

GROSSMONT HEALTHCARE DISTRICT

PROPOSITION G

DESIGN & CONSTRUCTION SERVICES



Contractor: McCarthy
Architect: KMD

Monthly Project Construction Report
November 2014 (Updated Nov. 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: 81.54% Original Completion: March 16, 2015 Approved Time Extensions: 0 CD New Completion: March 16, 2015 Project Scheduled Variance: 81 CD Forecast Completion: June 5, 2015 % Complete per forecast: 72.16%
Approved CO's:	\$2,251,607		
Revised Contract:	\$28,576,990		
Invoiced to Date:	\$14,376,622	50.31%	
Balance	\$14,200,368		
Total Forecast Pending CO's:	\$5,070,772		
Forecast Adjusted Budget	\$33,647,762		

RISK STATUS	Budget:				Schedule:			

- **Overall Progress:**

- Exterior Building Skin made significant progress this month with North, South, and East Elevations sheathed and waterproofing/cement plaster systems ongoing.
- Level B Interior Framing and Overhead Mechanical systems are 75% with commissioning and pressure testing of systems commencing this month.
- Level A Interior Framing and Overhead Mechanical systems are 60% - mechanical, electrical, fire protection and fire alarm rough-in has commenced in-wall, with low voltage and drywall below ceiling following closely.

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- **Status Photos:**



- **Level A Overhead Fire Protection**



- **Level B Framing MEP Systems**



- **Exterior Skin from North-East**

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- **Design Issues:**
 - Redesign of building connection at West Elevation ongoing due to complexity of interface with East Tower and impact to hospital operations.
 - The site civil work completion at the North elevation is being redesigned to prevent rework or damage during the future Level 1 Build-Out and Infill projects.
- **Construction Issues:**
 - Late identification of code compliance issues at the penthouses are impacting completion of the exterior skin of the penthouses and delaying start of roof installation.
- **Infection Control Issues/Status:**
 - Demolition of existing building pop-outs at the Level 1 Surgery Corridor were completed this month through close coordination with the Users.
- **Corrective Action Plan:**
 - McCarthy is coordinating acceleration of the Central Plant utilities that feed the H&V in order to maintain the H&V (and later Level 1 Project) schedule.
- **Safety:**
 - There were two safety audits in November and no major issues were identified.

Prepared By: Gary Kiebel / Jack Garrett

HEART AND VASCULAR BUILDING

Date:11/17/2014

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	\$2,251,607	14,376,622	\$14,200,368	28,576,990
Commissioning	\$96,740	\$0	6,536	\$90,204	96,740
Hazmat	\$8,410	\$86,824	80,338	\$14,896	95,234
Ptube Budget	\$968,352		167,936	\$800,416	968,352
Construction Subtotal	\$27,398,885	\$2,338,431	\$14,631,432	\$15,105,884	\$29,737,316
Equipment Subtotal	\$909,775		0	\$909,775	909,775
Design and Consultant Fees Subtotal	\$8,588,211	\$4,102,673	11,286,819	\$1,404,065	12,690,884
Administrative Costs Subtotal	\$9,752,654		7,785,388	\$1,967,266	9,752,654
Project Subtotal	\$46,649,525	\$6,441,104	\$33,703,639	\$19,386,990	\$53,090,629

