

GROSSMONT HEALTHCARE DISTRICT

PROPOSITION G

DESIGN & CONSTRUCTION SERVICES



Monthly Project Construction Report

June 2014 (Updated June 23, 2014)

Contractor: C.W. Driver

Architect: Stantec

Project : **East Tower Upgrade**

Construction Budget Status	\$	% Complete	Schedule Status
Award Amount:	\$17,325,000		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 % Complete per forecast: 61%
Approved CO's:	\$3,052,448		
Revised Contract:	\$20,377,448		
Invoiced to Date:	\$10,376,174	51%	
Balance	\$10,001,274		
Total Forecast Pending CO's:	\$6,152,936		
Forecast Adjusted Budget	\$26,530,384		

RISK STATUS	Budget:				Schedule:			

Overall Progress:

The project received beneficial occupancy of 2 East on June 4th. The hospital staff moved patients back onto 2 East the morning of June 5th.

Elevator Modernization:

- Elevator 5 remains out of service during the replacement of the interior cab finishes. The interior cab finishes are near complete. Pending emergency power switch over to begin the cab finishes within 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.

Level 2 ADA Patient Rooms 211 & 13

- Tile work in the patient restrooms is complete.
- Casework adjustments are ongoing.
- Ceiling grid installation and modifications are ongoing.
- The expected timeframe for architect's punch list to commence is 6/25.
- Flooring is scheduled to commence next week.

GROSSMONT HEALTHCARE DISTRICT PROPOSITION G

DESIGN & CONSTRUCTION SERVICES



Level 3 Move off / Turn over to C.W. Driver

- The patient move off of 3 East is scheduled for the morning of June 17th. EVS will follow with a general cleaning prior to turnover of the floor to C.W. Driver.
- On June 18th, CW Driver took possession of 3 East to begin the next renovation phase. Infection Prevention Barriers have been installed. Pre-readings of HVAC air flow was completed.

Construction Status Photos:



Central Nurse Station



Corridor



Single Patient Room

Design Issues:

- ADA / Bariatric Rooms 211 & 213:
 - Restroom tile and plumbing fixtures are installed.
 - Ceiling grid is installed.
 - Cabinetry has been modified.
 - Anticipated completion date is July 2nd.

Construction Issues:

- None at this time.

Safety:

- No reportable incidents.

Prepared By: Kate Herring and Robert Turner

EAST TOWER UPGRADE

Cost Status by Budget Category:

Date: 6/25/2014

Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paid	Unspent Commitments	Current Commitments
C.W. Driver	\$17,325,000	\$3,052,448	10,376,174	\$10,001,274	20,377,448
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	\$3,096,063	10,741,416	\$11,423,612	22,165,028
Equipment Subtotal	\$0		0	\$0	0
Design and Consultant Fees Subtotal	\$3,700,831	\$2,795,320	5,308,084	\$1,188,067	6,496,151
Administrative Costs Subtotal	\$6,788,010	\$0	4,474,241	\$2,313,769	6,788,010
Project Subtotal	\$29,557,806	\$5,891,383	\$20,523,741	\$14,925,448	\$35,449,189

