

**GROSSMONT HEALTHCARE DISTRICT
PROPOSITION G**

DESIGN & CONSTRUCTION SERVICES



Monthly Project Construction Report

Contractor: C.W. Driver
Architect: Stantec

March 2014 (Updated Mar 21, 2014)

Project : **East Tower Upgrade**

Construction Budget Status	\$	% Complete	Schedule Status
Award Amount:	\$17,325,000.00		Contract Award Date: April 3, 2012 % Complete: 75% 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:	\$2,446,594.00		
Revised Contract:	\$19,771,594.00		
Invoiced to Date:	\$8,074,041.28	41%	
Balance	\$11,697,552.72		
Total Forecast Pending CO's:	\$6,421,980.00		
Forecast Adjusted Budget	\$26,193,574.00		

RISK STATUS	Budget:	  	Schedule:	  

Overall Progress:

Elevator Modernization:

- Elevator 5 remains out of service until the final electrical connection is made to the elevator Machine Room. Replacement of the existing interior cab finishes will be completed prior to its return to service.
- Replacement of the existing interior cab finishes for elevators 6, 7, & 9 will be performed at a later date.
- Elevator 8 has been taken out of service for modernization. Replacement of interior cab finishes will be completed prior to its return for service. Expected return to service on May 1st.

Patient Rooms:

- Completion of wall finishes is ongoing in all patient rooms.
- The toilet room accent wall tile installation is complete.
- The 3Form decorative panel installation on the soffits is complete.
- Installation of the hand washing sinks and foot pedals is complete.
- Installation of the headwall panels is complete with the exception of the ceiling/soffit detail.
- Installation of the tile in the restrooms of Patient Rooms 226 and 233 has commenced.
- Installation of the ceiling grid in the ADA Patient Rooms has commenced.

Staff Core Areas:

- The alcove for the Pneumatic Tube System is complete.
- Overhead ceiling work in the corridors is ongoing.

GROSSMONT HEALTHCARE DISTRICT

PROPOSITION G

DESIGN & CONSTRUCTION SERVICES



- Installation of the Ceiling grid in the staff lounge, staff locker room, hoteling office, and visitors lounge has commenced.
- Floor waterproofing in the restrooms is complete.
- Installation of the tile in the staff and public restrooms has commenced.

Cabinet installation is continuing throughout the floor.

Construction Status Photos:



