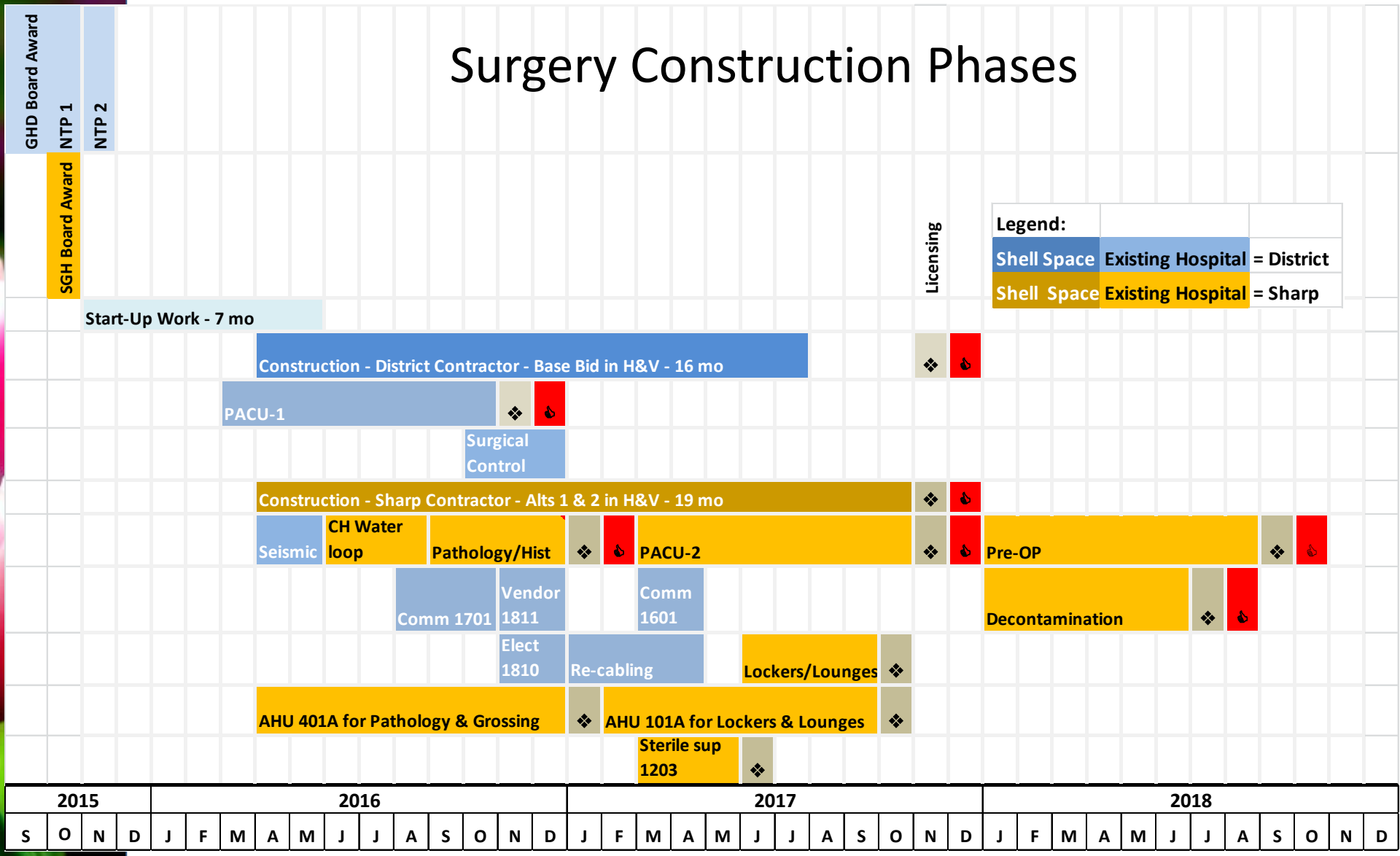


East Tower wraps up

CW Driver leaves GHD site & area becomes available for Surgery contractor(s)

