

GROSSMONT HEALTHCARE DISTRICT

PROPOSITION G

DESIGN & CONSTRUCTION SERVICES



Monthly Project Construction Report

May 2014 (Updated May 21, 2014)

Contractor: C.W. Driver

Architect: Stantec

Project : **East Tower Upgrade**

Construction Budget Status	\$	% Complete	Schedule Status
Award Amount:	\$17,325,000.00		Contract Award Date: April 3, 2012 % Complete: 78% Original Completion Date: Oct. 29, 2014 Approved time extension: 0 CD's New Completion Date: Oct. 29, 2014 Projected Sch. Variance (+/-): + 490 CD's Forecast Completion Date: Oct. 15, 2015
Approved CO's:	\$2,876,023.00		
Revised Contract:	\$20,201,023.00		
Invoiced to Date:	\$9,250,372.50	46%	
Balance	\$10,950,650.50		
Total Forecast Pending CO's:	\$5,790,050.00		
Forecast Adjusted Budget	\$25,991,073.00		

RISK STATUS	Budget:				Schedule:			

Overall Progress:

CW Driver has made significant progress to make the May 19th deadline for beneficial occupancy unfortunately the team has experienced an unforeseen issue related to the existing exhaust readings for Level 2. The team has requested the project delay the completion for at least 2 weeks while the team regroups to solve this most recent issue. Move preparation meetings are still ongoing and the hospital staff is maintaining their schedule to be prepared for the resolution of the exhaust issue.

Elevator Modernization:

- Elevator 5 remains out of service during the replacement of the interior cab finishes. The interior cab finishes are complete, pending emergency power switch over to begin Elevator 6.
- Elevator 8 remains out of service for modernization. The interior cab finishes are complete and pending emergency power switch over to begin the next elevator cab finishes.

Patient Rooms:

- Installation of the headwall panels is complete.
- Installation of the mural tile in the restrooms of Patient Rooms 226 and 233 is complete.
- Installation of the ceiling grid in the ADA Patient Rooms is complete.
- Installation of the toilet accessories in the Patient Rooms is complete.
- Owner Furnished items are complete.
- OAC punchlist is ongoing.

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Staff Core Areas:

- The central nurse station is complete (see photo #1).
- Overhead ceiling work in the corridors is complete (see photo #2).
- Test & Air Balance has commenced and is ongoing as the team works together to resolve the issues related to the exhaust shaft.
- Floor repairs and replacement are ongoing.
- Punchlist corrections are ongoing.
- Cabinet installation throughout the floor is complete.

Construction Status Photos:



Photo #1: Central Nurse Station



Photo #2: Corridor



Photo #3: Single Patient Room



Photo #4: Dual Patient Room

Photo #5: Staff lounge

Photo #6: Staff lounge

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Design Issues:

- ADA / Bariatric Rooms 211 & 213:
 - Work in these rooms has commenced. Demo of the walls to the restrooms is complete. The noisy work has commenced and is ongoing. These two rooms will be ready for occupancy a few weeks after the remainder of the floor.

Construction Issues:

- The Contractor remains committed to completing the floor for OSHPD Beneficial Occupancy on May 19th but with the recent discovery of issues related to the exhaust, we are delaying the completion by at least 2 weeks.
- There are no Notices of Non Compliance.
- The hospital snake/clearing of drains from Level 2 is complete. The work was reduced to three drains and completed in one night.

Prepared By: Robert Turner

EAST TOWER UPGRADE

Cost Status by Budget Category:

Date: 5/21/2014

Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paid	Unspent Commitments	Current Commitments
C.W. Driver	\$17,325,000	\$2,876,023	9,250,373	\$10,950,650	20,201,023
Commissioning	\$53,500	\$6,000	24,279	\$35,221	59,500
Hazmat	\$43,124	\$37,615	58,294	\$22,445	80,739
Plube Budget	\$1,364,672		0	\$1,364,672	1,364,672
Insurance	\$282,669		282,669	\$0	282,669
Construction Subtotal	\$19,068,965	\$2,919,638	9,615,615	\$12,372,988	21,988,603
Equipment Subtotal	\$0		0	\$0	0
Design and Consultant Fees Subtotal	\$3,700,831	\$2,607,720	5,272,453	\$1,036,098	6,308,551
Administrative Costs Subtotal	\$6,788,010	\$0	4,405,647	\$2,382,363	6,788,010
Project Subtotal	\$29,557,806	\$5,527,358	\$19,293,715	\$15,791,449	\$35,085,164