Central Nurse's Station



Staff Lounge



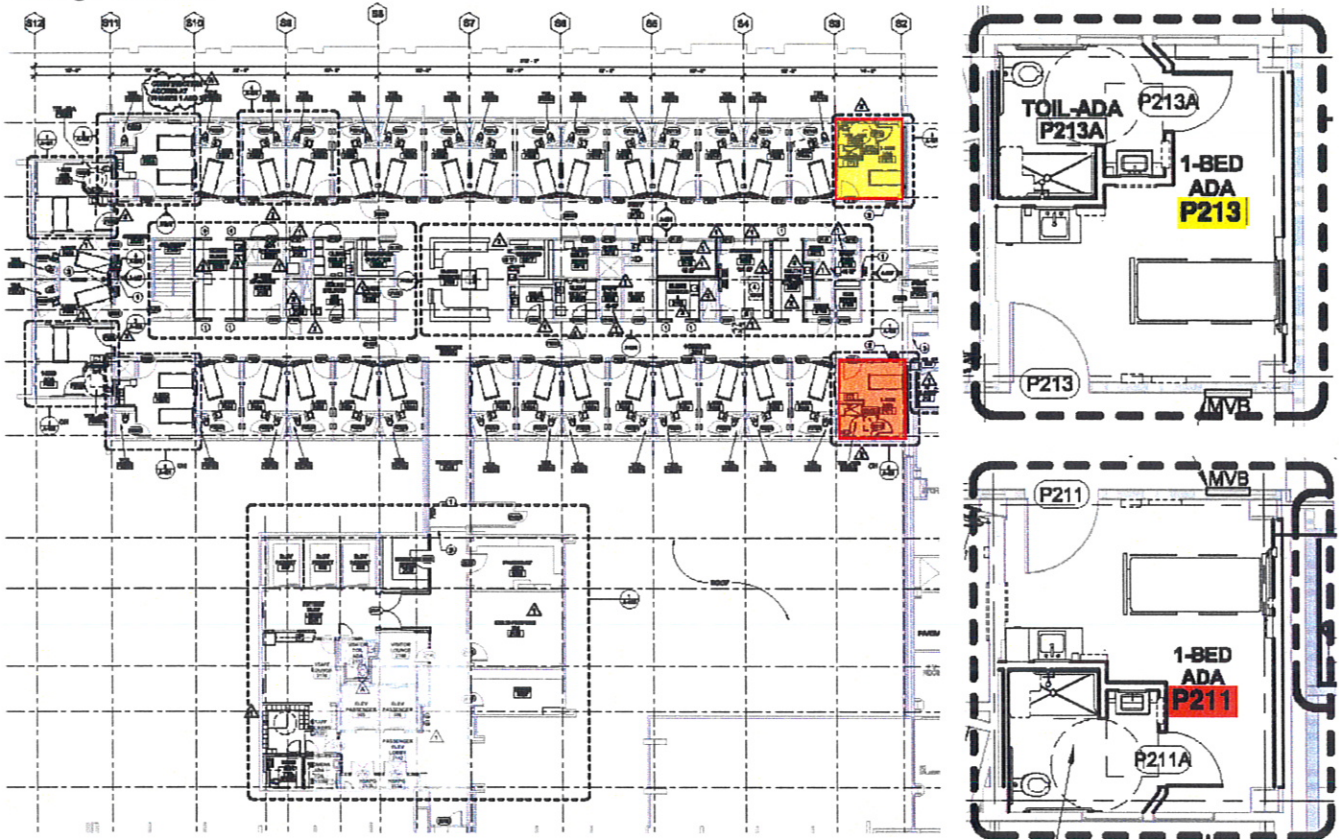
ADA Patient Bathroom Tile

GROSSMONT HEALTHCARE DISTRICT PROPOSITION G

DESIGN & CONSTRUCTION SERVICES



Design Issues:



- ADA / Bariatric Rooms 211 & 213:
 - One of the patient room windows is located within the ADA restroom/shower. This condition does not allow a proper amount of natural light to enter into the patient room.
 - Movement / Flow are limited and space is confined.
 - When the bariatric bed is in place:
 - Current design layout does not allow for the proper use of the lift.
 - Current design does not allow proper clearances or movement around the bed.
 - The project management and design team is working on a solution for Levels 2 through 5.
 - A solution has been developed and final layout is being finalized for pricing.



ADA / Bariatric Room 213

GROSSMONT HEALTHCARE DISTRICT

PROPOSITION G

DESIGN & CONSTRUCTION SERVICES



Construction Issues:

- It is important to note that the elevators are being turned over for hospital use but will be sequenced and shutdown once again to complete the interior cab finishes. It will take approximately 1 week per car to complete. This will only impact elevators 6, 7, & 9. This work has not yet been scheduled.
- A Letter of Instruction was issued to the general contractor directing them to contract with a different med gas plumbing contractor to address the OSHPD Compliance Officer's concerns.
- The Contractor is committed to completing the floor on May 19th.
- A shutdown of the Oxygen System is scheduled for March 30th to install the valves required for the Med Gas signoff.
- There are no Notices of Non Compliance.
- There was an incident which occurred on 2/25/14 at approximately 12:00 PM. One of the subcontractors was walking with a piece of conduit and that piece of conduit came in contact with the EF-2 breaker, which caused a power loss. The power was lost at panel EMCCB, EMCCA and EEPA. The panels serve (2) elevators, (3) exhaust fans, (1) return air fan, and (6) air handlers. The power was restored approximately 1 Hour after the incident.
 - Impacted Areas include:
 - Elevators 9 & 10
 - Cath Lab #1
 - B Level - Supply Chain Services, Morgue, SPD
 - A Level – ACC, ER Station D, Imaging
 - Main OR's