Prop G work completed in the fall of 2017

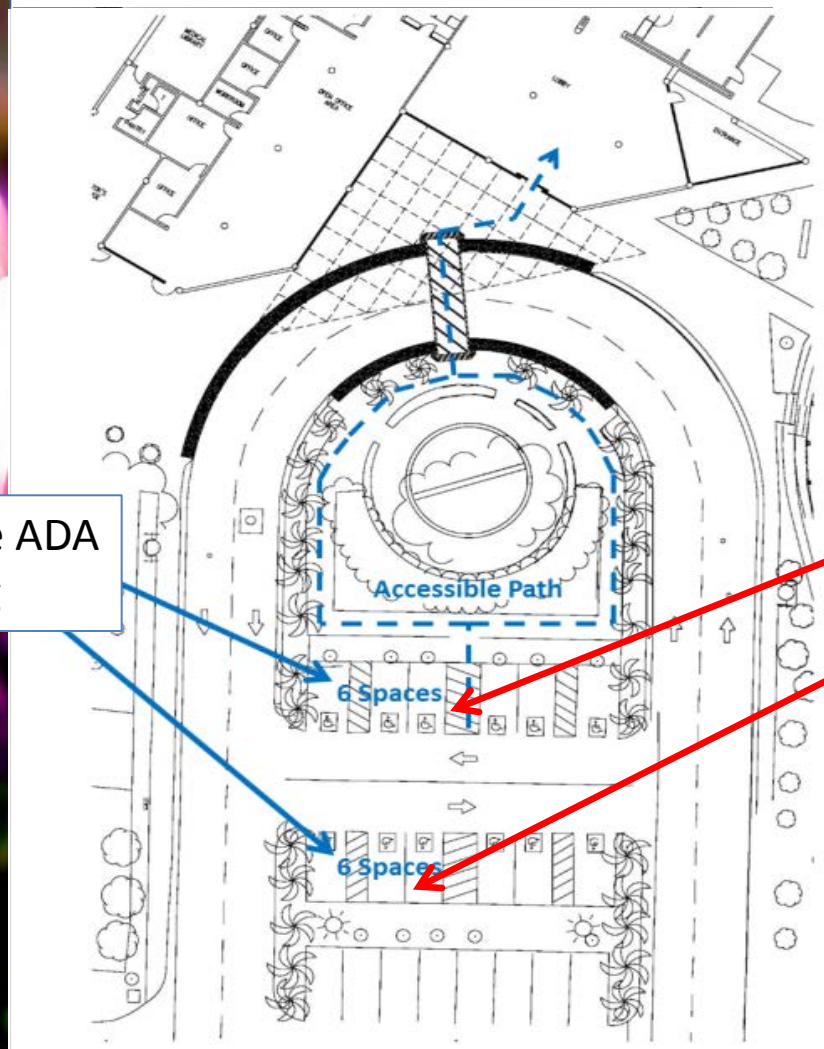
Surgery Construction Phases



3. Project Status – East Tower

- Overall the remodel is ~ 70% complete
- 4th floor remodel scheduled to finish 6/18. Now ahead of schedule with a 5/22 finish date.
- BUT, 4th floor Occupancy could be held up by OSHPD due to ADA parking issues at the front of the Hospital.

ADA Issues at the Entrance of the Hospital

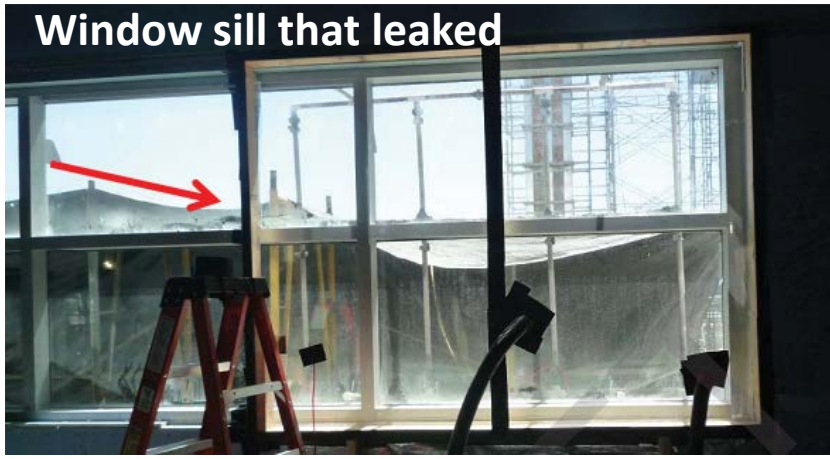


Restore ADA parking

- Parking modifications in the front of the Hospital no longer match permitted plans. Transport vehicles are now parking where ADA stalls were originally located.
- OSHPD has agreed to not withhold issuing Occupancy for the 4th Floor if:
  - ADA is restored immediately here (prior to 4th floor occupancy), and
  - A permit is obtain to relocate ambulance parking to an area near the Heliport, and then the balance of the ADA stalls are restored here, and
  - This commitment is made in writing to the ACO.