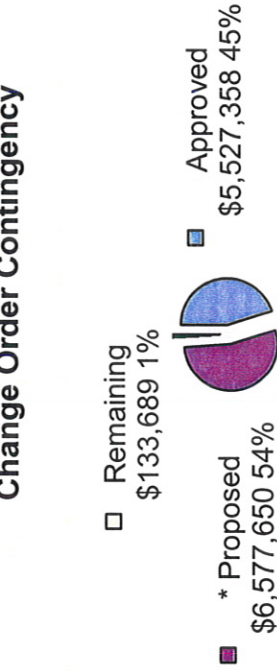
Contingency-Design and Construction Activity	Beginning	Approved	* Proposed	Remaining	Current
Contingency Bank	\$12,238,697	\$5,527,358	\$6,577,650	\$133,689	\$6,711,339
Totals	\$12,238,697	\$5,527,358	\$6,577,650	\$133,689	\$6,711,339

Total Project Budget

\$41,796,503

\$41,796,503

Change Order Contingency



* Note: Proposed includes ROM budget for Floors 3,4,5 changes per Floor 2 completed work.

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DESIGN & CONSTRUCTION SERVICES



Contractor: McCarthy

Architect: Syska Hennessy

Monthly Project Construction Report

May, 2014 (Updated May 20, 2014)

Project: **Central Energy Plant with Co-gen**

CEP Construction Budget Status	\$	% Complete	Schedule Status
Award Amount:	\$ 26,066,942		Contract Award Date : July 27, 2012
Approved CO's:	\$ 2,309,952		Percent Complete: 70%
Revised Contract:	\$ 28,376,894		Original Completion Date: March 2, 2015
Invoiced to Date:	\$ 21,422,973	75%	Approved Time Extension 3 Days
Balance	\$ 6,953,921		New Completion Date March 5, 2015
Total Forecast Pending CO's	\$ 3,160,884		Projected Sch. Variance(+/-): -141
Forecast Adjusted Budget	\$ 31,537,778		Forecast Completion Date September 26, 2015

COGEN Construction Budget Status	\$	% Complete	Schedule Status
Award Amount:	\$ 6,907,991		Contract Award Date : July 27, 2012
Approved CO's:	\$ 79,325		Percent Complete: 70%
Revised Contract:	\$ 6,987,316		Original Completion Date: March 2, 2015
Invoiced to Date:	\$ 5,687,060	81%	Approved Time Extension 3 Days
Balance	\$ 1,300,256		New Completion Date January 5, 1900
Total Forecast Pending CO's	\$ 115,086		Projected Sch. Variance(+/-): -141
Forecast Adjusted Budget	\$ 7,102,402		Forecast Completion Date September 26, 2015

RISK STATUS	Budget:	  	Schedule:	  

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DESIGN & CONSTRUCTION SERVICES



Overall Progress:

Interior:

- All the major equipment is installed or placed and being connected to their respective systems and/or piping.
- Interior framing is being completed.
- Wiring to Switchgear, panel boards and major components is being pulled.

Exterior:

- The Cooling Towers are installed.
- The Louvers and curtain wall is being completed.
- Low roof equipment is installed.
- Utilities have started within the tunnel to the CEP vault.
- CEP Vault lid has been removed for tie work.
- Underground condenser water piping is installed from the Cooling Towers to the building.

Existing Central Utility Plant (CUP);

- No work this month.

COGEN Status

- Commissioning Agreement with Solar is being finalized.
- Accessories, ductwork and connections to HRSG and Diverter are being installed.
- All the turbine parts are inventoried and accounted for.
- Interconnection Agreement Submitted and first review completed by SDGE.