Prepared By: Kate Herring and Robert Turner

EAST TOWER UPGRADE

Cost Status by Budget Category:

Date: 3/14/2014

Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paid	Unspent Commitments	Current Commitments
C.W. Driver	\$17,325,000	\$2,446,594	8,074,041	\$11,697,553	19,771,594
Commissioning	\$53,500	\$6,000	24,279	\$35,221	59,500
Hazmat	\$43,124	\$37,615	58,294	\$22,445	80,739
Ptube Budget	\$1,364,672		0	\$1,364,672	1,364,672
Insurance	\$282,669		282,669	\$0	282,669
Construction Subtotal	\$19,068,965	\$2,490,209	8,439,283	\$13,119,891	21,559,174
Equipment Subtotal	\$0		0	\$0	0
Design and Consultant Fees Subtotal	\$3,700,831	\$2,482,720	5,168,342	\$1,015,209	6,183,551
Administrative Costs Subtotal	\$6,788,010	\$0	4,110,926	\$2,677,084	6,788,010
Project Subtotal	\$29,557,806	\$4,972,929	\$17,718,551	\$16,812,184	\$34,530,735

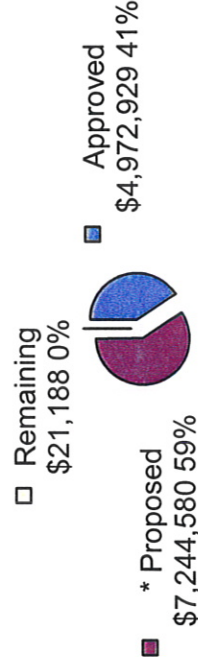
Contingency-Design and Construction Activity	Beginning	Approved	* Proposed	Remaining	Current
Contingency Bank	\$12,238,697	\$4,972,929	\$7,244,580	\$21,188	\$7,265,768
Totals	\$12,238,697	\$4,972,929	\$7,244,580	\$21,188	\$7,265,768

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.

GROSSMONT HEALTHCARE DISTRICT

PROPOSITION G

DESIGN & CONSTRUCTION SERVICES



Contractor: McCarthy

Architect: Syska Hennessy

Monthly Project Construction Report

March, 2014 (Updated March 21, 2014)

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

Construction Budget Status	\$	% Complete	Schedule Status	
Award Amount:	\$ 26,066,942		Contract Award Date :	July 27, 2012
Approved CO's:	\$ 1,713,445		Percent Complete:	63%
Revised Contract:	\$ 27,780,387		Original Completion Date:	March 2, 2015
Invoiced to Date:	\$ 18,642,510	67%	Approved Time Extension	0 Days
Balance	\$ 9,137,877		New Completion Date	March 2, 2015
Total Forecast Pending CO's	\$ 3,225,876		Projected Sch.Variance(+/-):	-141
Forecast Adjusted Budget	\$ 31,006,263		Forecast Completion Date	September 26, 2015

RISK STATUS	Budget:	Schedule:

Overall Progress:

Interior:

- Major chilled water piping trunk supply and return lines are continued to be hung from the structure above.
- Most interior framing is complete and most drywall has completed to a point of tape and bedding.
- Switchgear and panel boards are being installed
- Chillers are located in the building.
- Pumps are installed in the building.
- The HRSG (Heat Recovery Steam Generator) is planned to be moved in place on the second floor the last week of March.

Exterior:

- The high pressure gas line is replaced by Swinnerton under separate contract and McCarthy has installed the portion that goes from the CEP Vault utility tunnel to CEP Vault.
- Stucco lath is complete and the first "scratch" coat is placed. Some of the second "brown" coat is finished.

GROSSMONT HEALTHCARE DISTRICT

PROPOSITION G

DESIGN & CONSTRUCTION SERVICES



- Cooling Tower piping and steel framework is installed awaiting delivery of the towers themselves.
- Emergency Generator pads were poured and the generators and their enclosures are placed.

Existing Central Utility Plant (CUP):

- High Pressure gas line is installed by Swinnerton and the temporary boiler is removed.
(No work is being done at this time period.)