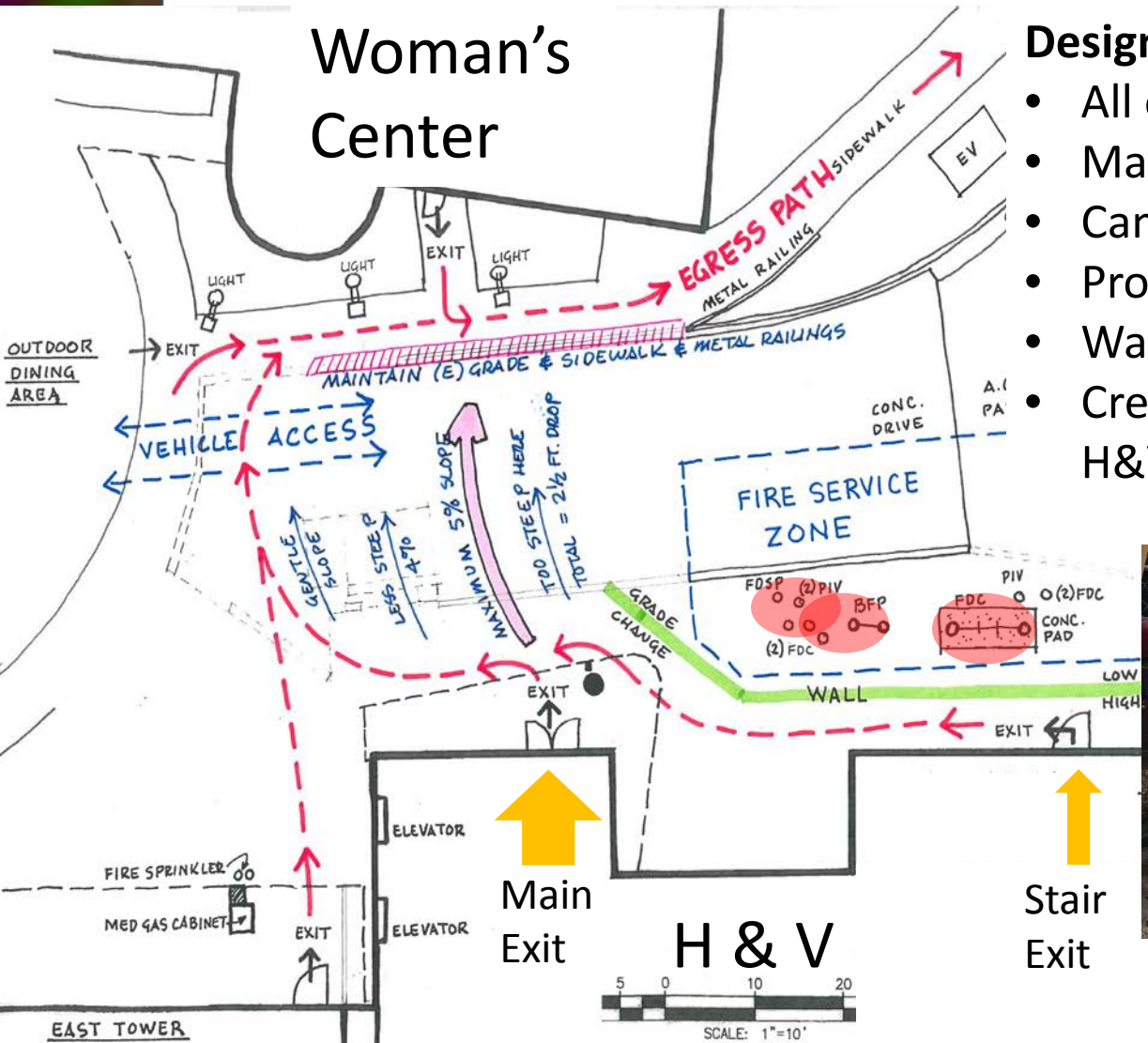
3. Project Status – H & V

- Overall the project is ~ 80% complete
- Water testing on the windows resulted in 1 failed window.
  - Additional locations will be tested to determine required corrective action.
- Helix water lines installed; but one section of one line failed initial testing. Helix will be replacing this one section of pipe (~20 feet).



