



GROSSMONT HEALTHCARE DISTRICT PROPOSITION G DESIGN & CONSTRUCTION SERVICES

*Monthly Project Construction Report
For the month of _____*

Project: _____

Updated: _____

Contractor: _____

Architect: _____

| Construction Budget Status | \$ | Work In Place % Complete | Schedule Status | |
|---------------------------------|----|--------------------------|-----------------------------|--|
| Award Amount: | | | Contract Award: | |
| | | | Executed Contract: | |
| Approved CO's: | | | Original Completion: | |
| | | | Duration % Complete: | |
| Revised Contract: | | | Approved Time Extension: | |
| Invoiced to Date: | | | New Completion: | |
| Balance | | | Project Scheduled Variance: | |
| Total Forecast Pending CO's: | | | Forecast Completion: | |
| Forecast Adjusted Budget | | | % Complete per forecast: | |

| | | |
|--------------------|---------------|-----------------|
| RISK STATUS | Budget: _____ | Schedule: _____ |
|--------------------|---------------|-----------------|

| Incident Dashboard | | | | | | |
|--------------------|----------------------------|----|--|----|--------------------------|----|
| Month | Safety - CAL OSHA Incident | | Regulatory Compliance / OSHPD (Notice of Non-Compliance) | | Infection Control Breach | |
| | Yes | No | Yes | No | Yes | No |
| January | | | | | | |
| February | | | | | | |
| March | | | | | | |
| April | | | | | | |
| May | | | | | | |
| June | | | | | | |
| July | | | | | | |
| August | | | | | | |
| September | | | | | | |
| October | | | | | | |
| November | | | | | | |
| December | | | | | | |
| Total | | | | | | |



GROSSMONT HEALTHCARE DISTRICT PROPOSITION G DESIGN & CONSTRUCTION SERVICES

H&V Monthly Project Construction Report – December 2015

Safety- CAL OSHA:

- There have been no reportable incidents in December.

Regulatory Compliance/OSHPD (Notice of Non-Compliance):

- There have been no reportable incidents in December.

Infection Control Issues/Status:

- Infection control barriers are in place and in compliance for December.

Overall Progress:

- Site grading work is ongoing. North site exiting ramp and hardscape work is in progress. South site exiting ramp work started and is ongoing for Level A and Level B.
- Security Systems, Controls and Fire Alarm devices/testing are complete with installation and pending final testing and tie-in. Commissioning activities is ongoing with utilities being provided from the existing CUP (Chilled Water and Steam). There is still no Emergency Power from the new CEP to the H&V building.
- Level B expansion joint work and tie-in to existing building is complete and pending final flooring tie-in. Elevator work is ongoing with control systems and wrapping up a few remaining items. IS Comm Room has been completed, pending gear installation. Stair 2 (north) painting has been completed. Floor has been punched and repairs are in progress.
- Level A finishes for floors and walls are complete. Fire pump room work is wrapping up. West and South expansion joint work has been completed and pending final flooring tie-in. Delivery of Lab and Pharmacy equipment has started. Floor has been punched and repairs are in progress. Systems furniture has been delivered and installed.
- Level 1 interior build-out is wrapping up. Scupper work is ongoing.
- Beneficial Occupancy is currently January 29, 2016, with the phase 2 work to proceed afterwards for the x2 AHU demo, north site steam replacement, south loading dock enhancement, Helix 10" water line installation, and road re-surfacing. Most of the Phase 2 work to begin earlier next month. Contract completion is May 10, 2016.

Construction Status Photos:



Level A Office Furniture Installed



Lab Furniture Installed



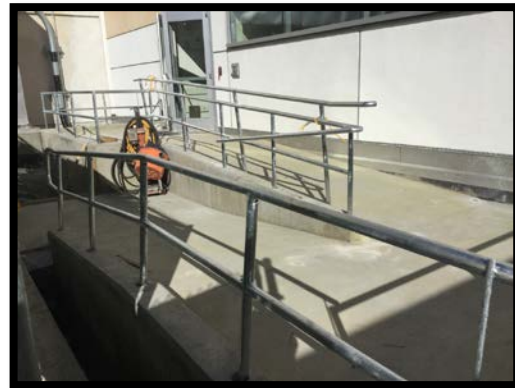
GROSSMONT HEALTHCARE DISTRICT PROPOSITION G DESIGN & CONSTRUCTION SERVICES



Loading Dock Concrete



Loading Dock Driveway Pour



Exiting Handrail Install

Design Issues:

- None

Construction Issues:

- No strobes in the loading dock.
- CEP entrance road interface conflict

Corrective Action Plan *(when applicable):*

- Construction: SimplexGrinnell will be installing the strobes in the loading dock to address the discrepancies. CEP entrance road transition conflict continues with civil coordination.