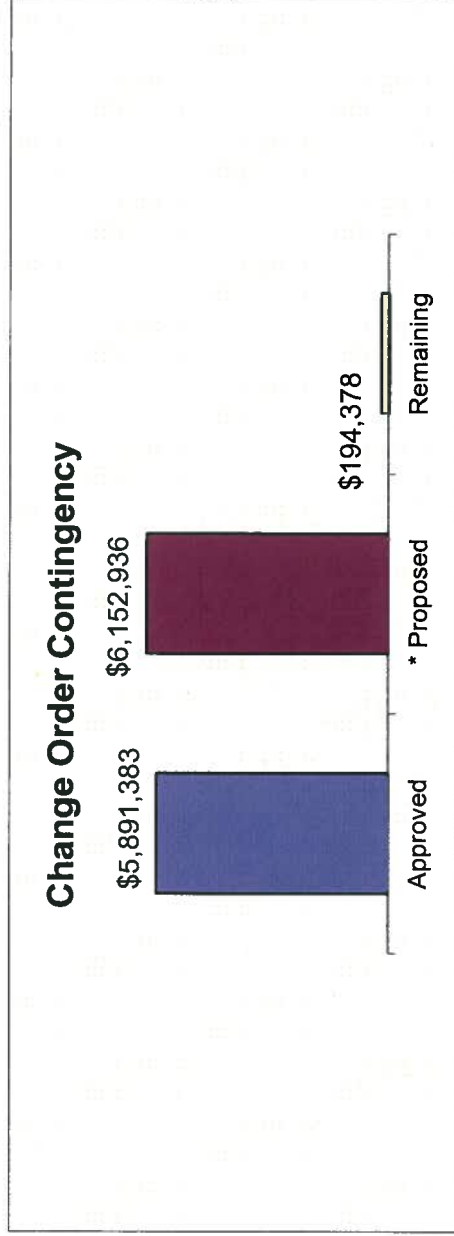
Contingency-Design and Construction Activity	Beginning	Approved	* Proposed	Remaining	Current
Contingency Bank	\$12,238,697	\$5,891,383	\$6,152,936	\$194,378	\$6,347,314
Totals	\$12,238,697	\$5,891,383	\$6,152,936	\$194,378	\$6,347,314

Total Project Budget

\$41,796,503

\$41,796,503

* 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: KMD

Monthly Project Construction Report
June 2014 (Updated June 26, 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: 57.8% Original Completion: March 16, 2015 Approved Time Extensions: 0 CD New Completion: March 16, 2015 Project Scheduled Variance: 0 CD Forecast Completion: March 16, 2015 % Complete per forecast: 62%
Approved CO's:	\$748,886		
Revised Contract:	\$27,074,269		
Invoiced to Date:	\$7,041,952	26%	
Balance	\$20,032,317		
Total Forecast Pending CO's:	\$3,344,117		
Forecast Adjusted Budget	\$30,418,386		

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

- **Overall Progress:**
 - Structural steel is 90% complete. Metal decking for suspended slabs is ongoing, concrete placement scheduled throughout July.

- **Status Photos:**



GROSSMONT HEALTHCARE DISTRICT

PROPOSITION G

DESIGN & CONSTRUCTION SERVICES



Design Issues:

- The building skin design is in review with architectural engineering consultants to evaluate water-resistance and duration of materials.
- The hospital pneumatic tube system is in coordination with the previously coordinated mechanical and electrical equipment above the ceilings on Level B.
- To accommodate future Level 1 Interventional and Operating Suite equipment, special design details are being implemented above the ceilings on Level A to avoid interruption of activity in the new Lab that will be occupied during Level 1 Build-out.
- User group meetings have been completed with Pharmacy, Laboratory, and Supply Chain Services. Cost and schedule impacts are still under review.
- New routing of utilities from the new Central Energy Plant adjacent to the Heart & Vascular Center is impacting the design of the future loading dock and undergoing re-coordination.
- **Construction Issues:**
 - Steel topping out event with signed beam including VIPs conducted, see photo.
- **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. 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.
- **Safety:** No reportable safety incidents this month.