H & V's Front Door

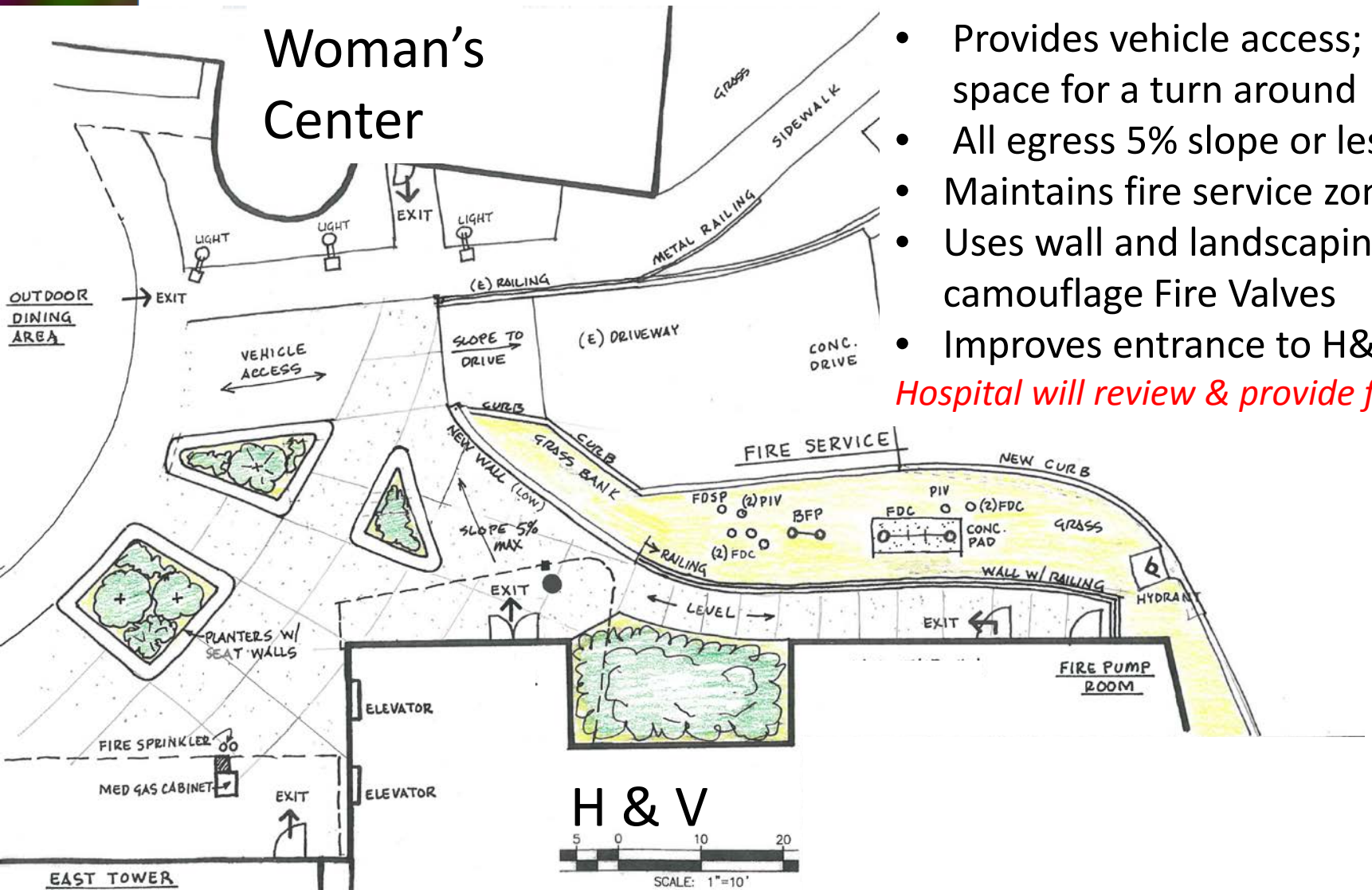
Reassess final conditions with new survey data



Design Considerations:

- All egress 5% slope or less
- Maintain fire service zone
- Camouflage Fire Valves
- Provide vehicle access
- Wall required for grade change
- Create an attractive entrance to H&V

Recommended Design



- Provides vehicle access; but no space for a turn around
- All egress 5% slope or less
- Maintains fire service zone
- Uses wall and landscaping to camouflage Fire Valves
- Improves entrance to H&V

Hospital will review & provide feedback

3. Project Status – CEP

Birds Eye View of H&V and CEP

- Overall the work is ~ 80% complete.
- Pull Planning continues to work on schedule recovery.
- Construction began on the Utility Trellis with the footings being poured.
- Training Plan finalized for Engineering staff. Training begins next month.