Prepared By: Gary Kiebel / Kevin Herr / Vicki Townsend

HEART AND VASCULAR BUILDING

Date: 12/18/2015

Cost Status by Budget Category:

| Budget Category | Orig Contract/or Budget | Approved Changes | Current Actuals/Paid | Unspent Commitments | Current Commitments |
|--|-------------------------|----------------------|----------------------|---------------------|----------------------|
| McCarthy Contract | \$ 26,325,383 | \$ 4,991,214 | \$ 29,117,113 | \$ 2,199,484 | \$ 31,316,597 |
| Sharp Const Reimb | | (294,313) | (294,313) | - | (294,313) |
| Commissioning | 96,740 | - | 36,784 | 59,956 | 96,740 |
| Hazmat | 8,410 | 86,824 | 92,301 | 2,933 | 95,234 |
| Ptube Contract | 697,395 | | 580,883 | 116,512 | 697,395 |
| Ptube Contingency | 270,957 | | - | 270,957 | 270,957 |
| Construction Subtotal | 27,398,885 | 4,783,725 | 29,532,768 | 2,378,885 | 32,182,610 |
| Equipment Subtotal | 909,775 | | - | 909,775 | 909,775 |
| Design and Consultant Fees Subtotal | 8,588,211 | 5,314,901 | 13,308,207 | 594,905 | 13,903,112 |
| Administrative Costs Subtotal | 9,752,654 | 101,104 | 9,593,031 | 159,623 | 9,853,758 |
| Project Subtotal | \$ 46,649,525 | \$ 10,199,730 | \$ 52,434,006 | \$ 4,043,188 | \$ 56,849,255 |

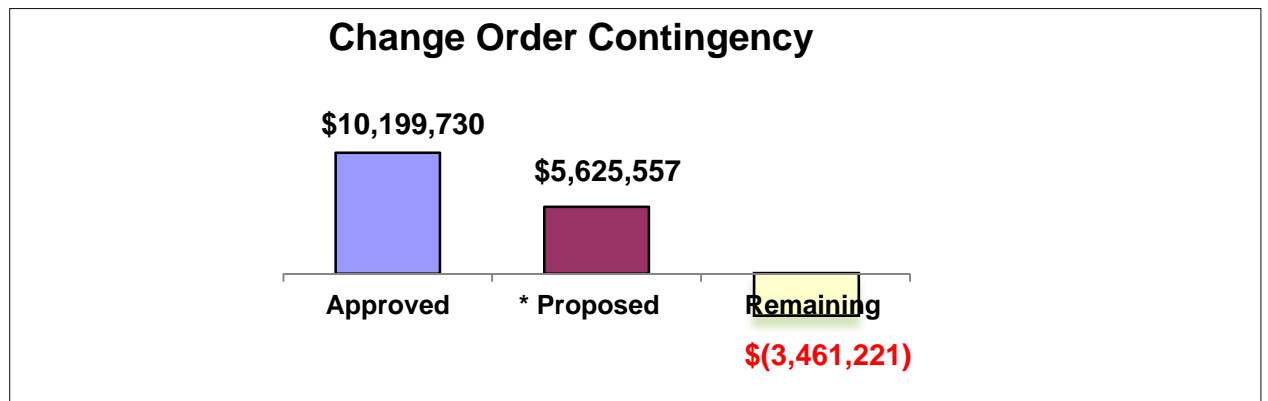
| Contingency-Design and Construction Activity | Beginning | Approved | * Proposed | Remaining | Current |
|--|----------------------|----------------------|---------------------|-----------------------|---------------------|
| Contingency Bank | \$ 12,364,066 | \$ 10,199,730 | \$ 5,625,557 | \$ (3,461,221) | \$ 2,164,336 |
| Totals | \$ 12,364,066 | \$ 10,199,730 | \$ 5,625,557 | \$ (3,461,221) | \$ 2,164,336 |

Total Project Budget

\$59,013,591

\$59,013,591

* Proposed includes Contractor and Designer PCOs and Owner estimates for projected costs, extended delays and adm costs to complete.



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

Date: 12/18/2015

| Budget Category | Orig Contract/or Budget | Approved Changes | Current Actuals/Paid | Unspent Commitments | Current Commitments | **Forecast |
|--|-------------------------|-------------------|----------------------|----------------------|----------------------|----------------------|
| Current Construction Budget | \$ 10,856,368 | \$ - | \$ - | \$ 10,856,368 | \$ 10,856,368 | \$ 15,442,700 |
| Hazmat | - | - | - | - | - | \$ 35,000 |
| Commissioning | 20,000 | - | - | 20,000 | 20,000 | \$ 100,000 |
| Construction Subtotal | 10,876,368 | - | - | 10,876,368 | 10,876,368 | 15,577,700 |
| Equipment Subtotal | 4,328,628 | - | - | 4,328,628 | 4,328,628 | \$ 4,328,628 |
| Design and Consultant Fees Subtotal | 1,888,631 | 761,219 | 2,061,069 | 588,781 | 2,649,850 | \$ 3,523,684 |
| Administrative Costs Subtotal | 3,812,021 | - | 1,223,477 | 2,588,544 | 3,812,021 | \$ 3,890,878 |
| Project Subtotal | \$ 20,905,648 | \$ 761,219 | \$ 3,284,546 | \$ 18,382,321 | \$ 21,666,867 | \$ 27,320,890 |