Prepared By: Gary Kiebel / Jack Garrett

HEART AND VASCULAR BUILDING

Cost Status by Budget Category:

Date: 6/25/2014

Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paid	Unspent Commitments	Current Commitments
McCarthy Contract	\$26,325,383	\$748,886	7,041,952	\$20,032,317	27,074,269
*Indian Gaming Grant const balance	\$0		0		0
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	\$27,398,885	\$835,710	\$7,123,350	\$21,111,245	\$28,234,595
Equipment Subtotal	\$909,775		0	\$909,775	909,775
Design and Consultant Fees Subtotal	\$8,588,211	\$2,860,650	10,651,674	\$797,187	11,448,861
Administrative Costs Subtotal	\$9,518,034	\$0	7,235,863	\$2,282,171	9,518,034
Project Subtotal	\$46,414,905	\$3,696,360	\$25,010,887	\$25,100,378	\$50,111,265

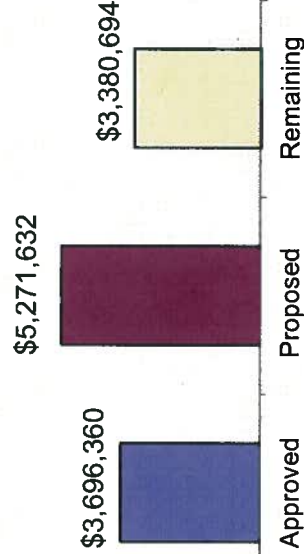
Contingency-Design and Construction Activity	Beginning	Approved	Proposed	Remaining	Current
* Contingency Bank	\$12,348,686	\$3,696,360	\$5,271,632	\$3,380,694	\$8,652,326
Totals	\$12,348,686	\$3,696,360	\$5,271,632	\$3,380,694	\$8,652,326

Total Project Budget

\$58,763,591

\$58,763,591

Change Order Contingency



* Note: Indian Gaming Grant of \$289,326 revd in Feb 2014 was classed to Construction funds and was reclassified to Beginning Contingency as CO's were issued and **is now consumed as of June.**

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

Date: 6/25/2014

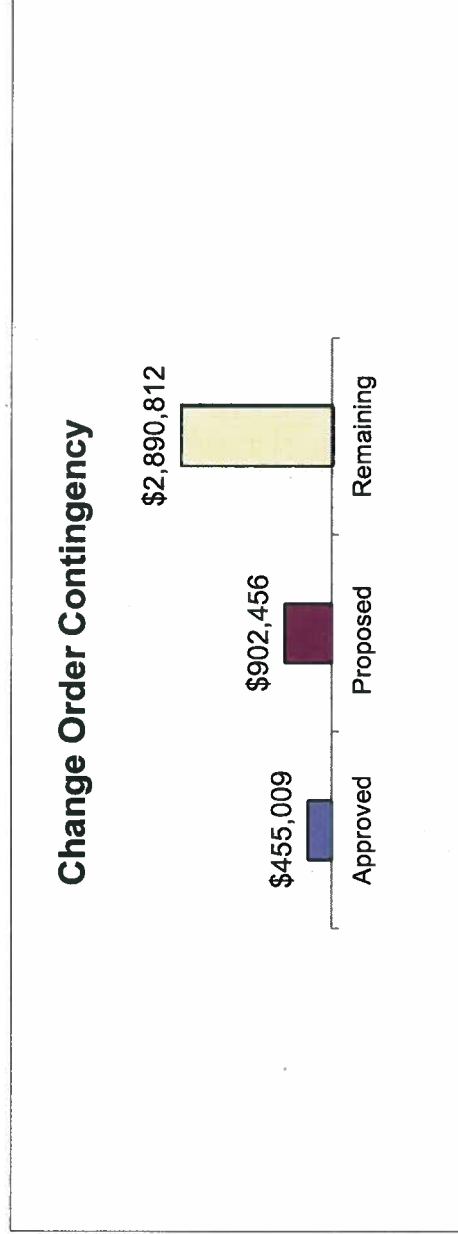
Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paid	Unspent Commitments	Current Commitments
Current Construction Budget	\$10,856,368	\$0	0	\$10,856,368	10,856,368
Other	\$0		0		0
Commissioning	\$20,000	\$0	0	\$20,000	20,000
Construction Subtotal	\$10,876,368	\$0	\$0	\$10,876,368	\$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