Status Photos



New 950 Ton Chillers



CEP & H&V from East Tower roof.



Cooling Tower Steel

Design Issues:

- 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 being produced and will be presented to OSHPD by mid April.
- The utility tunnel elevation or design adjustments have been made by the A/E team.
- The existing cooling towers, a Clayton Boiler, a pump and two chillers need to be removed by the Sharp salvaging contractor to allow McCarthy to complete their scope of work.
- Chilled water lines running up, over and back across the existing CUP roof have routing, sequencing, redesign and roof flashing issues to be worked out.
- There are 2 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.
- Schedule recovery ideas involving a reroute of the utilities from underground to a screened and elevated trellis are seriously being evaluated and priced by the A/E and Contractor, respectively.

GROSSMONT HEALTHCARE DISTRICT

PROPOSITION G

DESIGN & CONSTRUCTION SERVICES



Construction Issues: Hazardous material consisting of lead painted piping and asbestos insulation need to be remediated in the existing CUP prior to the utility connections being done by McCarthy and their subs. Bids for this work should be received by the end of March. Work on the CEP Vault to the H&V Vault should start after the H&V steel erection which starts mid May. Schedule recovery ideas involving a reroute of the utilities from underground to a screened and elevated trellis are being evaluated.

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: 3/14/2014

Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paid	Unspent Commitments	Current Commitments
McCarthy Contract	\$26,066,942	\$1,713,445	18,642,510	\$9,137,877	27,780,387
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	\$1,713,445	\$18,685,712	\$9,216,675	27,902,387
Equipment Subtotal	\$0		0	\$0	0
Design and Consultant Fees Subtotal	\$3,847,500	\$1,986,697	4,524,205	\$1,309,992	5,834,197
Administrative Costs Subtotal	\$8,354,706	\$0	5,635,487	\$2,719,219	8,354,706
Project Subtotal	\$38,391,148	\$3,700,142	\$28,845,404	\$13,245,886	\$42,091,290

Contingency-Design and Construction Activity	Beginning	Approved	* Proposed	Remaining	Current
Contingency Bank	\$8,796,305	\$3,700,142	\$4,461,947	\$634,216	\$5,096,163
Totals	\$8,796,305	\$3,700,142	\$4,461,947	\$634,216	\$5,096,163

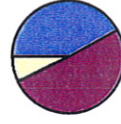
Total Project Budget

\$47,187,453

\$47,187,453

* Note: Proposed does not include McCarthy/Berg ROMs for time extensions

Change Order Contingency



GROSSMONT HEALTHCARE DISTRICT

PROPOSITION G

DESIGN & CONSTRUCTION SERVICES



Contractor: McCarthy

Architect: KMD

Monthly Project Construction Report

March (Updated March. 20, 2014)

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

Construction Budget Status		% Complete	Schedule Status
Award Amount:	\$26,325,383		Contract Award Date: Jan. 28, 2013 (Executed contract April 9, 2013) % Complete: 36% Original Completion Date: Aug. 5, 2015 Approved time extensions: 0 CD New completion date: Aug. 5, 2015 Projected Sch. Variance (+/-): -105 CD Forecast Completion Date: November 20, 2015
Approved CO's:	\$145,175		
Revised Contract:	\$26,475,558		
Invoiced to Date:	\$4,357,002	11.4 %	
Balance	\$22,113,556		
Total Forecast Pending CO's:	\$4,561,117		
Forecast Adjusted Budget	\$31,031,675		

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

Overall Progress: The start of the footing/matt foundation is 80% complete. Phase 1 shoring is 100% complete at the North end of the site with waterproofing in place. Phase 2 shoring is complete and the lagging is complete.

