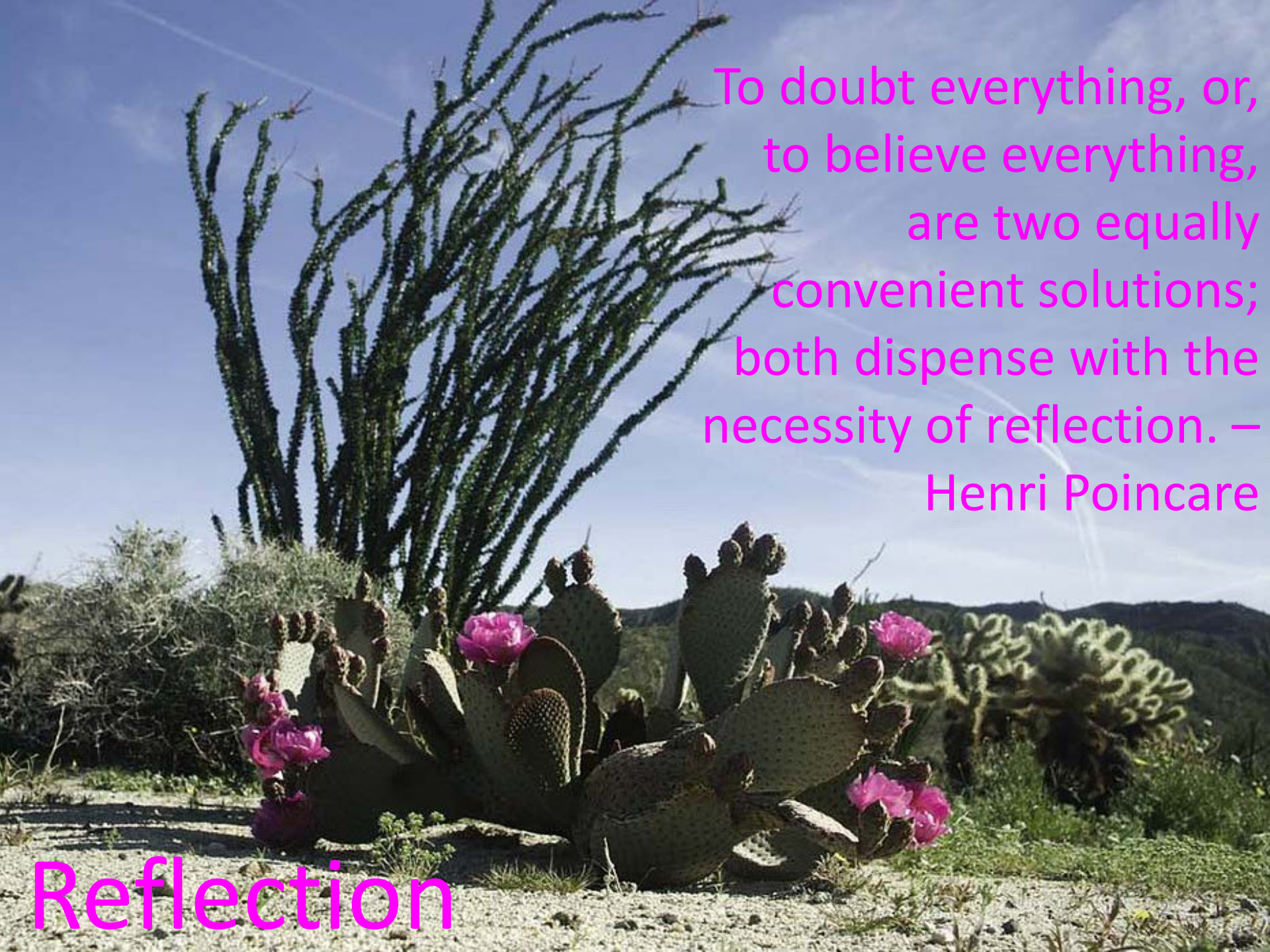
April Progress Report

Grossmont Healthcare District

Board Report – May 1, 2017



To doubt everything, or, to believe everything, are two equally convenient solutions; both dispense with the necessity of reflection. – Henri Poincare

Reflection

Overview

1. Regulatory Compliance
2. Wrapped Up: Central Energy Plant
3. H&V Level 1 Surgery Build Out
4. Schedule
5. Budget
6. Snapshot on Sharp HealthCare Infill Project
7. Looking Ahead

H&V Build Out/Hot & Cold water piping installation

1. Regulatory Compliance

April 2017

Project	Safety Event	Infection Control Breach	Notice of Non-Compliance
Level 1 Surgery Build Out	1	0	0