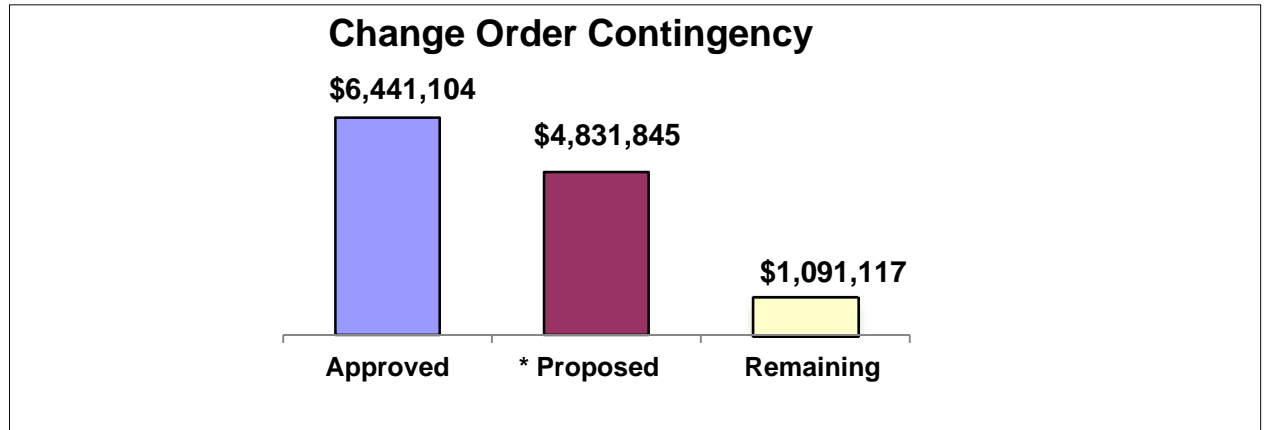
Contingency-Design and Construction Activity	Beginning	Approved	* Proposed	Remaining	Current
Contingency Bank	\$12,364,066	\$6,441,104	\$4,831,845	\$1,091,117	\$5,922,962
Totals	\$12,364,066	\$6,441,104	\$4,831,845	\$1,091,117	\$5,922,962

Total Project Budget

\$59,013,591

\$59,013,591

* Proposed includes Contractor and Designer PCOs and Owner estimates for projected costs, and adm costs to complete plus \$2 mil reserve for const conting.



Level 1 Buildout - DESIGN PHASE

Date: 11/17/2014

Cost Status by Budget Category:

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	\$567,231	1,882,572	\$573,290	2,455,862
Administrative Costs Subtotal	\$3,812,021	\$0	973,316	\$2,838,705	3,812,021
Project Subtotal	\$24,905,648	\$567,231	\$2,855,888	\$22,616,991	\$25,472,879

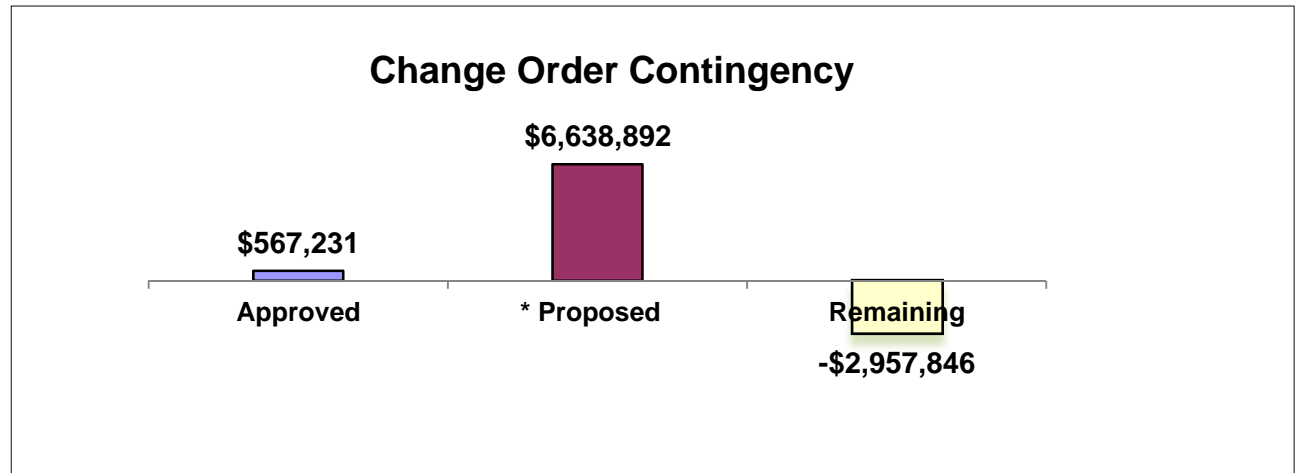
Contingency-Design and Construction Activity	Beginning	Approved	* Proposed	Remaining	Current
* Contingency Bank	\$4,248,277	\$567,231	\$6,638,892	-\$2,957,846	\$3,681,046
Totals	\$4,248,277	\$567,231	\$6,638,892	-\$2,957,846	\$3,681,046