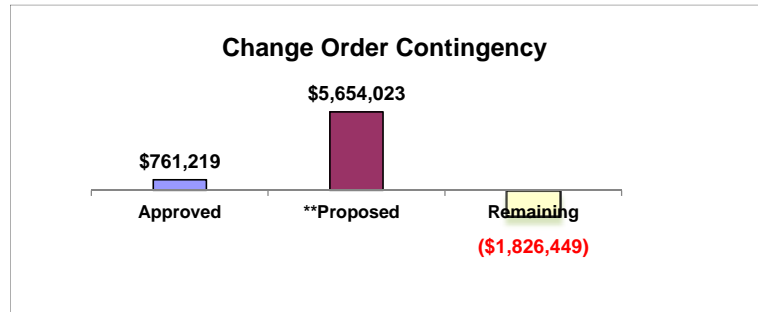
| Contingency-Design and Construction Activity | * Beginning | Approved | **Proposed | Remaining | Current | Forecast |
|--|---------------------|-------------------|---------------------|-----------------------|---------------------|---------------------|
| Contingency Bank | \$ 4,588,793 | \$ 761,219 | \$ 5,654,023 | \$ (1,826,449) | \$ 3,827,574 | \$ 1,557,770 |
| Totals | \$ 4,588,793 | \$ 761,219 | \$ 5,654,023 | \$ (1,826,449) | \$ 3,827,574 | \$ 1,557,770 |

Total Project Budget **\$25,494,441** **\$25,494,441** **\$28,878,660**

*Beginning Contingency increased \$4 mil from a approved transfer of \$4 mil from the Equip budget.

*Beginning Contingency reduced by \$3,659,484 per BM#355 dtd 12/7/15 as transferred to CEP Contingency Bank

** Proposed and Const Forecast includes construction budget based on Estimate of Aug 2014, now pending update in Jan 2016 of an updated construction estimate.





GROSSMONT HEALTHCARE DISTRICT PROPOSITION G DESIGN & CONSTRUCTION SERVICES

*Monthly Project Construction Report
For the month of _____*

Project: _____

Updated: _____

Contractor: _____

Architect: _____

| CEP Construction Budget Status | \$ | Work In Place % Complete | Schedule Status | |
|-----------------------------------|----|--------------------------------|-----------------------------|--|
| Award Amount: | | | Contract Award: | |
| | | | Executed Contract: | |
| Approved CO's: | | | Original Completion: | |
| | | | Duration % Complete: | |
| Revised Contract: | | | Approved Time Extension: | |
| Invoiced to Date: | | | New Completion: | |
| Balance | | | Project Scheduled Variance: | |
| Total Forecast Pending CO's: | | | Forecast Completion: | |
| Forecast Adjusted Budget | | | % Complete per forecast: | |

| | | |
|--------------------|---------|-----------|
| RISK STATUS | Budget: | Schedule: |
|--------------------|---------|-----------|

| COGEN Construction Budget Status | \$ | Work In Place % Complete | Schedule Status | |
|-------------------------------------|----|--------------------------------|-----------------------------|--|
| Award Amount: | | | Contract Award: | |
| | | | Executed Contract: | |
| Approved CO's: | | | Original Completion: | |
| | | | Duration % Complete: | |
| Revised Contract: | | | Approved Time Extension: | |
| Invoiced to Date: | | | New Completion: | |
| Balance | | | Project Scheduled Variance: | |
| Total Forecast Pending CO's: | | | Forecast Completion: | |
| Forecast Adjusted Budget | | | % Complete per forecast: | |

| | | |
|--------------------|---------|-----------|
| RISK STATUS | Budget: | Schedule: |
|--------------------|---------|-----------|

Incident Dashboard

| Month | Safety - CAL OSHA Incident | | Regulatory Compliance / OSHPD (Notice of Non-Compliance) | | Infection Control Breach | |
|--------------|----------------------------|----|--|----|--------------------------|----|
| | Yes | No | Yes | No | Yes | No |
| January | | | | | | |
| February | | | | | | |
| March | | | | | | |
| April | | | | | | |
| May | | | | | | |
| June | | | | | | |
| July | | | | | | |
| August | | | | | | |
| September | | | | | | |
| October | | | | | | |
| November | | | | | | |
| December | | | | | | |
| Total | | | | | | |



GROSSMONT HEALTHCARE DISTRICT PROPOSITION G DESIGN & CONSTRUCTION SERVICES

Central Energy Plant/Co-Gen Monthly Project Construction Report- December 2015

Safety –CAL OSHA:

- There have been no reportable incidents in October.

Regulatory Compliance/OSHPD (Notice of Non-Compliance):

- There have been no reportable incidents in October.