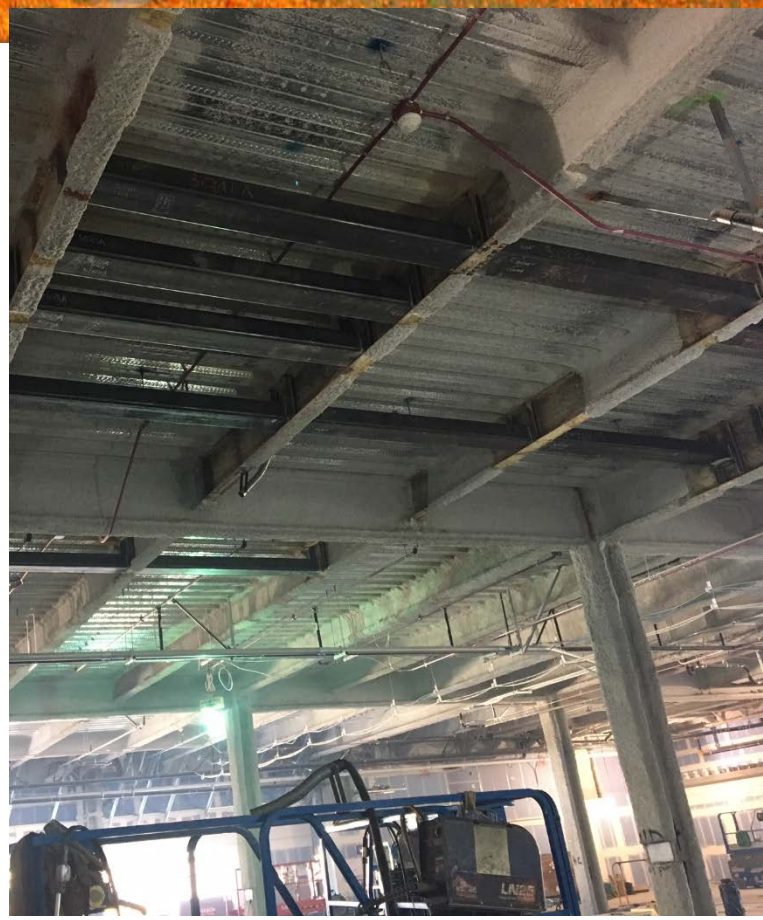
On April 6, 2017, a worker installing a sprinkler line cut his elbow on a steel duct strap as he turned to descend a ladder. He received 4 stitches and a Tetanus shot and returned to work the following day. The Hospital was informed and Swinerton held a safety stand-down the following morning during which all workers were reminded of required safety measures, including maintaining awareness of their surroundings.

2. Wrapped Up – Central Energy Plant

- CEP:
  - Contract complete
  - Existing Central Utility Plant (E-CUP) Complete
  - Warranty work nearly complete
  - Notice of Completion will be presented for consideration today
- COGEN:
  - Final Punch List complete
  - Design for Canopy Roof for Rule 21 gear complete; pricing received
  - The system performing as designed; the completed design and installation includes software enabling manual re-connection of the system to the SDG&E grid
  - Software to enable automatic reconnection to the grid will be considered when a new Sharp Building Management System is installed, at the end of the H&V Surgery Build Out

3. H&V Level 1 Surgery Build Out

- Installation of overhead structural steel nearing completion
- Wall framing started week of 4-17-17
- Field trips to Sharp Chula Vista Hospital Operating Room mock-up reviewed requested proposed epoxy flooring and wall protection upgrades
- Quote for epoxy flooring ready for presentation; request for quote for wall protection will be issued in May