Status Photos



Cooling Tower Installation



Curtain wall and Louver Installation



HRSG Installation

Design Issues:

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- The High Voltage Switch Board in the existing CEP requires modifications in order to energize the new turbine/new CEP to existing campus and back to the SDGE. SDGE also requires code complying switch board clearances and SDGE gear to monitor and connect to their network grid. A design concept and sequenced construction has been worked out with SDGE and McCarthy. The design is complete and has been presented to OSHPD and waiting comments.
- The OSHPD code interpretation requires the owner to provide backup to normal power during cutovers/shutdowns. To allow back up power during these electrical cutovers, electrical components need to be added to the panels and electrical system to allow the connection points to the campus system to be accomplished. A Method of Procedure has been developed in which a series of small shut downs will allow for the cutover of the permanent power.
- The existing cooling towers, a Clayton Boiler, a pump and one chiller need to be removed in a tight coordinated sequence by the Sharp salvaging contractor to allow McCarthy to complete their scope of work.
- A Utility Reroute from underground to an above ground trellis has been designed to allow months of a schedule improvement. This will be presented to OSHPD in the last week of May.
- A new design relocating the Oxygen Tank Farm or deferring it will allow a cost and schedule improvement to the project.
- There are 5 possible DRB (Design Review Board) issues: The GreenScreen across the Helix Water line is being proposed to change to a chain link fence with same specified screen like plants. Also, painting the stainless steel louvered portions of the cooling towers is difficult to do permanently. The Utility Reroute Trellis screening might have some slight design review aspects. The Oxygen tank Farm moving or elimination may need some review with the City of La Mesa. The colors of the coiling doors are being suggested to be changed.
- SDGE Interconnection Agreement review issues needs to be finalized by SDGE and the design needs final OSHPD review. Long Lead equipment is being procured.
- Emergency Generator enclosures need final seismic calculations for OSHPD.
- Minor Fire rating issues where wall intersect the curtain wall and the louvers is being worked with OSHPD.
- Equipment controls between the old and new central plant systems is being worked out by the construction team and staff.
- Helix Water is requiring a meter by pass design for meter maintenance and the facility is requiring a redundant BFP design for annual BFP maintenance.

Construction Issues: : Hazardous material consisting of lead painted piping and asbestos insulation need to be remediated by a Sharp contractor in the existing CUP prior to the utility connections being done by McCarthy and their subs. A salvage contractor hired by Sharp shall complete the aspects to the major equipment salvage effort. Work on the CEP Vault to the H&V Vault should start after the H&V steel erection which starts mid May. High Pressure Gas pipe revisions into the building need to be completed soon and the new line needs to cut over, under or around existing electrical duct banks.

Infection Control Issues/Status: None (freestanding building outside main hospital)

Corrective Action Plan (when applicable): None

Prepared By: John Serdar

CENTRAL ENERGY PLANT

Cost Status by Budget Category:

Date: 5/21/2014

Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paid	Unspent Commitments	Current Commitments
McCarthy Contract	\$26,066,942	\$2,309,952	21,422,973	\$6,953,921	28,376,894
Commissioning	\$122,000	\$0	43,202	\$78,798	122,000
Hazmat	\$0	\$0		\$0	0
Ptube Budget	\$0		0	\$0	0
Construction Subtotal	\$26,188,942	\$2,309,952	\$21,466,175	\$7,032,719	28,498,894
Equipment Subtotal	\$0		0	\$0	0
Design and Consultant Fees Subtotal	\$3,847,500	\$2,069,542	4,925,544	\$991,498	5,917,042
Administrative Costs Subtotal	\$8,354,706	\$0	6,176,270	\$2,178,436	8,354,706
Project Subtotal	\$38,391,148	\$4,379,494	\$32,567,989	\$10,202,653	\$42,770,642

Contingency-Design and Construction Activity	Beginning	Approved	* Proposed	Remaining	Current
Contingency Bank	\$8,796,305	\$4,379,494	\$4,119,180	\$297,631	\$4,416,811
Totals	\$8,796,305	\$4,379,494	\$4,119,180	\$297,631	\$4,416,811

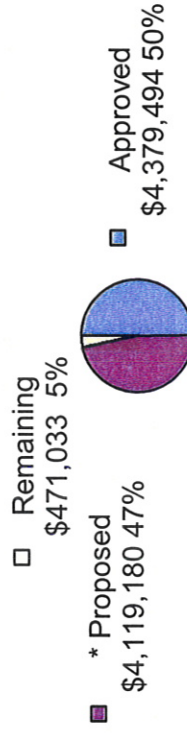
Total Project Budget

\$47,187,453

\$47,187,453

* Note: Proposed does not include McCarthy/Berg ROMs for time extensions or trunnel revision.