Contractor: McCarthy

Architect: Syska Hennessy

Monthly Project Construction Report

June, 2014 (Updated June 19, 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:	\$ 2,593,519		Percent Complete:	73%
Revised Contract:	\$ 28,660,461		Original Completion Date:	March 2, 2015
Invoiced to Date:	\$ 21,422,973	75%	Approved Time Extension	0 Days
Balance	\$ 7,237,488		New Completion Date	March 2, 2015
Total Forecast Pending CO's	\$ 2,911,475		Projected Sch.Variance(+/-):	-141
Forecast Adjusted Budget	\$ 31,571,936		Forecast Completion Date	September 26, 2015
			% Complete per forecast	60%

COGEN Construction Budget Status	\$	% Complete	Schedule Status	
Award Amount:	\$ 6,907,991		Contract Award Date :	July 27, 2012
Approved CO's:	\$ 235,713		Percent Complete:	73%
Revised Contract:	\$ 7,143,704		Original Completion Date:	March 2, 2015
Invoiced to Date:	\$ 5,687,060	80%	Approved Time Extension	0 Days
Balance	\$ 1,456,644		New Completion Date	March 2, 2015
Total Forecast Pending CO's	\$ 115,086		Projected Sch.Variance(+/-):	-141
Forecast Adjusted Budget	\$ 7,258,790		Forecast Completion Date	September 26, 2015
			% Complete per forecast	60%

RISK STATUS	Budget:		Schedule:	

GROSSMONT HEALTHCARE DISTRICT

PROPOSITION G

DESIGN & CONSTRUCTION SERVICES



Overall Progress:

Interior:

- All the major equipment is being connected to their respective systems and/or piping.
- Most Interior framing is completed, but some top of wall modifications are to be done, yet.
- Wiring, switchgear, panel boards and major electrical components are being wired up.
- HRSG, vents and diverter parts are being connected and anchored.
- Doors and frames are installed.

Exterior:

- The Louvers and curtain wall are being modified and water tested after some initial water testing failures.
- CEP Vault lid has been removed for tie-in and piping support work left over from the EUP Project.
- Underground fuel and underground brine storage tank areas are excavated and concrete hold-down pads poured.

Existing Central Utility Plant (CUP);

- No work this month.

COGEN Status

- Accessory components such as the CO2 cabinet, NGR (Neutral Ground Resister), Intakes, Filters, Silencer and batteries are being installed
- Interconnection Agreement was reviewed by SDGE and undergoing a secondary review process.

Status Photos



Cooling Tower Chilled Water Piping



Curtain wall and Louver Installation



North Elevation

GROSSMONT HEALTHCARE DISTRICT

PROPOSITION G

DESIGN & CONSTRUCTION SERVICES



Design Issues:

- The High Voltage Switch Board (HVSB) 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 to be completed by mid July.
- 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 be accomplished. A Method of Procedure (MOP) has been developed in which a series of small shut downs will allow for the cutover of the permanent power. The first part of the cutover design (designing cutover points/switches) has been approved by OSHPD. The second part consisting of temporary generators for the cutover is forthcoming and needs OSHPD approval. A 3rd change part (which was omitted from the original design) consisting of the Rule 21 interconnect equipment is approved by OSHPD and is being priced by the contractor.
- The utility tunnel elevation adjustments have been made by the A/E team.
- The existing cooling towers, an existing Clayton Boiler, an existing pump and one existing chiller need to be removed in a tightly coordinated sequence by the Sharp salvaging contractor to allow McCarthy to complete their utility cutover scope of work.
- A Utility Reroute from underground tunnel to an above ground trellis has been designed to allow months of a schedule improvement. This has been presented to OSHPD and is almost completely approved.
- A new design relocating the Oxygen Tank Farm or deferring it will allow a cost and schedule improvement to the project. The N and NO2 medical gas manifold and storage area is to remain as it current is in its current location.
- There are 5 possible DRB (Design Review Board) issues: The GreenScreen across the Helix Water line easement 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 and louvers may be 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 procurement has been started.
- Emergency Generator enclosures need final seismic calculations for OSHPD and calculations are to be started.
- Minor Fire rating issues where walls intersect the exterior curtain wall and the louvers has been worked out with OSHPD.
- Equipment controls between the old and new central plant systems is being worked out by the construction team and staff.
- Helix Water District is requiring a meter by-pass design for meter maintenance and the easement will have to be expanded.