Infection Control Issues/Status:

- Infection control barriers are in place and in compliance.

Overall Progress:

- Completed commissioning of turbine and Heat Recovery Steam Generator (HRSG).
- All systems have been started except medical air.
- The load bank was removed from the site Dec 28th.
- The trellis work is near complete.
- O2 farm work has started .
- Final cleaning of the plant is in progress.
- Boiler commissioning has started
- All chillers have been loaded with refrigerant, and are ready for commissioning.

Construction Status Photos:



Chill Water Pipe System



Boiler



Cooling Tower Pipe System



GROSSMONT HEALTHCARE DISTRICT PROPOSITION G DESIGN & CONSTRUCTION SERVICES

Design Issues:

- None

Construction Issues:

- Contractor continues to struggle with the startup of the Plant Controls Systems
- Contractor continues to fail inspections for seismic bracing of pipe systems.
- Contractor has not been able to pass the Final NFPA fire alarm test

Corrective Action Plan (*when applicable*):

- None

Prepared By: Nick Aden

Central Energy Plant

Date: 12/18/2015

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 | \$ 11,662,629 | \$ 34,896,454 | \$ 2,833,117 | \$ 37,729,571 |
| Construction Repairs | \$ - | \$ 350 | \$ - | \$ 350 | \$ 350 |
| Commissioning | 122,000 | 77,282 | 100,337 | \$ 98,945 | 199,282 |
| HazMat Abatement | - | 25,000 | 23,728 | 1,272 | 25,000 |
| Construction Subtotal | 26,188,942 | 11,765,261 | 35,020,519 | 2,933,684 | 37,954,203 |
| Equipment Subtotal | - | - | - | - | - |
| Design and Consultant Fees Subtotal | 3,847,500 | 3,761,339 | 6,644,933 | 963,906 | 7,608,839 |
| Administrative Costs Subtotal | 8,354,706 | 165,968 | 8,226,517 | 128,189 | 8,520,674 |
| Project Subtotal | \$ 38,391,148 | \$ 15,692,568 | \$ 49,891,969 | \$ 4,025,779 | \$ 54,083,716 |

| Contingency-Design and Construction Activity | * Beginning | Approved | ** Proposed | Remaining | Current |
|--|---------------|---------------|--------------|--------------|------------|
| Contingency Bank | \$ 16,455,789 | \$ 15,692,568 | \$ 1,742,785 | \$ (979,564) | \$ 763,221 |
| Totals | \$ 16,455,789 | \$ 15,692,568 | \$ 1,742,785 | \$ (979,564) | \$ 763,221 |

Total Project Budget

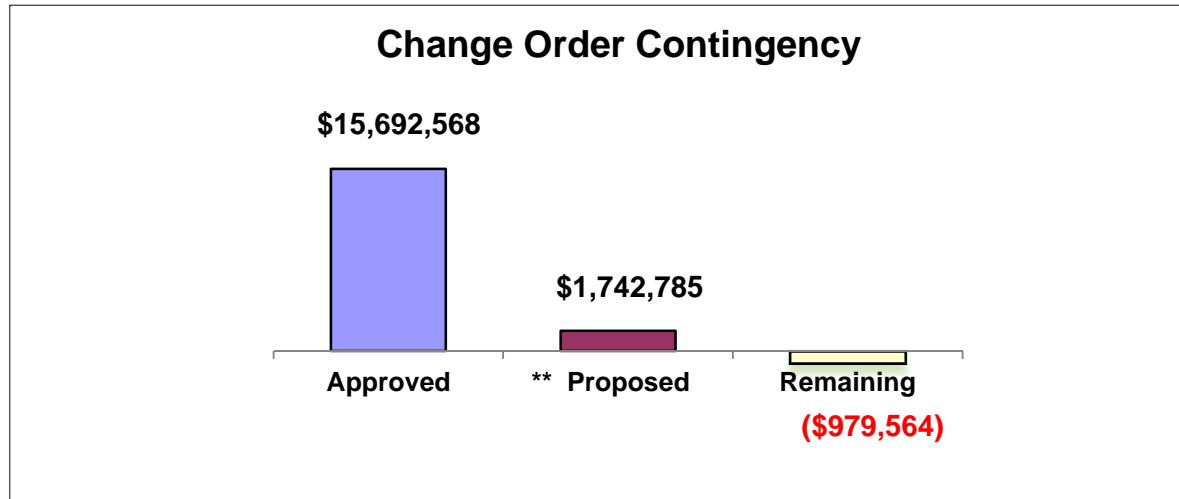
\$ 54,846,937

\$ 54,846,937

* Includes \$4mil of added funding on 5/4/15 per BM#341 from excess bond issuance fees and interest earned.

* Includes \$3,659,484 added contingency funds transfer from Level 1-BM #355 dtd 12/7/15.

** Proposed includes Contractor, Designer proposed changes, and Owner estimates for projected construction, delays, admin costs to complete.