Total Project Budget

\$29,153,925

\$29,153,925

* Proposed includes revised project budgets for construction per Cummings Aug 2014 report, AE proposed changes and projected adm cost to complete.



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Monthly Project Construction Report

November 2014 (Updated Nov. 21, 2014)

Contractor: McCarthy

Architect: Syska Hennessy

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:	\$ 3,552,990		Percent Complete:	89%
Revised Contract:	\$ 29,619,932		Original Completion Date:	March 2, 2015
Invoiced to Date:	\$ 25,507,090	86%	Approved Time Extension:	0 Days
Balance	\$ 4,112,842		New Completion Date:	March 2, 2015
Total Forecast Pending CO's	\$ 7,692,141		Projected Sch.Variance(+/-):	-172
Forecast Adjusted Budget	\$ 37,312,073		Forecast Completion Date:	September 26, 2015
			% Complete per forecast	73%

Approved CO's:	\$ 246,794		Percent Complete:	89%
Revised Contract:	\$ 7,154,785		Original Completion Date:	March 2, 2015
Invoiced to Date:	\$ 6,720,325	94%	Approved Time Extension:	0 Days
Balance	\$ 434,460		New Completion Date:	March 2, 2015
Total Forecast Pending CO's:	\$ 1,097,132		Projected Sch.Variance(+/-):	-172
Forecast Adjusted Budget	\$ 8,251,917		Forecast Completion Date:	September 26, 2015
			% Complete per forecast	73%
Contract Duration	948			

RISK STATUS

Budget:



Schedule:



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Overall Progress:

Interior:

- The major equipment is still being connected to their respective systems and/or piping.
- Interior wall framing modifications are finished except for a few small areas with design approval issues.

Exterior:

- The Utility Tunnel from the CEP Vault to the H&V Vault has the bottom and walls poured.
- The Chemical Yard concrete pad is placed.
- The drainage swale on the East side is constructed. The pervious concrete is due to be placed shortly.
- Piping from the CEP Building into the Utility Tunnel and into the CEP Vault is continuing.
- The underground fuel tanks have been structurally approved and their fuel lines are installed.
- Medium pressure gas line is being installed.

Existing Central Utility Plant (CUP);

- HVSB Cutover prep work, pull boxes, conduit and MOP work is being done.
- The HVSB Cutover is scheduled for the week of Dec. 8, 2014.

COGEN Status

- Accessory components such as the CO2 cabinet, NGR (Neutral Ground Resister), Intakes, Filters, Silencer and batteries are being installed and/or connected.
- Final administrative details of the Interconnection Agreement are being finalized.
- CA ISO agreements and components (Meters) are being finalized.

Construction Status Photos:



Utility Tunnel



Chemical Yard Pad and equipment



Piping in Utility Tunnel

Design Issues:

- The Utility Design Change or Reroute from an underground tunnel to an above ground trellis has been approved by OSHPD and pricing is being reviewed by DCS.

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- A new design relocating the Oxygen Tank Farm (or deferring it) will allow cost and schedule improvements to the project. This is in the final review stages with OSHPD. The N and NO2 medical gas storage area and manifold is to remain in its current location.
- Emergency Generator enclosures still need final seismic calculations approved by OSHPD.
- Equipment controls between the old and new central plant systems are being worked out by the design, construction and staff teams.
- The existing 500 ton air cooled chiller will not be moved, thus offering cost savings, cost increase avoidance and a slight schedule improvement. Construction Documents for the deletion of the chiller are completed by the design team and are being presented to OSHPD.
- Final Controls Sequence of Operations is being developed by the design team.
- Earthquake valves need to be added to the gas lines.