GROSSMONT HEALTHCARE DISTRICT

PROPOSITION G

DESIGN & CONSTRUCTION SERVICES



- The facility staff 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 ends in late June. Schedule recovery ideas are being enacted. High Pressure Gas pipe revisions into the building will be started after the curtain wall and louvers are completed. The existing 500 ton chiller being moved over to the roof has several electrical design deficiencies including an undersized breakers and illegal exterior wiring raceways. The cost of these changes is causing a reconsideration of whether to move the chiller at all. Sump pumps need to be added to the H&V, CEP and Women's Center vaults. The PBX conduit and panel location design conflict with a small project Sharp was doing the PBX room.

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

Safety: No reportable incidents this period. No Safety violations reported by the Safety Consultant.

Corrective Action Plan (*when applicable*): See Design Issues above.

Prepared By: John Serdar

Central Energy Plant

Date: 6/25/2014

Cost Status by Budget Category:

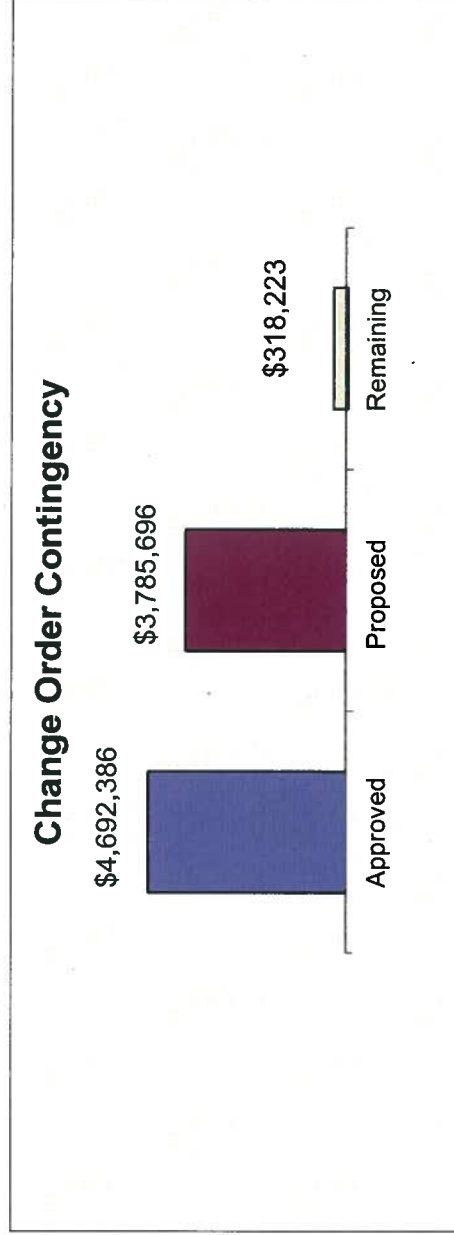
Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paid	Unspent Commitments	Current Commitments
McCarthy Contract	\$26,066,942	\$2,593,519	22,002,397	\$6,658,064	28,660,461
Commissioning	\$122,000	\$0	43,202	\$78,798	122,000
Construction Subtotal	\$26,188,942	\$2,593,519	22,045,599	\$6,736,862	28,782,461
Equipment Subtotal	\$0	\$0	0	\$0	0
Design and Consultant Fees Subtotal	\$3,847,500	\$2,098,867	4,940,173	\$1,006,194	5,946,367
Administrative Costs Subtotal	\$8,354,706	\$0	6,288,439	\$2,066,267	8,354,706
Project Subtotal	\$38,391,148	\$4,692,386	\$33,274,211	\$9,809,323	\$43,083,534