3. Project Status – Surgery Build Out

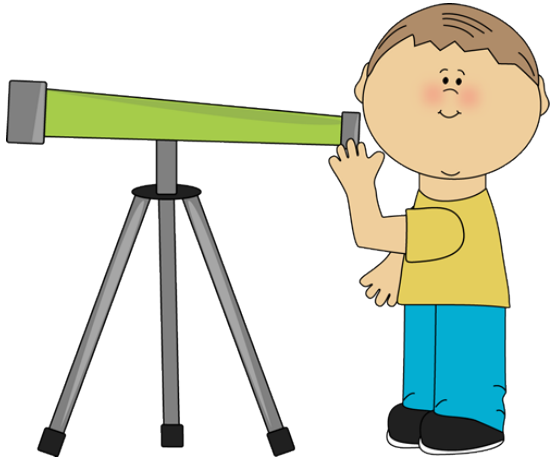
- Major issues identified in all day review meeting with HOK:
  - HOK presented revised staffing proposal.
  - Level 1 OSHPD review comments pending on Mechanical & Fire Life Safety.
  - Field evaluation of the water loop line in the existing surgery corridor to be commissioned by Sharp to verify if the line can fit.
  - Construction phasing coordination issues identified in the pending permit package. Corrections in progress.
  - Construction Administration proposals discussed with HOK. Need to resolve fees prior to release of the bid packages.

Surgery Build Out – Bid Dates

GHD	SGH
Invitation to Bid Released: June 5 4 Bidders: - Clark - McCarthy - PBG - Rudolph & Sletten	Request For proposal released: June 5 3 Bidders: - Clark - McCarthy - Rudolph & Sletten
Job Walk: June 19	Job Walk: June 19
Bids Due: August 21	
GO Bond review: August 27 Additional meeting w/ SGH TBD	
GHD Board Contract Award: Sept. 8	Bids Due: Sept. 18 Technical Review: Sept. 19 Interviews: Sept 20 & Bid Opening
GHD Appeal Period Ends: October 8	
	SGH Board Contract recommended for Award: October 20 SHC Board Contract Award: October 28

4. Budgets

- Review of the April Budget Workshop numbers:
  - Total Prop G Budget (bar chart)
  - Total Prop G Budget (spread sheet of the bar chart)