Construction Issues:

- Sequencing the pervious concrete is proving to be a challenge.
- Repair of some shot pins in a structural gusset plate is under review with the subcontractor and General Contractor.

Infection Control Issues/Status:

- None (this is a free standing building outside main hospital)

Safety:

- An independent safety audit was completed in November and there were no reportable violations observed.

Corrective Action Plan (when applicable):

- None

Prepared By: John Serdar

Central Energy Plant

Date: 11/20/2014

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	\$3,552,990	25,507,090	\$4,112,842	29,619,932
Commissioning	\$122,000	\$0	55,085	\$66,915	122,000
Construction Subtotal	\$26,188,942	\$3,552,990	25,562,175	\$4,179,757	29,741,932
Equipment Subtotal	\$0	0	0	\$0	0
Design and Consultant Fees Subtotal	\$3,847,500	\$2,299,607	4,982,765	\$1,164,342	6,147,107
Administrative Costs Subtotal	\$8,354,706		6,912,505	\$1,442,201	8,354,706
Project Subtotal	\$38,391,148	\$5,852,597	\$37,457,445	\$6,786,300	\$44,243,745

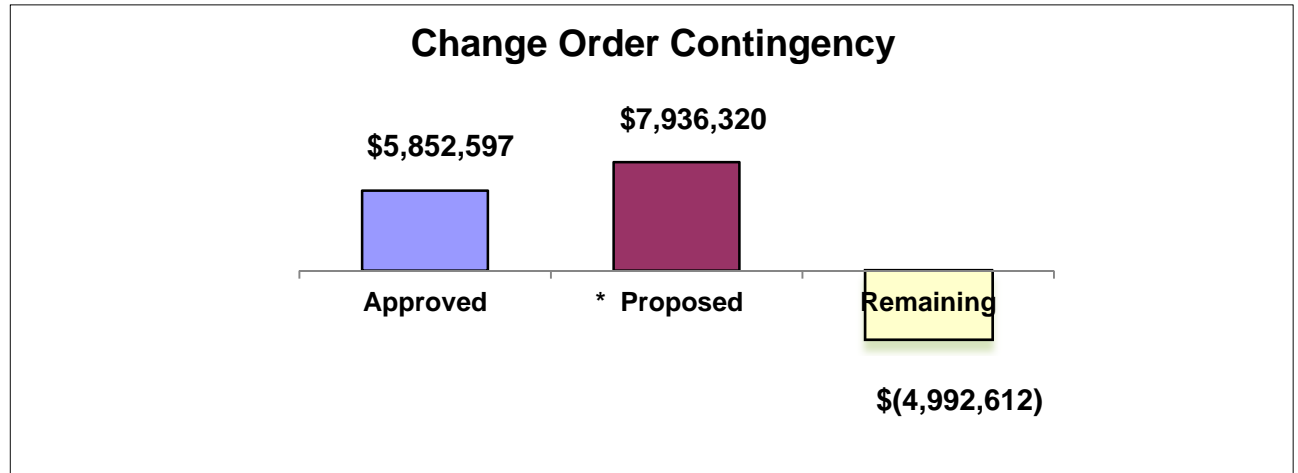
Contingency-Design and Construction Activity	Beginning	Approved	* Proposed	Remaining	Current
Contingency Bank	\$8,796,305	\$5,852,597	\$7,936,320	(\$4,992,612)	\$2,943,708
Totals	\$8,796,305	\$5,852,597	\$7,936,320	-\$4,992,612	\$2,943,708

Total Project Budget

\$47,187,453

\$47,187,453

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



Co-Generation-RBS Funded (Not Prop G)