Contingency-Design and Construction Activity	Beginning	Approved	Proposed	Remaining	Current
Contingency Bank	\$8,796,305	\$4,692,386	\$3,785,696	\$318,223	\$4,103,919
Totals	\$8,796,305	\$4,692,386	\$3,785,696	\$318,223	\$4,103,919

Total Project Budget

\$47,187,453

\$47,187,453



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

Date: 6/25/2014

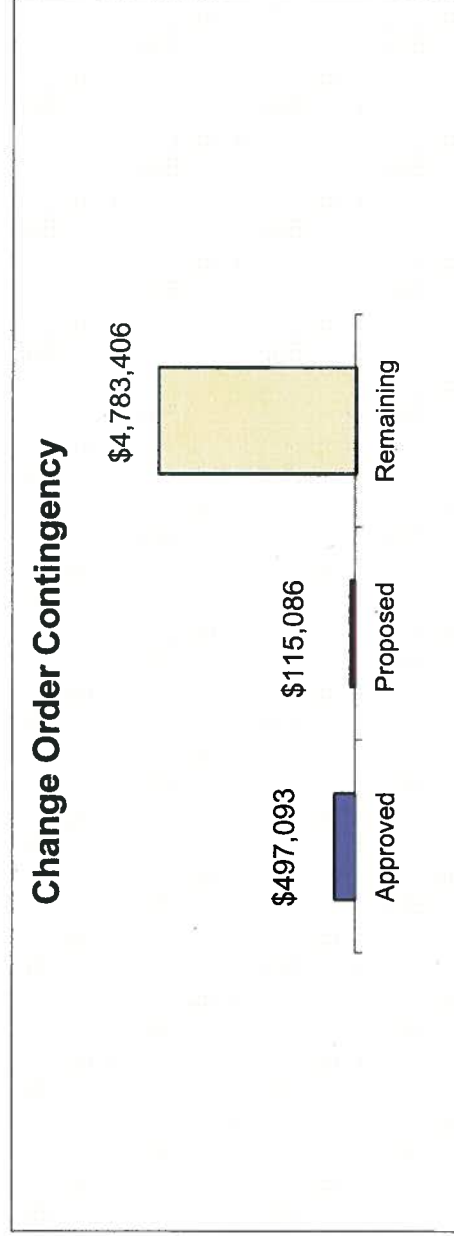
Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paid	Unspent Commitments	Current Commitments
McCarthy Contract	\$6,907,991	\$235,713	5,953,666	\$1,190,038	7,143,704
Commissioning	\$50,000	\$0	0	\$50,000	50,000
Solar-Cogen Unit	\$4,642,786	\$61,380	4,704,166	\$0	4,704,166
Construction Subtotal	\$11,600,777	\$297,093	10,657,832	\$1,240,038	11,897,870
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	\$497,093	\$11,175,829	\$1,925,679	\$13,101,508

Contingency-Design and Construction Activity	Beginning	Approved	Proposed	Remaining	Current
Contingency Bank	\$5,395,585	\$497,093	\$115,086	\$4,783,406	\$4,898,492
Totals	\$5,395,585	\$497,093	\$115,086	\$4,783,406	\$4,898,492

Total Project Budget

\$18,000,000

\$18,000,000



EARLY UTILITIES

Cost Status by Budget Category:

Date: 06/25/2014

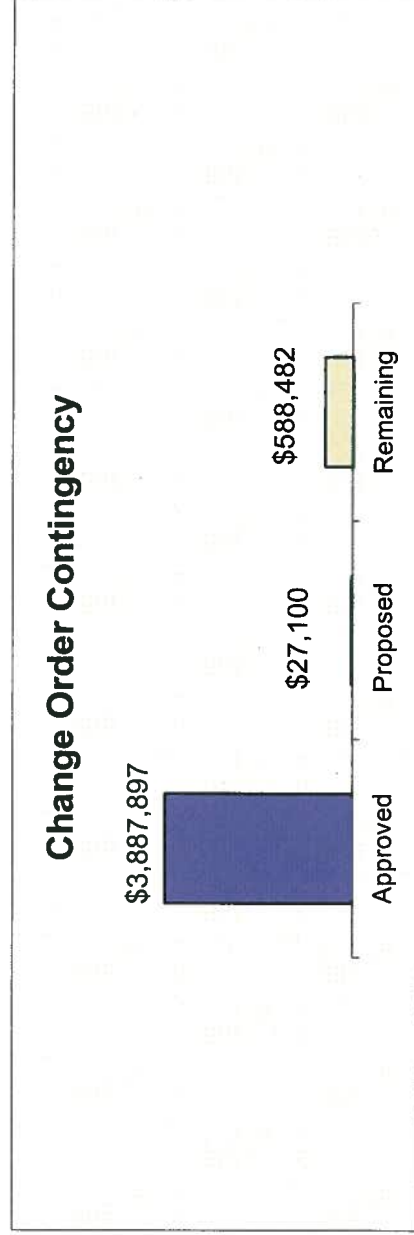
Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paid	* Unspent Commitments	Current Commitments
Swinerton	\$7,400,000	\$3,065,137	10,465,137	\$0	10,465,137
Repairs by othes-Hawthorne and HWD	\$726,244	\$48,053	774,297	\$0	774,297
Credit back from Sharp	\$0	-\$167,723	-167,723	\$0	-167,723
Hazmat		\$113,415	113,415	\$0	113,415
Construction Subtotal	\$8,126,244	\$3,058,882	11,185,126	\$0	11,185,126
Equipment Subtotal	\$0		0	\$0	0
Design and Consultant Fees Subtotal	\$16,810	\$829,015	771,842	\$73,983	845,825
Administrative Costs Subtotal	\$1,447,970	\$0	1,320,448	\$127,522	1,447,970
Project Subtotal	\$9,591,024	\$3,887,897	\$13,277,416	\$201,505	\$13,478,921

Contingency-Design and Construction Activity	Beginning	Approved	Proposed	Remaining	Current
Contingency Bank	\$4,503,479	\$3,887,897	\$27,100	\$588,482	\$615,582
Totals	\$4,503,479	\$3,887,897	\$27,100	\$588,482	\$615,582

Total Project Budget

\$14,094,503

\$14,094,503



South Load Dock/Level B Seismic
Cost Status by Budget Category:

Date: 6/25/2014

Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paid	Unspent Commitments	Current Commitments
C.W. Driver	\$5,666,285	\$2,409,503	7,928,870	\$146,918	8,075,788
Repairs by Others-JW Smart and Sharp	\$79,583	\$0	76,569	\$3,114	79,683
Construction Subtotal	\$5,745,968	\$2,409,503	8,005,439	\$150,032	8,155,471
Equipment Subtotal	\$0	0	0	\$0	0
Design and Consultant Fees Subtotal	\$30,968	\$1,055,085	1,035,336	\$50,717	1,086,053
Administrative Costs Subtotal	\$1,410,937	\$0	1,392,424	\$18,513	1,410,937
Project Subtotal	\$7,187,873	\$3,464,588	\$10,433,199	\$219,262	\$10,652,461

Contingency-Design and Construction Activity	Beginning	Approved	Proposed	Remaining	Current
Contingency Bank	\$4,949,621	\$3,464,588	\$1,468,633	\$16,400	\$1,485,033
Totals	\$4,949,621	\$3,464,588	\$1,468,633	\$16,400	\$1,485,033

Total Project Budget

\$12,137,494

\$12,137,494