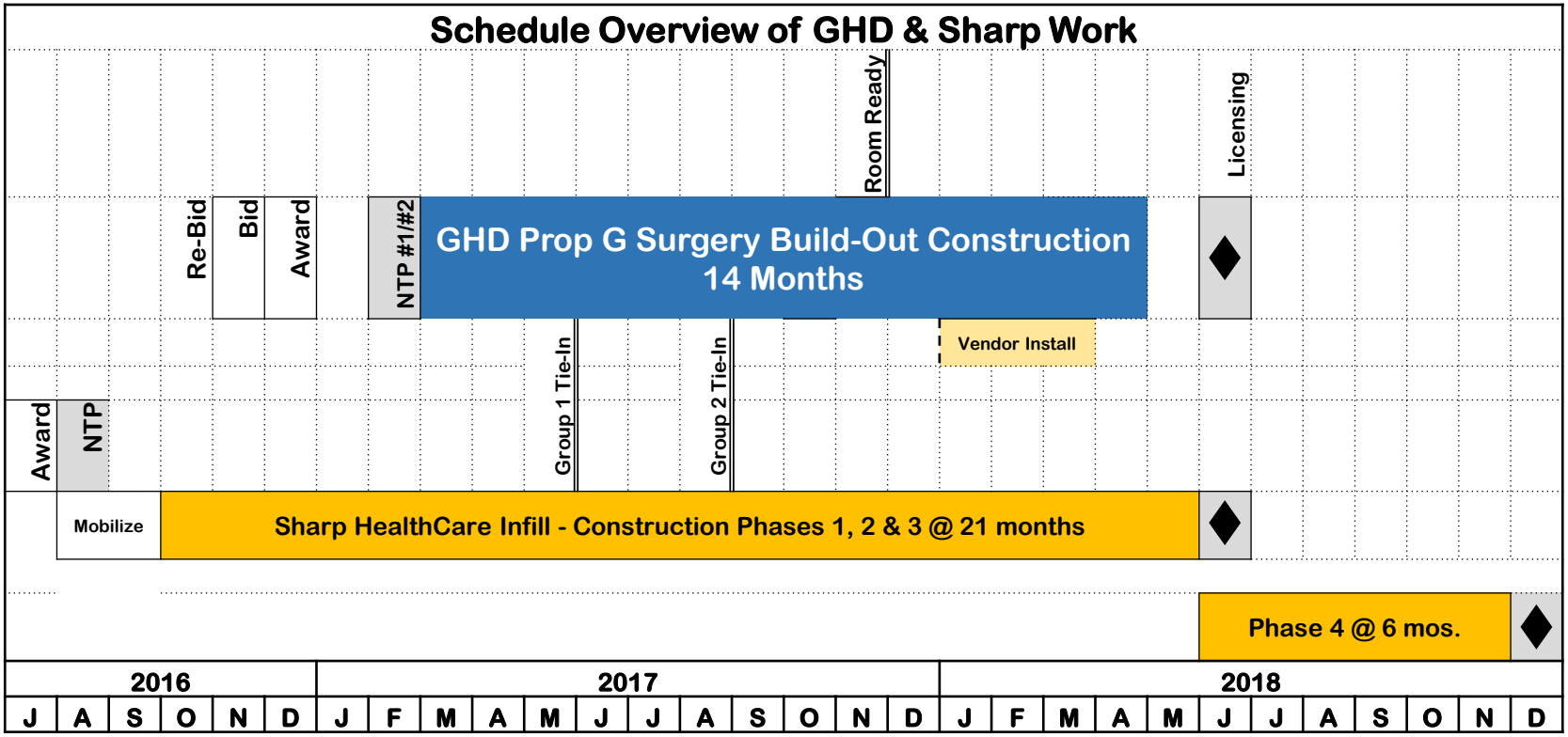
Structural steel installation underway above OR #1029

4. Schedule – Prop G

We are here

															Updated 4-20-2017					
H & V	Complete																			
CEP				Complete, except Warranty items																
Prop G Level 1 Surgery Build Out																				**Licensing**
	Bid	Award		NTP #1/2	**Construction**															♦
	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
	2016		2017												2018					