Date: 11/20/2014

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	\$246,794	6,720,325	\$434,460	7,154,785
Commissioning	\$50,000	\$0	0	\$50,000	50,000
Solar-Cogen Unit	\$4,642,786	\$176,466	4,704,166	\$115,086	4,819,252
Construction Subtotal	\$11,600,777	\$423,260	11,424,491	\$599,546	12,024,037
Equipment Subtotal	\$0	0	0	\$0	0
Design and Consultant Fees Subtotal	\$0	\$230,000	132,959	\$97,041	230,000
Administrative Costs Subtotal	\$1,003,638	\$0	483,045	\$520,593	1,003,638
Project Subtotal	\$12,604,415	\$653,260	\$12,040,495	\$1,217,180	\$13,257,675

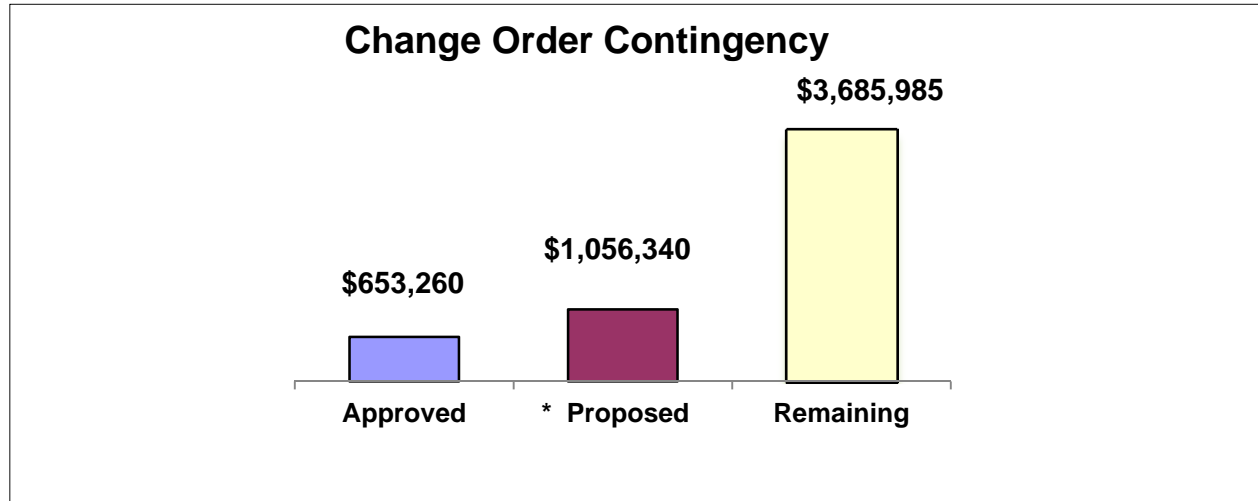
Contingency-Design and Construction Activity	Beginning	Approved	* Proposed	Remaining	Current
Contingency Bank	\$5,395,585	\$653,260	\$1,056,340	\$3,685,985	\$4,742,325
Totals	\$5,395,585	\$653,260	\$1,056,340	\$3,685,985	\$4,742,325

Total Project Budget

\$18,000,000

\$18,000,000

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



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Monthly Project Construction Report







November 2014 (revised as of November 19, 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: 102% Original Completion Date: Oct. 29, 2014 Approved time extension: 0 CD's New Completion Date: Oct. 29, 2014 Projected Sch. Variance (+/-): - 505 CD's Forecast Completion Date: March 20, 2016 % Complete per forecast: 66%
Approved CO's:	\$4,217,332.00		
Revised Contract:	\$21,542,332.00		
Invoiced to Date:	\$12,893,213.00	60%	
Balance	\$8,649,119.00		
Total Forecast Pending CO's:	\$6,026,426.00		
Forecast Adjusted Budget	\$27,568,758.00		

RISK STATUS	Budget:	  	Schedule:	  

Overall Progress:

Miscellaneous: Framing is complete throughout the floor. Drywall is complete. Taping is near completion. Installation of the mechanical ductwork is complete. The supply, return and exhaust diffusers have been installed throughout the floor. The air handler has been started. Preliminary testing and air balance has commenced. Fire sprinkler modifications are near completion with only a few adjustments occurring throughout the floor. Visitor Lounge is painted, T-bar grid and ceiling tiles are installed, lights and HVAC diffusers are installed, and flooring is complete. This room is near completion pending the installation of the new door. Installation of the 3rd floor Pneumatic Tube Station is complete. Coring between the 4th and 5th floors and the 5th floor and roof levels will be performed with the progression of the remodel work on those floors. Above ceiling work in the corridors is ongoing and sections of the corridors are receiving final overhead signoff. Marlite Wood Panel installation has commenced at the Central Nurse Station.