Change Order Contingency



Co-Generation-RBS Funded (Not Prop G)
 Cost Status by Budget Category:

Date: 05/21/2014

Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paid	Unspent Commitments	Current Commitments
McCarthy Contract	\$6,907,991	\$79,325	5,687,060	\$1,300,256	6,987,316
Commissioning	\$50,000	\$0	0	\$50,000	50,000
Solar -Cogen Unit	\$4,642,786	\$61,380	4,704,166	\$0	4,704,166
Construction Contingency-see Bank	\$0	\$0	0	\$0	0
Construction Subtotal	\$11,600,777	\$140,705	\$10,391,226	\$1,350,256	11,741,482
Equipment Subtotal	\$0	\$0	0	\$0	0
Design and Consultant Fees Subtotal	\$0	\$200,000	98,635	\$101,365	200,000
Administrative Costs Subtotal	\$1,003,638	\$0	419,362	\$584,276	1,003,638
Project Subtotal	\$12,604,415	\$340,705	\$10,909,223	\$2,035,897	\$12,945,120

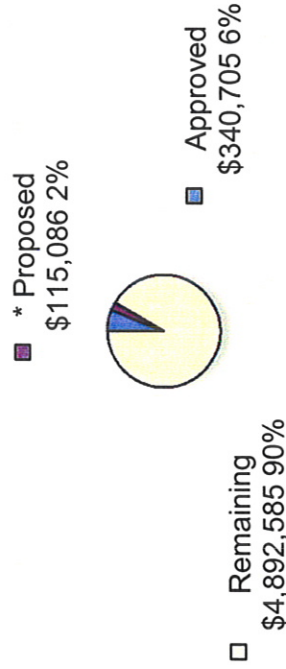
Contingency-Design and Construction Activity	Beginning	Approved	* Proposed	Remaining	Current
Contingency Bank	\$5,395,585	\$340,705	\$115,086	\$4,939,794	\$5,054,880
Totals	\$5,395,585	\$340,705	\$115,086	\$4,939,794	\$5,054,880

Total Project Budget

\$18,000,000

\$18,000,000

Change Order Contingency



**GROSSMONT HEALTHCARE DISTRICT
PROPOSITION G**

DESIGN & CONSTRUCTION SERVICES



Contractor: McCarthy
Architect: KMD

Monthly Project Construction Report
April (Updated May 21, 2014)

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

Construction Budget Status		% Complete	Schedule Status
Award Amount:	\$26,325,383		Contract Award: January 28, 2013 Executed Contract: April 9, 2013 % Complete: 46% Original Completion: March 16, 2015 Approved Time Extensions: 0 CD New Completion: March 16, 2015 Project Scheduled Variance: 127 CD Forecast Completion: July 21, 2015
Approved CO's:	\$242,403		
Revised Contract:	\$26,567,786		
Invoiced to Date:	\$5,339,763	20.1%	
Balance	\$21,228,023		
Total Forecast Pending CO's:	\$4,041,957		
Forecast Adjusted Budget	\$30,609,743		

RISK STATUS	Budget:	○ ● ○	Schedule:	○ ● ○

- **Overall Progress:**
 - Slab on grade concrete placement is 90% complete. Foundation walls are 60% complete. Structural steel fabrication is complete and deliveries to site laydown are ongoing. Underground utilities are in progress.

• **Status Photos:**



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DESIGN & CONSTRUCTION SERVICES



- **Design Issues:**
 - The exterior enclosure does not account for all seismic drift required.
 - Pneumatic tube system coordination is underway. OSHPD has approved the design. A change order is being prepared.
 - The construction documents do not show the phased installation of the new versus reuse of the existing equipment while keeping the existing lab operational. Corrective action is underway.
 - System furniture by R.C.Smith and Hermon Miller is complete and is in the final coordination phase.
 - The meetings with the User groups [lab and pharmacy] are complete. Changes due to pneumatic tube routing, revised equipment schedules and system furniture are in for pricing.
- **Construction Issues:**
 - Level B, slab on grade has been poured with concrete.
 - Steel will begin soon with a 160 ton crane and erection of steel columns and beams will begin the last week of May.
 - Coordination of underground utilities with foundations ongoing due to differing existing conditions.
- **Infection Control Issues/Status:**
 - Demolition of the exterior wall of the East Tower will involve one wall that is common with one of the clean corridors of the Surgery Suite. The removal of the projected building boxes is complete.
 - Advanced planning with OR staff and Infection Preventions supervisor is ongoing. Dust control on the demolition site is ongoing.
 - The CEP and H&V projects have jointly closed the common ring road with only emergency and construction access due to safety concerns. It will be closed for the utility tunnel construction.
- **Corrective Action Plan:**
 - McCarthy is considering acceleration of the Central Plant utilities that feed the H&V in order to maintain the H&V (and later Level 1 Project) schedule. Equipment meetings with the pharmacy and lab users has resulted in setting up separate move management meetings and the creation of a move management plan for those very complicated two clinical related departments. EVS and Receiving meetings shall follow shortly.