Co-Generation-RBS Funded (Non Prop G)

Date: 12/18/2015

Cost Status by Budget Category:

| Budget Category | Orig Contract/or Budget | Approved Changes | Current Actuals/Paid | Unspent Commitments | Current Commitments |
|--|-------------------------|---------------------|----------------------|---------------------|----------------------|
| McCarthy Contract | \$ 6,907,991 | \$ 1,167,291 | \$ 7,372,929 | \$ 702,353 | \$ 8,075,282 |
| Commissioning | 50,000 | 99,572 | 59,131 | 90,441 | 149,572 |
| Solar-Cogen Unit | 4,642,786 | 237,727 | 4,765,427 | 115,086 | 4,880,513 |
| Construction Subtotal | 11,600,777 | 1,504,590 | 12,197,487 | 907,880 | 13,105,367 |
| Equipment Subtotal | - | - | - | - | - |
| Design and Consultant Fees Subtotal | - | 663,564 | 333,231 | 330,333 | 663,564 |
| Administrative Costs Subtotal | 1,003,638 | 15,000 | 591,052 | 427,586 | 1,018,638 |
| Project Subtotal | \$ 12,604,415 | \$ 2,183,154 | \$ 13,121,770 | \$ 1,665,799 | \$ 14,787,569 |

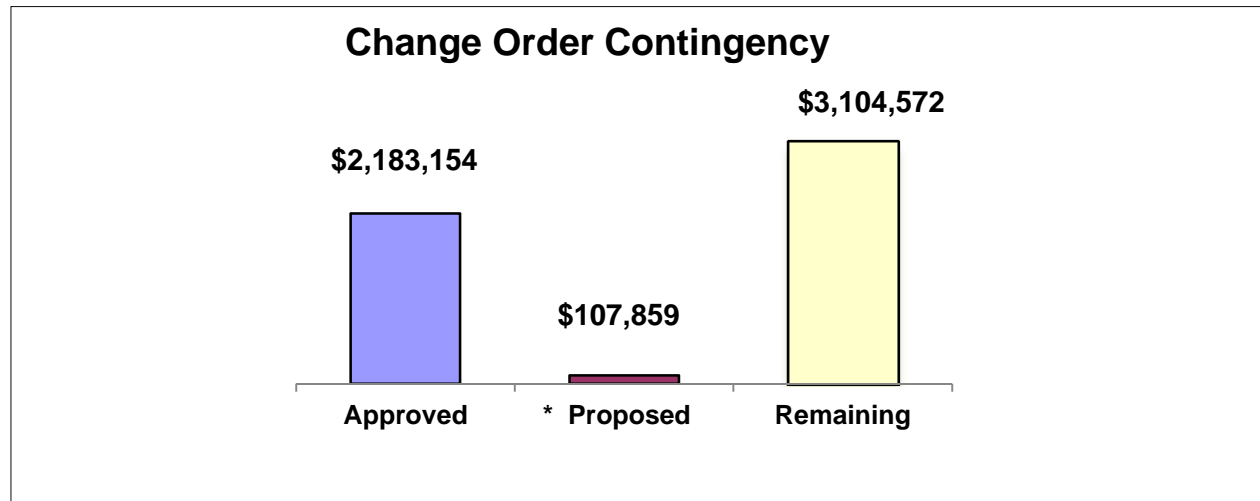
| Contingency-Design and Construction Activity | Beginning | Approved | * Proposed | Remaining | Current |
|--|---------------------|---------------------|-------------------|---------------------|---------------------|
| Contingency Bank | \$ 5,395,585 | \$ 2,183,154 | \$ 107,859 | \$ 3,104,572 | \$ 3,212,431 |
| Totals | \$ 5,395,585 | \$ 2,183,154 | \$ 107,859 | \$ 3,104,572 | \$ 3,212,431 |

Total Project Budget

\$18,000,000

\$18,000,000

* Proposed includes GC and AE proposals, Owner estimated projected const costs, and admin costs to complete.



EARLY UTILITIES

Date: 12/18/2015

Cost Status by Budget Category:

| 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 | \$ - | \$ 10,465,137 |
| Repairs by othes-Hawthorne and HWD | 726,244 | 48,053 | 774,297 | - | 774,297 |
| Credit back from Sharp | - | (167,723) | (167,723) | - | (167,723) |
| Hazmat | | 113,415 | 113,415 | - | 113,415 |
| Construction Subtotal | 8,126,244 | 3,058,882 | 11,185,126 | - | 11,185,126 |
| Equipment Subtotal | - | - | - | - | - |
| Design and Consultant Fees Subtotal | 16,810 | 829,015 | 773,942 | 71,883 | 845,825 |
| * Administrative Costs Subtotal | 1,447,970 | - | 1,349,757 | 98,213 | 1,447,970 |
| Project Subtotal | \$ 9,591,024 | \$ 3,887,897 | \$ 13,308,825 | \$ 170,096 | \$ 13,478,921 |