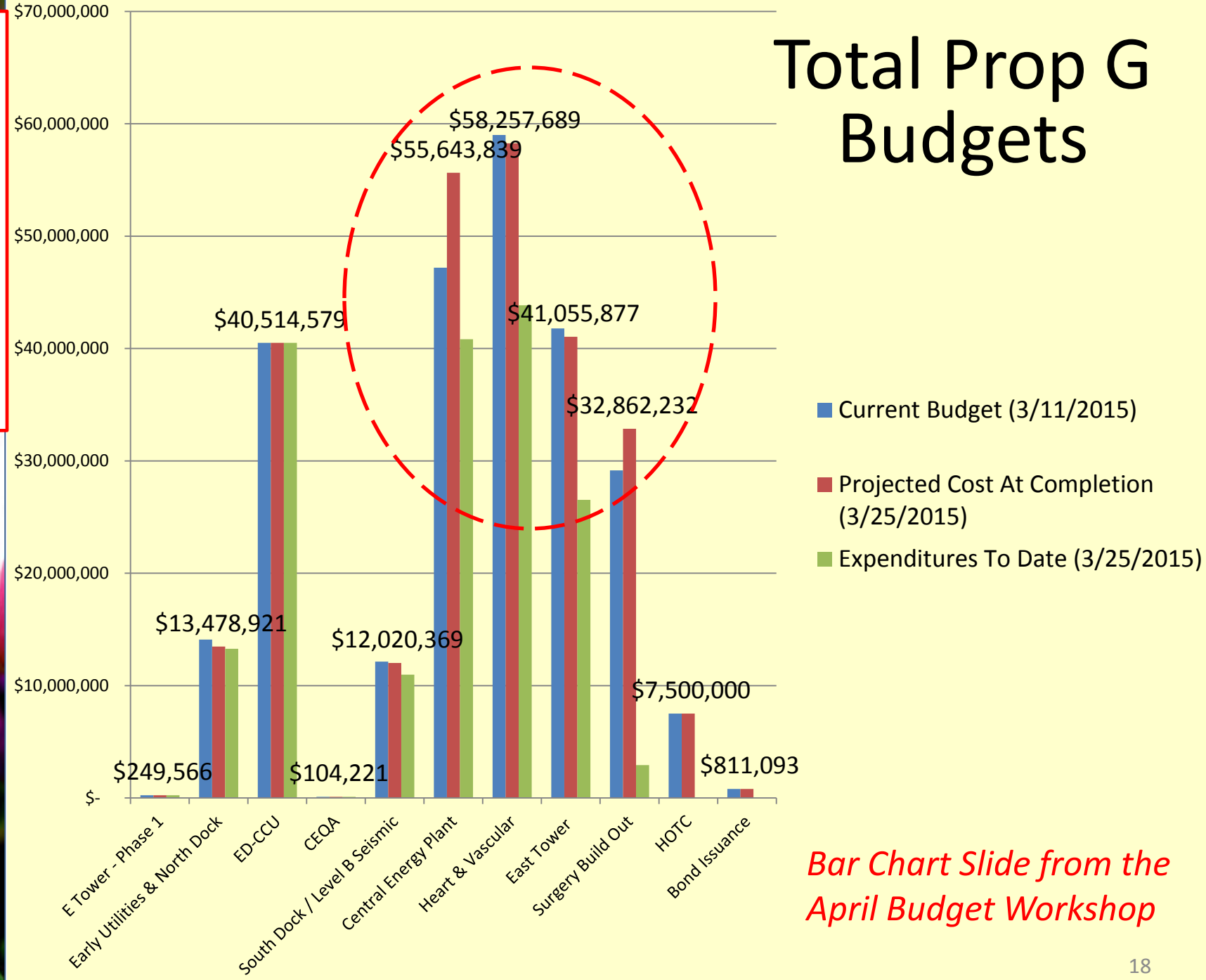


- Updated Contingency Fund Forecast

- Reassignment of funds to CEP (Board Memo #341)