Prepared By: Gary / Jack / Vicki / Doug

HEART AND VASCULAR BUILDING

Cost Status by Budget Category:

Date: 5/21/2014

Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paid	Unspent Commitments	Current Commitments
McCarthy Contract	\$26,325,383	\$242,403	5,339,763	\$21,228,023	26,567,786
*Indian gaming grant const balance	\$46,923		0		46,923
Commissioning	\$96,740	\$0	2,560	\$94,180	96,740
Hazmat	\$8,410	\$86,824	78,838	\$16,396	95,234
Pltube Budget	\$968,352		0	\$968,352	968,352
Construction Subtotal	\$27,445,808	\$329,227	\$5,421,161	\$22,306,951	\$27,775,035
Equipment Subtotal	\$909,775		0	\$909,775	909,775
Design and Consultant Fees Subtotal	\$8,588,211	\$2,860,650	10,624,084	\$824,777	11,448,861
Administrative Costs Subtotal	\$9,518,034	\$0	7,055,290	\$2,462,744	9,518,034
Project Subtotal	\$46,461,828	\$3,189,877	\$23,100,535	\$26,504,247	\$49,651,705

Contingency-Design and Construction Activity	Beginning	Approved	Proposed	Remaining	Current
* Contingency Bank	\$12,301,762	\$3,189,877	\$5,896,577	\$3,215,308	\$9,111,885
Totals	\$12,301,762	\$3,189,877	\$5,896,577	\$3,215,308	\$9,111,885

Total Project Budget

\$58,763,590

\$58,763,590

Change Order Contingency



* Note: Indian Gaming Grant of \$289,326 rcvd in Feb 2014 was classed to Construction funds and is reclassified to Beginning Contingency Bank as CO's are approved.

Level 1 Buildout - DESIGN PHASE
Cost Status by Budget Category:

Date: 5/21/2014

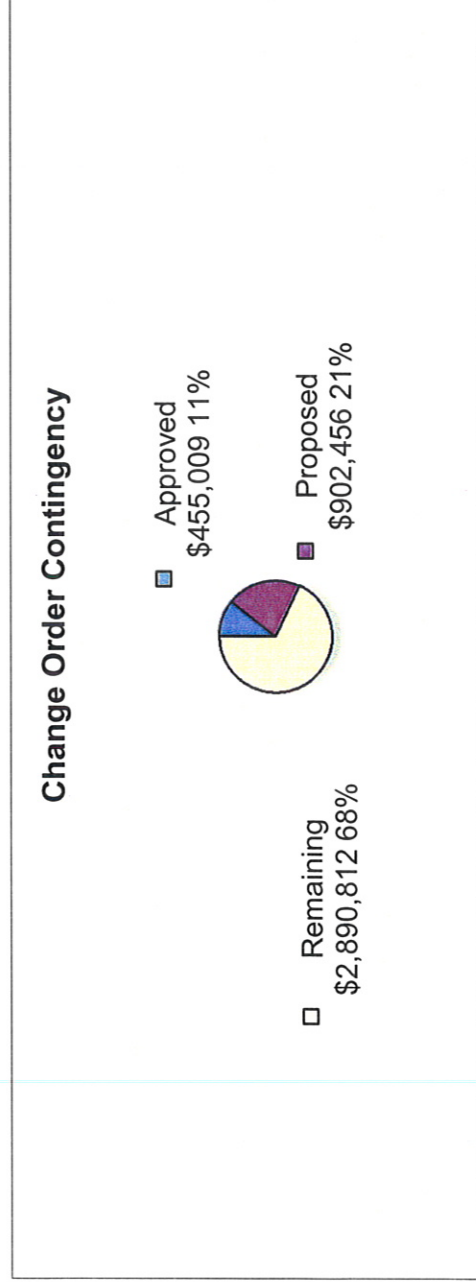
Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paid	Unspent Commitments	Current Commitments
Current Construction Budget	\$10,856,368	\$0	0	\$10,856,368	10,856,368
Other	\$0		0		0
Commissioning	\$20,000	\$0	0	\$20,000	20,000
Construction Subtotal	\$10,876,368	\$0	\$0	\$10,876,368	\$10,876,368
Equipment Subtotal	\$8,328,628		0	\$8,328,628	8,328,628
Design and Consultant Fees Subtotal	\$1,888,631	\$455,009	1,774,432	\$569,208	2,343,640
Administrative Costs Subtotal	\$3,812,021	\$0	956,142	\$2,855,879	3,812,021
Project Subtotal	\$24,905,648	\$455,009	\$2,730,574	\$22,630,083	\$25,360,657