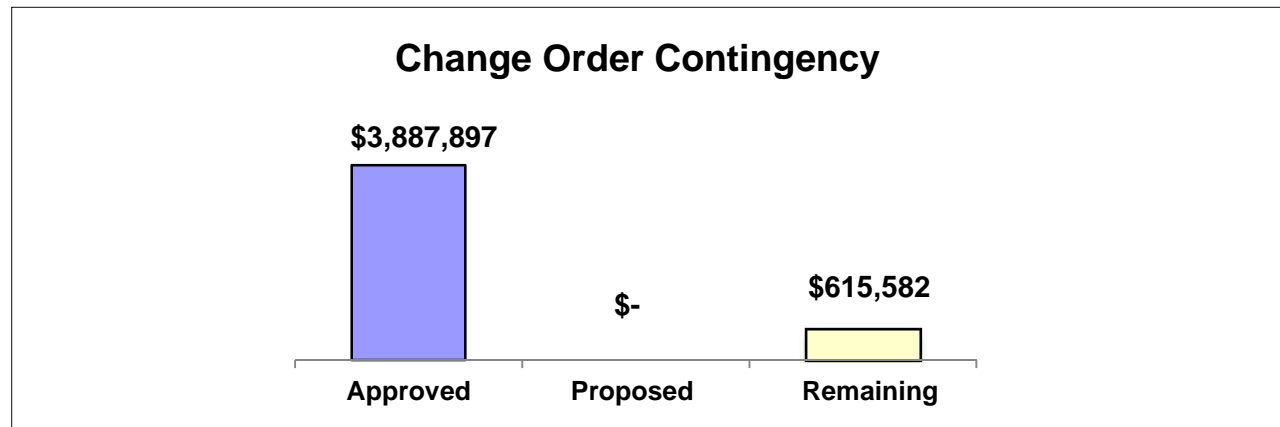
| Contingency-Design and Construction Activity | Beginning | Approved | Proposed | Remaining | Current |
|--|---------------------|---------------------|-------------|-------------------|-------------------|
| Contingency Bank | \$ 4,503,479 | \$ 3,887,897 | \$ - | \$ 615,582 | \$ 615,582 |
| Totals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

Total Project Budget

\$14,094,503

\$14,094,503

Project is pending final OSHPD closeout and payments budgeted in unspent commitments.



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

Date: 12/18/2015

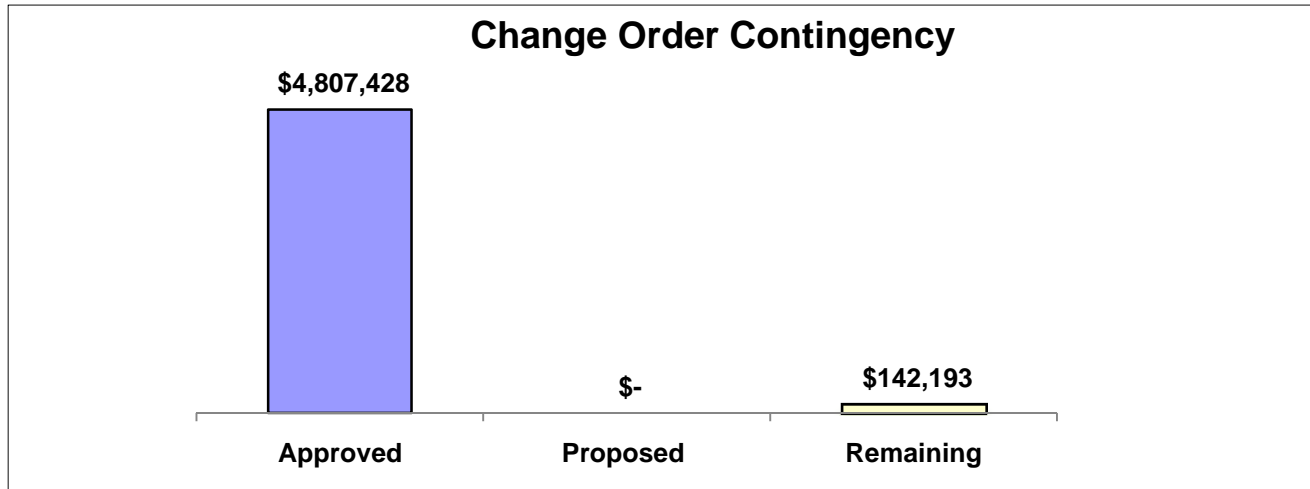
| Budget Category | Orig Contract/or Budget | Approved Changes | Current Actuals/Paid | Unspent Commitments | Current Commitments |
|--|-------------------------|---------------------|----------------------|---------------------|----------------------|
| C.W. Driver | \$ 5,666,285 | \$ 3,576,381 | \$ 9,242,666 | \$ - | \$ 9,242,666 |
| Repairs by Others-JW Smart and Sharp | 79,683 | (3,114) | 76,569 | - | 76,569 |
| Construction Subtotal | 5,745,968 | 3,573,267 | 9,319,235 | - | 9,319,235 |
| Equipment Subtotal | - | - | - | - | - |
| Design and Consultant Fees Subtotal | 30,968 | 1,217,658 | 1,248,626 | - | 1,248,626 |
| Administrative Costs Subtotal | 1,410,937 | 16,503 | 1,419,784 | 7,656 | 1,427,440 |
| Project Subtotal | \$ 7,187,873 | \$ 4,807,428 | \$ 11,987,645 | \$ 7,656 | \$ 11,995,301 |