Status Photos:



Reinforcing steel is set and ready for concrete in walls



Under slab plumbing is installed



Design Issues:

- The construction documents do not show the phased installation of the new versus reuse of the existing equipment while keeping the existing lab operational. A plan is being developed to address this.
- Meetings with Philips and STERIS are underway. We are starting with elements [table electrical/data conduits] that penetrate the floor slab this top priority is due to the timing of the construction of the floor slab and the coordination of hanging elements.
- The new Philips Bi-plane Cath. Lab is in the process of redesign with a layout orientation of 45 degrees which will give the best equipment and patient access based on the current room configuration.
- The meetings with the User groups [lab and pharmacy] are complete. Modifications have been broken down into 3 categories; Pneumatic Tube related changes, user changes due to new equipment or equipment changes, and Herman Miller systems furniture. The Pneumatic tube redesign will also include the placement of the system below the Lab/Pharmacy slab, in lieu of going up to the surgery level. The modular furniture changed from R. C. Smith to Herman Miller in the Lab. This change will require all wiring [data and power] to be accomplished as part of the construction. Cost estimating is underway for this change.
- The design team is in the process of accounting for the worst case heat load for the Roche 8000 equipment in the lab.
- Seismic structural connections are being designed for all freestanding equipment over 400 pounds.

Construction Issues:

- The Central Energy Plant project is delayed and thus utilities from that building may not be available in time for the scheduled opening of the H&V. Recovery planning is in progress.

GROSSMONT HEALTHCARE DISTRICT

PROPOSITION G

DESIGN & CONSTRUCTION SERVICES



- We have started our concrete walls and will soon begin our concrete slab.

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. A removal of the projected building boxes will be accomplished over the next 3 weekends. (Not critical path work) 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. There are discussions to improve the 500 day milestone which helps the overall completion of the CEP project. Equipment meetings with the pharmacy and lab users has resulted in setting up separate move management meetings and creation of a move management plan for those very complicated two clinical related departments. EVS and Receiving meetings shall follow shortly.

Prepared By: Gary Kiebel/ Vicky Townsend/Douglas Stalker

HEART AND VASCULAR BUILDING

Cost Status by Budget Category:

Date: 3/14/2014

Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paid	Unspent Commitments	Current Commitments
McCarthy Contract	\$26,325,383	\$91,652	4,357,002	\$22,060,033	26,417,035
*Indian gaming grant balance	\$197,674		0		197,674
Commissioning	\$96,740	\$0	2,560	\$94,180	96,740
Hazmat	\$8,410	\$86,824	78,838	\$16,396	95,234
Ptube Budget	\$968,352		0	\$968,352	968,352
Construction Subtotal	\$27,596,559	\$178,476	\$4,438,400	\$23,138,961	\$27,775,035
Equipment Subtotal	\$909,775		0	\$909,775	909,775
Design and Consultant Fees Subtotal	\$8,588,211	\$2,773,785	10,601,057	\$760,939	11,361,996
Administrative Costs Subtotal	\$9,518,034	\$0	6,828,605	\$2,689,429	9,518,034
Project Subtotal	\$46,612,579	\$2,952,261	\$21,868,062	\$27,499,104	\$49,564,840

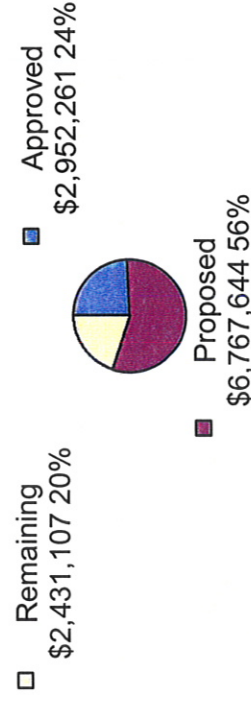
Contingency-Design and Construction Activity	Beginning	Approved	Proposed	Remaining	Current
* Contingency Bank	\$12,151,012	\$2,952,261	\$6,767,644	\$2,431,107	\$9,198,751
Totals	\$12,151,012	\$2,952,261	\$6,767,644	\$2,431,107	\$9,198,751

Total Project Budget

\$58,763,591

\$58,763,591

Change Order Contingency



* Note: Indian Gaming Grant of \$289,326 rcvd in Feb 2014 was distributed to Const and Conting categories.