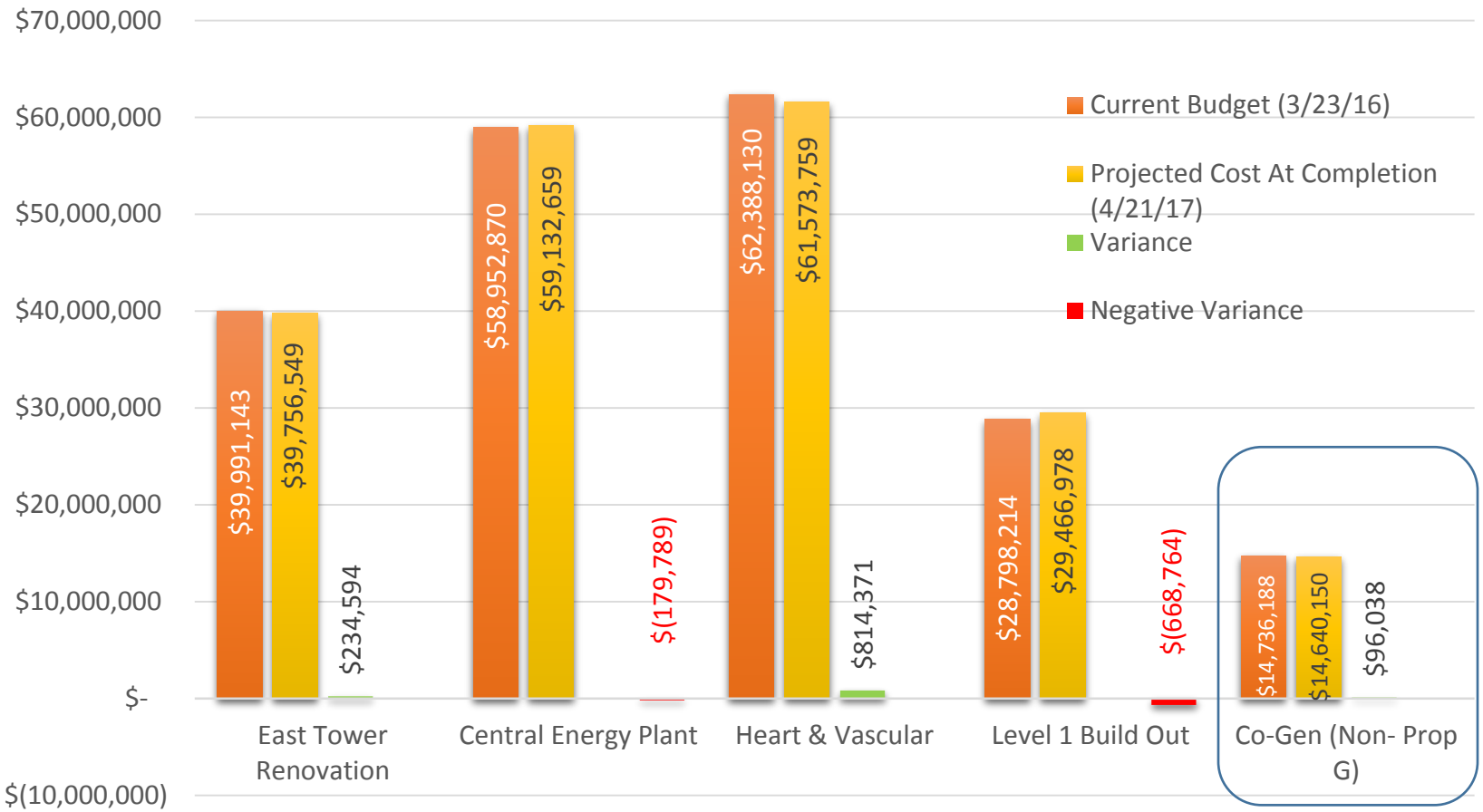
4. Combined Project Schedules



5. Budget

Category	Project Name	Projected Cost At Completion (04/20/17)	Projected Cost At Completion (03/23/17)
Funds Available	Total Prop G Building Fund (Bond Proceeds, Interest Earned, Grants, Etc.)	$256,809,326	$256,809,326
Worst Case Forecast for Projects Completed or Under Construction	E Tower Phase 1	$249,566	$249,566
	Early Utilities and North Dock	$13,313,098	$13,313,098
	ED-CCU	$40,514,579	$40,514,579
	CEQA	$104,211	$104,211
	Central Energy Plant	$59,132,659	$59,132,659
	Heart and Vascular	$61,573,759	$61,573,759
	East Tower Renovation	$39,756,549	$39,756,549
	South Dock / Level B Seismic Upgrades	$11,998,902	$11,998,902
	Bond Issuance Costs (Current Projection)	$498,613	$498,613
	Total Worst Case Scenario for Projects Completed or Under Construction	**$227,141,936**	**$227,141,936**
	Remaining Prop G Building Funds before H&V Level 1 Surgery Floor Build Out Project	$29,667,390	$29,667,390
Projects Not Under Construction	H&V Level 1 Surgery Floor Build Out	$29,466,978	$29,413,684
	Potential Surplus	**$200,412**	**$253,706**

Board Approved Budget vs. Worst Case Forecast
April 2017



6. Snapshot on Sharp HealthCare Infill Project

- Installation of new air handler uncovered conflicts with existing outside air platform
- Drywall and overhead utilities installation in progress in new Histology Lab
- Panel EDPL-OR installation complete, adding 4 new breakers and requiring a 7-hour shut down of all operating rooms
- Phase 1 unforeseen conditions projected to add 40 days to schedule; forecasting $2M in COs; assessing the impact on H&V Build Out

Exist. Outside Air Plenum in conflict with new platform

Drywall-new Histology Lab

7. Looking Ahead

- Record Notice of Completion for Central Energy Plant
- Realign Budget to reflect finalized CEP & H&V Settlement Agreements and updated individual project budgets
- Replacement of Prop G trailer in progress

Questions?