Contingency-Design and Construction Activity	Beginning	Approved	Proposed	Remaining	Current
* Contingency Bank	\$4,248,277	\$455,009	\$902,456	\$2,890,812	\$3,793,268
Totals	\$4,248,277	\$455,009	\$902,456	\$2,890,812	\$3,793,268

Total Project Budget

\$29,153,925

\$29,153,925



GROSSMONT HEALTHCARE DISTRICT

PROPOSITION G

DESIGN & CONSTRUCTION SERVICES



Monthly Project Construction Report

May 2014 (Updated May, 2014)

Contractor: CW Driver

Architect: KMD

Project : **South Dock and Level B Seismic**

Construction Budget Status		% Complete	Schedule Status
Award Amount:	\$5,666,285		Contract Award Date: December 19, 2011 % Complete: 99 % (Time used) 195% Original Completion Date: January 9, 2013 Approved Completion Date: April 25, 2013 Schedule Variance (+/-): - 445 Work Days Forecast Completion Date: May 31, 2014
Approved CO's:	\$2,379,702		
Revised Contract:	\$8,045,987		
Invoiced to Date:	\$7,521,046	95%	
Balance	\$524,941		
Total Forecast Pending CO's:	\$1,360,902		
Forecast Adjusted Budget	\$9,406,889		

RISK STATUS	Budget:				Schedule:			

Overall Progress

The Interim South Loading Dock portion of this scope has been in service since July 2, 2013. Contractor continues to work with Mechanical Engineer on remaining HVAC air balance issues and a few final punch list items. Existing air supply did not provide the required volume. Contractor has replaced a section of duct with a larger diameter duct. Final air reading are in progress. The project is substantially complete. Negotiations continue with the Contractor for extended overhead costs related to compensable delays.

Design Issues: None remaining

Construction Issues: None

Infection Control Issues/Status: None

Prepared By: Dave Suydam

SOUTH LOAD DOCK/LEVEL B SEISMIC
 Cost Status by Budget Category:

Date: 5/21/2014

Budget Category	Orig Contract/or Current Budget	Approved Changes	Current Actuals/Paid	Unspent Commitments	Current Commitments
C.W.Driver	\$5,666,285	\$2,379,702	7,521,406	\$524,581	8,045,987
Repairs by Others-JW Smart and Sharp	\$79,683	\$0	76,569	\$3,114	79,683
Construction Subtotal	\$5,745,968	\$2,379,702	7,597,975	\$527,695	8,125,670
Equipment Subtotal	\$0	\$0	0	\$0	0
Design and Consultant Fees Subtotal	\$30,968	\$1,055,085	1,033,172	\$52,881	1,086,053
Administrative Costs Subtotal	\$1,410,937	\$0	1,385,883	\$25,054	1,410,937
Project Subtotal	\$7,187,873	\$3,434,787	\$10,017,030	\$605,630	\$10,622,660

Contingency-Design and Construction Activity	Beginning	Approved	Proposed	Remaining	Current
Contingency Bank	\$4,949,621	\$3,434,787	\$1,590,310	-\$75,476	\$1,514,834
Totals	\$4,949,621	\$3,434,787	\$1,590,310	-\$75,476	\$1,514,834

Total Project Budget

\$12,137,494

\$12,137,494