**GROSSMONT HEALTHCARE DISTRICT
PROPOSITION G**

DESIGN & CONSTRUCTION SERVICES



Monthly Project Construction Report

March 2014 (Updated March, 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 (+/-): - 425 Work Days Forecast Completion Date: March 31, 2014
Approved CO's:	\$1,548,428		
Revised Contract:	\$7,214,713		
Invoiced to Date:	\$6,648,401	92%	
Balance	\$566,313		
Total Forecast Pending CO's:	\$2,354,019		
Forecast Adjusted Budget	\$9,568,732		

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 on remaining HVAC air balance issues and final punch list items.

Negotiations continue with the Contractor for extended overhead costs related to compensable delays

Design Issues: None remaining

Construction Issues: Contractor anticipates final inspections the week of March 31, 2014

Infection Control Issues/Status: None

Prepared By: Dave Suydam

SOUTH LOAD DOCK/LEVEL B SEISMIC

Cost Status by Budget Category:

Date: 3/14/2014

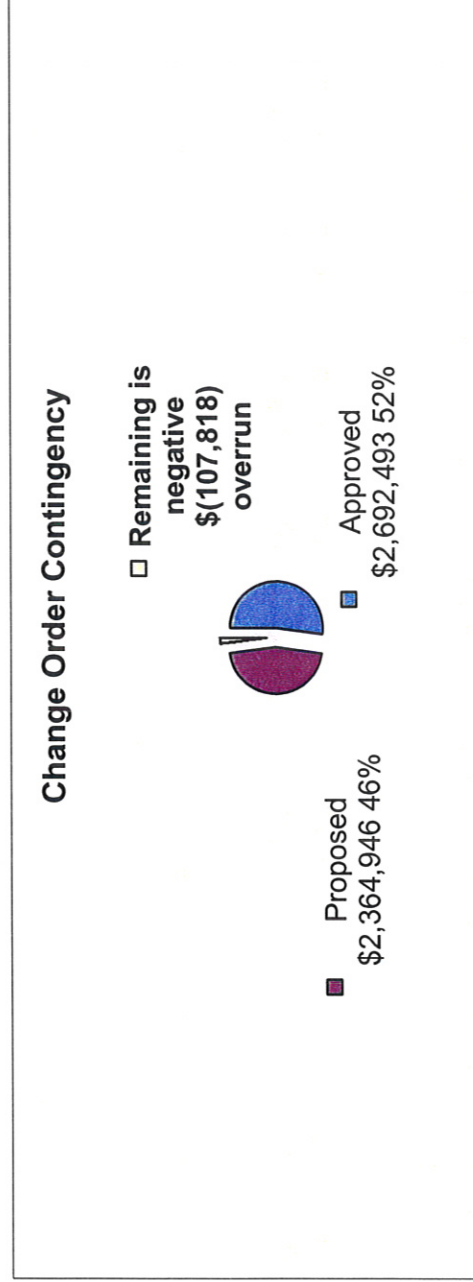
Budget Category	Orig Contract/or Current Budget	Approved Changes	Current Actuals/Paid	Unspent Commitments	Current Commitments
C.W.Driver	\$5,666,285	\$1,637,408	6,827,822	\$475,871	7,303,693
Repairs by Others-JW Smart and Sharp	\$79,683	\$0	76,569	\$3,114	79,683
Construction Subtotal	\$5,745,968	\$1,637,408	6,904,391	\$478,985	7,383,376
Equipment Subtotal	\$0	\$0	0	\$0	0
Design and Consultant Fees Subtotal	\$30,968	\$1,055,085	884,126	\$201,927	1,086,053
Administrative Costs Subtotal	\$1,410,937	\$0	1,361,135	\$49,802	1,410,937
Project Subtotal	\$7,187,873	\$2,692,493	\$9,149,652	\$730,714	\$9,880,366

Contingency-Design and Construction Activity	Beginning	Approved	Proposed	Remaining	Current
Contingency Bank	\$4,949,621	\$2,692,493	\$2,364,946	-\$107,818	\$2,257,128
Totals	\$4,949,621	\$2,692,493	\$2,364,946	-\$107,818	\$2,257,128