Worst Case Forecast

Total Prop G Budgets



Bar Chart Slide from the April Budget Workshop

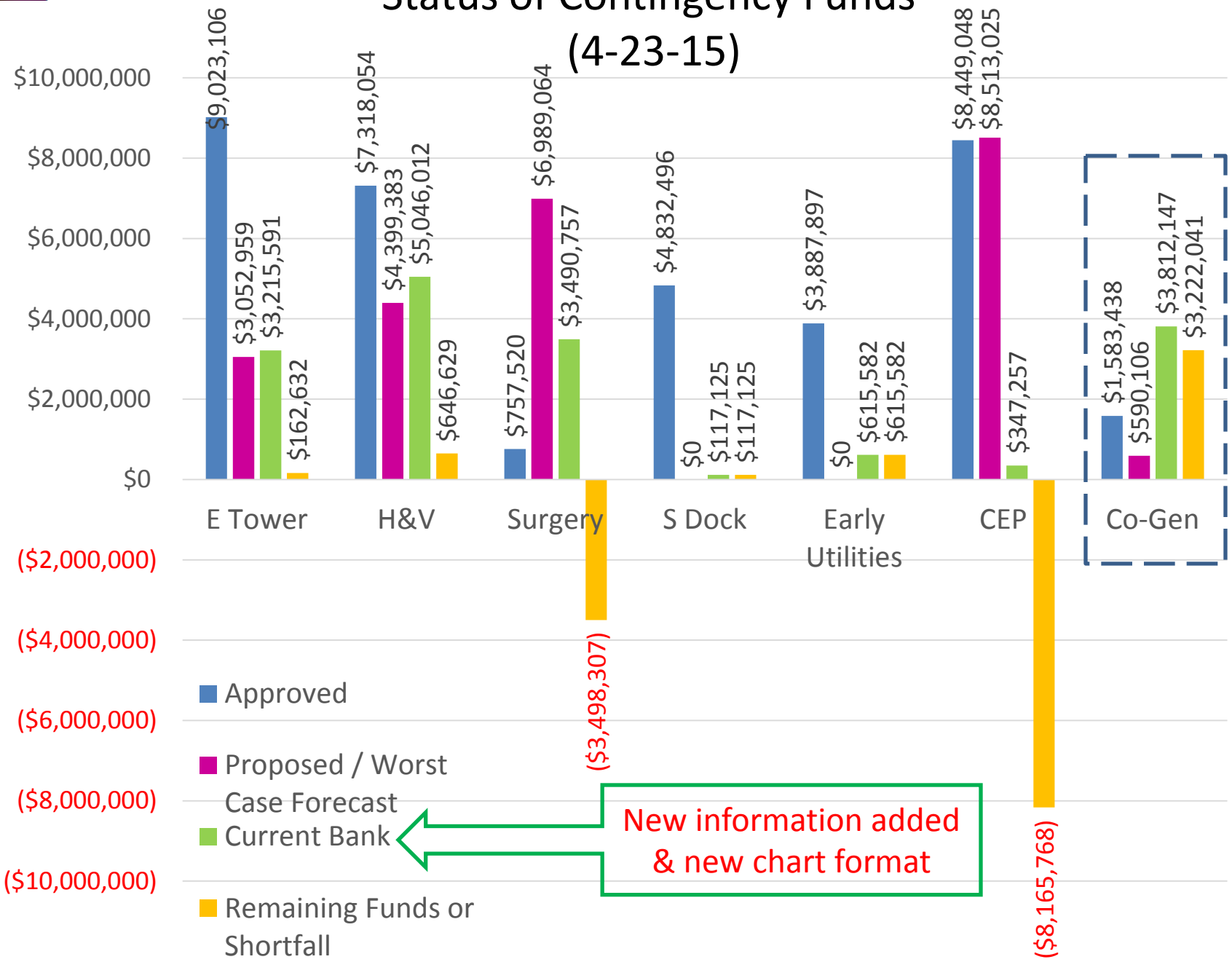
Worst Case Forecast

Project Name	Current Budget (3/11/2015)	Projected Cost At Completion (3/25/2015)	Expenditures To Date (3/25/2015)	Delta
E Tower Phase 1	$ 249,566	$ 249,566	$ 249,566	$ -
Early Utilities & North Dock	$ 14,094,502	$ 13,478,921	$ 13,283,616	$ 615,581
ED-CCU	$ 40,514,579	$ 40,514,579	$ 40,514,579	$ -
CEQA	$ 104,221	$ 104,211	$ 104,211	$ -
South Dock / Level B Seismic	$ 12,137,494	$ 12,020,369	$ 10,982,322	$ 117,125
Central Energy Plant	$ 47,187,453	$ 55,643,839	$ 40,829,617	$ (8,456,386)
Heart & Vascular	$ 59,013,591	$ 58,257,689	$ 43,843,397	$ 755,902
East Tower Renovation	$ 41,796,503	$ 41,055,877	$ 26,533,678	$ 740,626
Level 1 Build Out	$ 29,153,924	$ 32,862,232	$ 2,930,472	$ (3,708,308)
Project Budget Totals	**$ 244,251,833**	**$ 254,187,283**	**$ 179,271,458**	**$ (9,935,460)**
HOTC *(No Board approved project)*	$ 7,500,000	$ 7,500,000		
Bond Issuance Fee Budget	$ 811,093	$ 811,093		
Program Reserve Account	$ -			
Prop G Program Subtotal	**$ 252,562,926**	**$ 262,498,376**	**$ 179,271,458**	**$ (9,935,450)**
Additional Funding				
Prop G Interest Earned	$ 1,000,000			
Prop G Interest Earned - HOTC	$ 246,400			
Indian Grant 2/26/2014	$ -			
Indian Grant 8/30/2014	$ -			
Settlement - ED-CCU	$ -			
Unneeded Bond Issuance Fee Funds*	$ 3,000,000			
Funds Available to Allocate to Budgets	**$ 4,246,400**			
Prop G Funds (Program Subtotal + Funds Available)	**$ 256,809,326**			