| Contingency-Design and Construction Activity | Beginning | Approved | Proposed | Remaining | Current |
|--|---------------------|---------------------|-------------|-------------------|-------------------|
| Contingency Bank | \$ 4,949,621 | \$ 4,807,428 | \$ - | \$ 142,193 | \$ 142,193 |
| Totals | \$ 4,949,621 | \$ 4,807,428 | \$ - | \$ 142,193 | \$ 142,193 |

Total Project Budget

\$12,137,494

\$12,137,494



EAST TOWER UPGRADE

Date: 12/18/2015

Cost Status by Budget Category:

| Budget Category | Orig Contract/or Budget | Approved Changes | Current Actuals/Paid | Unspent Commitments | Current Commitments |
|--|-------------------------|----------------------|----------------------|---------------------|----------------------|
| C.W. Driver | \$ 17,325,000 | \$ 9,043,577 | \$ 26,194,585 | \$ 173,992 | \$ 26,368,577 |
| Repairs and reimbursables by Others | - | (276,260) | (16,143) | (260,117) | (276,260) |
| Commissioning | 53,500 | 6,000 | 50,178 | 9,322 | 59,500 |
| Elevators | - | 46,990 | 14,912 | 32,078 | 46,990 |
| Hazmat | 43,124 | 52,615 | 87,259 | 8,480 | 95,739 |
| Ptube Contract | 581,605 | | 149,504 | 432,101 | 581,605 |
| **Ptube Contingency | | | | - | - |
| Insurance | 282,669 | 39,260 | 321,929 | - | 321,929 |
| Construction Subtotal | 18,285,898 | 8,912,182 | 26,802,224 | 395,856 | 27,198,080 |
| Equipment Subtotal | - | 38,171 | 25,322 | 25,322 | 38,171 |
| Design and Consultant Fees Subtotal | 3,700,831 | 3,233,265 | 6,203,774 | 730,322 | 6,934,096 |
| Administrative Costs Subtotal | 6,788,010 | 200,649 | 5,738,457 | 1,049,553 | 6,988,659 |
| Project Subtotal | \$ 28,774,739 | \$ 12,384,267 | \$ 38,769,777 | \$ 2,201,053 | \$ 41,159,006 |

| Contingency-Design and Construction Activity | **Beginning | Approved | * Proposed | Remaining | Current |
|--|----------------------|----------------------|---------------------|---------------------|-------------------|
| Contingency Bank | \$ 13,021,764 | \$ 12,384,267 | \$ (421,890) | \$ 1,059,387 | \$ 637,497 |
| Totals | \$ 13,021,764 | \$ 12,384,267 | \$ (421,890) | \$ 1,059,387 | \$ 637,497 |