Total Project Budget

\$12,137,494

\$12,137,494



GROSSMONT HEALTHCARE DISTRICT



PROPOSITION G - DESIGN & CONSTRUCTION SERVICES

Contractor: Swinerton

Architect: Syska Hennessey

Monthly Project Construction Report
 March 2014 (Updated March 24, 2014)

Project: Early Utilities Project (Gas Line Replacement)

Construction Budget Status	\$	% Complete	Schedule Status
Award Amount:	\$ 7,400,000		Contract Award Date: July 28, 2011
Approved CO's:	\$ 2,479,395		Percent Complete: 98%
Revised Contract:	\$ 9,879,395		Original Completion Date: May 30, 2012
Invoiced to Date:	\$ 10,292,241	104%	Calendar Days of Schedule Variance(+/-): 671
Balance	\$ (412,846)	*	Forecast Completion Date: April 01, 2014
Total Forecast Pending CO's	\$1,142,315		Note: Gas line replacement is added scope after project completion. There are no extended OH costs for schedule extension included in the gas line cost proposal.
Forecast Adjusted Budget	\$ 11,021,710		

* Note: Payments exceed the revised Contract Values because the Contractor was issued an NTE Proceed Order to start work prior to a formally approved Change Order. They have been paid \$412,846 against the Proceed Order.

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

Overall Progress of added Gas Line Replacement Scope:

- The Gas Line is complete, the seismic hangers have been installed and inspected by OSHPD and the utility permit to operate the gas line signed.
- The pipeline has pressure tested, purged and activated by SDG & E.
- The existing Cogeneration Plants are online, operating and producing 1.6 MW.
- The Heat Recovery Steam Generator is working and delivering steam to the hospital.
- The temporary boiler is disconnected and was pulled off site on March 20th, 2014.

Status Photos



GROSSMONT HEALTHCARE DISTRICT



PROPOSITION G - DESIGN & CONSTRUCTION SERVICES

Views of the new steel gas line being installed at the existing Central Plant and the area where the temporary boiler was located.

Design Issues:

- No design issues, the IOR will have the Compliance Officer from OSHPD review the de-installation March 26, 2014.

Construction Issues:

- Coordination is complete.

Infection Control Issues/Status: N/A (freestanding building outside main hospital)

Corrective Action Plan: None

Prepared By: Gordon Macshane

EARLY UTILITIES

Cost Status by Budget Category:

Date: 3/14/2014

Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paid	* Unspent Commitments	Current Commitments
Swinerton	\$7,400,000	\$2,479,395	10,292,241	(\$412,846)	9,879,395
Repairs by othes-Hawthorne and HWD	\$726,244	\$0	630,469	\$95,775	726,244
Credit back from Sharp	\$0	-\$167,723	-167,723	\$0	-167,723
Hazmat		\$113,415	113,415	\$0	113,415
Construction Subtotal	\$8,126,244	\$2,425,087	10,868,402	(\$317,071)	10,551,331
Equipment Subtotal	\$0	\$0	0	\$0	0
Design and Consultant Fees Subtotal	\$16,810	\$789,890	770,242	\$36,458	806,700
Administrative Costs Subtotal	\$1,447,970	\$0	1,189,231	\$258,739	1,447,970
Project Subtotal	\$9,591,024	\$3,214,977	\$12,827,875	(\$21,874)	\$12,806,001

Contingency-Design and Construction Activity	Beginning	Approved	Proposed	Remaining	Current
Contingency Bank	\$4,503,479	\$3,214,977	\$1,142,315	\$146,187	\$1,288,502
Totals	\$4,503,479	\$3,214,977	\$1,142,315	\$146,187	\$1,288,502

Total Project Budget

\$14,094,503

\$14,094,503

* Note: Unspent is reflecting a negative on the GC due to the Proceed Orders issued to Swinerton for the gas line thus reflecting those paid PO's not yet executed into a final change order.

Change Order Contingency

□ Remaining
\$146,187 3%



■ Proposed
\$1,142,315 25%

■ Approved
\$3,214,977 72%