Funds Available

Spread sheet for the Bar Chart Slide from the April Budget Workshop

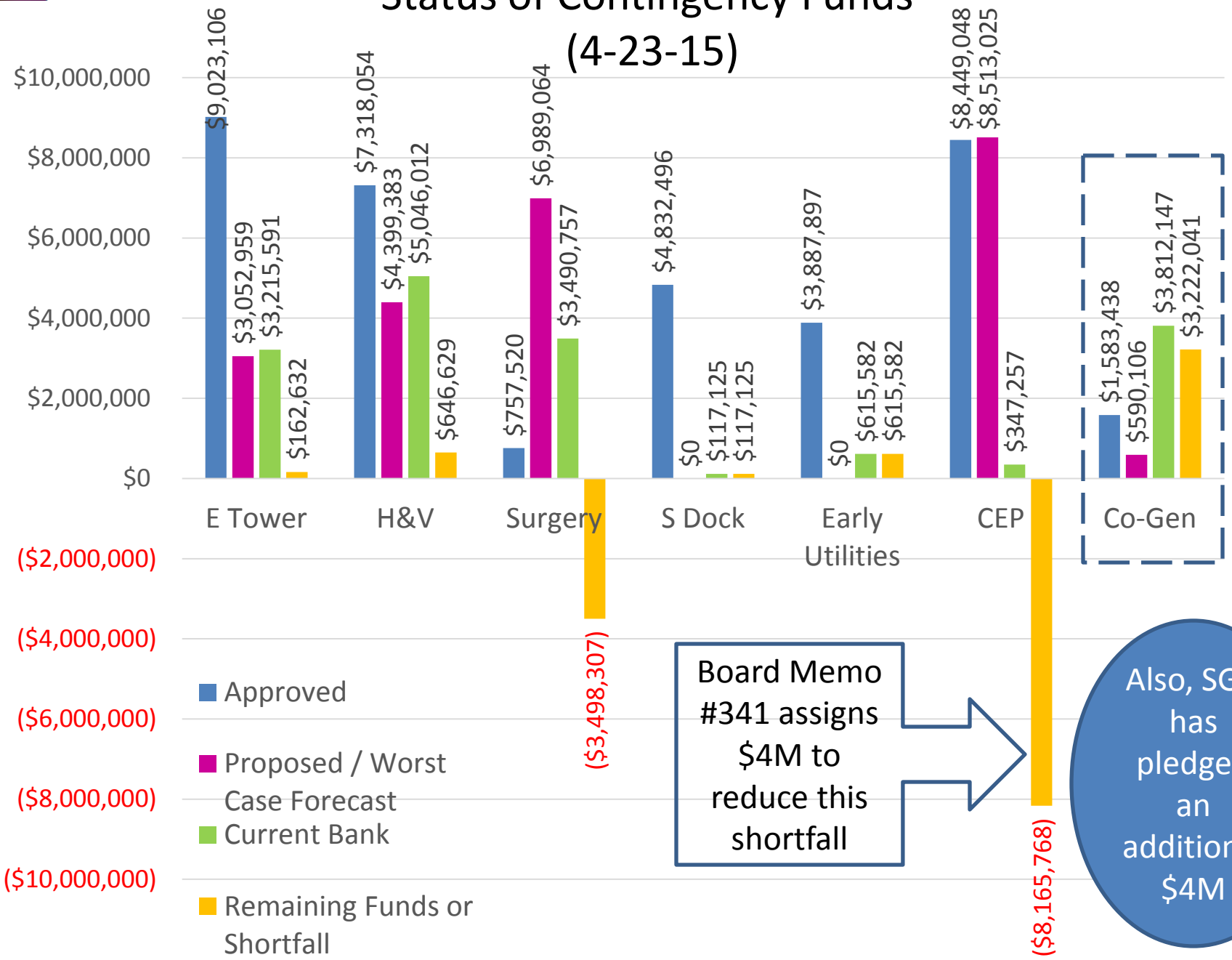
Status of Contingency Funds (4-23-15)



Reassign Funds to CEP

- Board Memo #341 requests the reassignment of $4M in surplus funds to the CEP
- This will reduce the forecasted shortfall & allow for continuing payment of necessary change orders.

Status of Contingency Funds (4-23-15)



Board Memo #341 assigns $4M to reduce this shortfall

Also, SGH has pledged an additional $4M

5. Looking Ahead

- Obtain Surgery Build Out permit for Level 1.
- Finalize Sharp & District Surgery Bid packages for a June 5 release.
- Start Training classes for Engineering staff on the design & operations of the CEP and Co-Gen.
- Continue discussions with contractors on requests for compensation due to delays. Seek to resolve these issues by September.

Questions ?