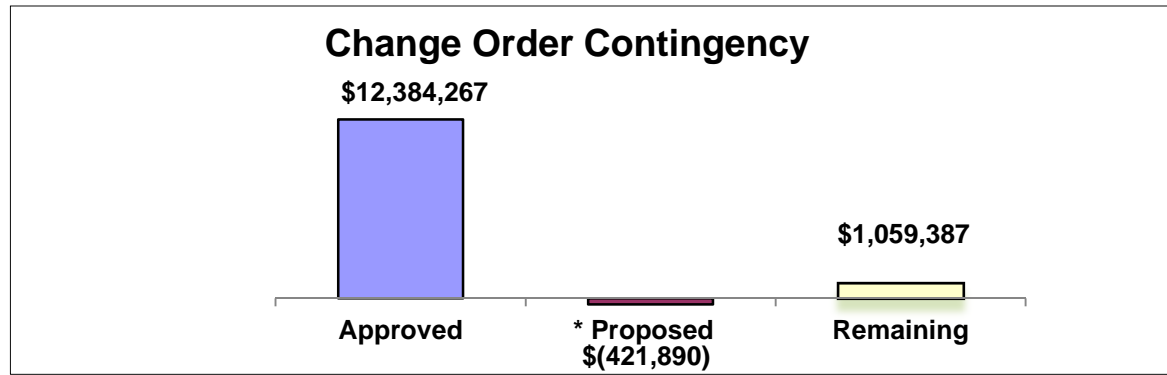
Total Project Budget

\$41,796,503

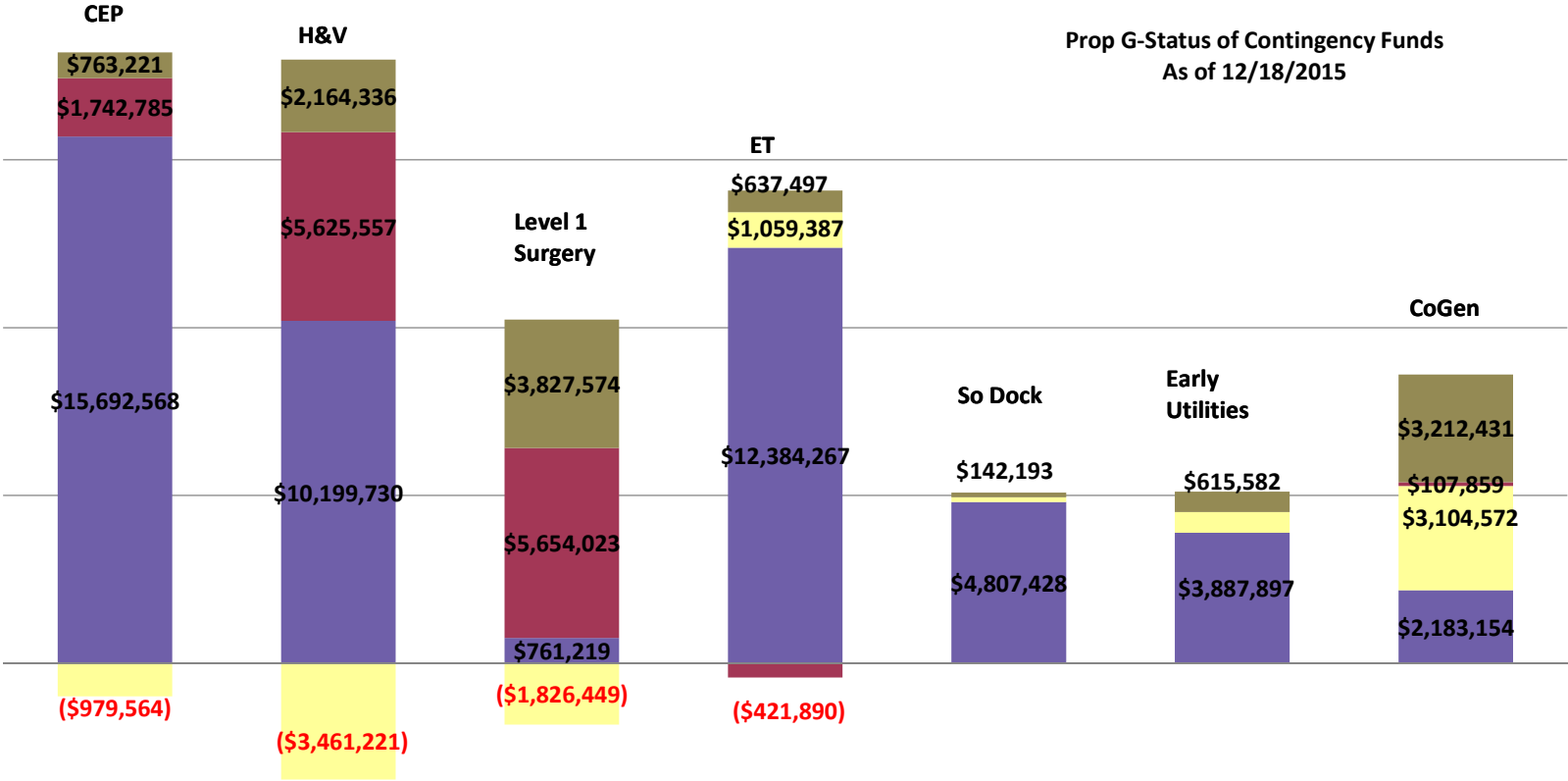
\$41,796,503

* Note: Proposed includes Contractor/Designer proposals and PM changes to complete.

** Ptube Contingency transferred to Contingency Bank-BAS#371 apprvd 12/2/15



**Prop G-Status of Contingency Funds
As of 12/18/2015**



| | CEP | H&V | Level 1 | E Tower | SLD | EUP | CoGen (Non Prop G funded) |
|----------------|--------------|---------------|---------------|--------------|-------------|-------------|---------------------------|
| ■ Current Bank | \$763,221 | \$2,164,336 | \$3,827,574 | \$637,497 | \$142,193 | \$615,582 | \$3,212,431 |
| ■ Proposed | \$1,742,785 | \$5,625,557 | \$5,654,023 | (\$421,890) | \$0 | \$0 | \$107,859 |
| ■ Remaining | (\$979,564) | (\$3,461,221) | (\$1,826,449) | \$1,059,387 | \$142,193 | \$615,582 | \$3,104,572 |
| ■ Approved | \$15,692,568 | \$10,199,730 | \$761,219 | \$12,384,267 | \$4,807,428 | \$3,887,897 | \$2,183,154 |