Patient Rooms: Headwall installation is complete. Headwall panel installation is complete. Med Gas, Med Air and Vacuum connections to the headwalls are complete and the med gas outlets are being installed. 3rd Party Verification is scheduled for next week. Maintenance repair work on the toilet exhaust ductwork, initiated to avoid or minimize last-minute delays in balancing the mechanical exhaust system, is complete. Electrical and plumbing rough-in work is complete. Finish plumbing and electrical is complete. Chlorination of the plumbing fixtures is complete with the lab results indicating

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the water is safe for human consumption. Electrical lighting and trim work is complete.

Staff areas: Staff lounge is complete. Staff lockers are installed and the room is near completion. Staff toilets are complete. Hoteling office walls are painted, countertops are installed, and ceilings are complete including lights and mechanical diffusers. Satellite nurse stations are near completion including countertops, ceiling grid, ceiling tile, lighting, acoustical wall panels, floor and base. Nourishment room is painted and the cabinets installed. The ice maker is currently being plumbed and seismically anchored. The floors in this room have been waxed by the hospital. Medication Rooms are near completion pending the permanent door installation.

ADA patient rooms: Installation of the patient lift system is ongoing. These rooms are near completion.

Elevator Modernization:

OSHPD final sign off on the elevators is still unresolved, pending resolution of a difference of opinion between the OSHPD ACO, who disagrees with the electrical grounding installation, and the state elevator inspector and the manufacturer, who concur with the installation. The issue will be informally appealed to senior staff at OSHPD.

Construction Status Photos:



Photo #1: West Corridor



Photo #2: Staff Lounge

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Photo #3: South Charting Room



Photo #4: Patient Headwalls



Photo #5: Typical Patient Room

Design Issues:

- There are no current design issues.

Construction Issues:

- CW Driver continues to push to complete the 3rd floor. Anticipated construction completion is now approximately mid-December. The construction team remains committed to working 10-hour shifts, including Saturday's, to complete the work. The progress over the past month has been significant.

Infection Control:

- A regular, scheduled site walk with the Sharp IC officer continues. No major infection control issues were reported this month. There were a couple of minor issues, but addressed per our teaming agreement. A plan to adjust the infection control barriers for final completion of level 3 was presented and approved by the infection control committee this week.

Safety:

- One safety audit was performed by the Smart Safety Group this month. No significant concerns were noted.

Prepared By: Kate Herring and Robert Turner

EAST TOWER UPGRADE

Date: 11/17/2014

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	\$4,217,332	12,893,213	\$8,649,119	21,542,332
Commissioning	\$53,500	\$6,000	31,661	\$27,839	59,500
Hazmat	\$43,124	\$37,615	62,903	\$17,836	80,739
Ptube Budget	\$1,364,672		23,951	\$1,340,721	1,364,672
Insurance	\$282,669		282,669	\$0	282,669
Construction Subtotal	\$19,068,965	\$4,260,947	13,294,397	\$10,035,515	23,329,912
Equipment Subtotal	\$0		0	\$0	0
Design and Consultant Fees Subtotal	\$3,700,831	\$2,824,145	5,592,984	\$931,992	6,524,976
Administrative Costs Subtotal	\$6,788,010	\$0	4,736,021	\$2,051,989	6,788,010
Project Subtotal	\$29,557,806	\$7,085,092	\$23,623,402	\$13,019,496	\$36,642,898

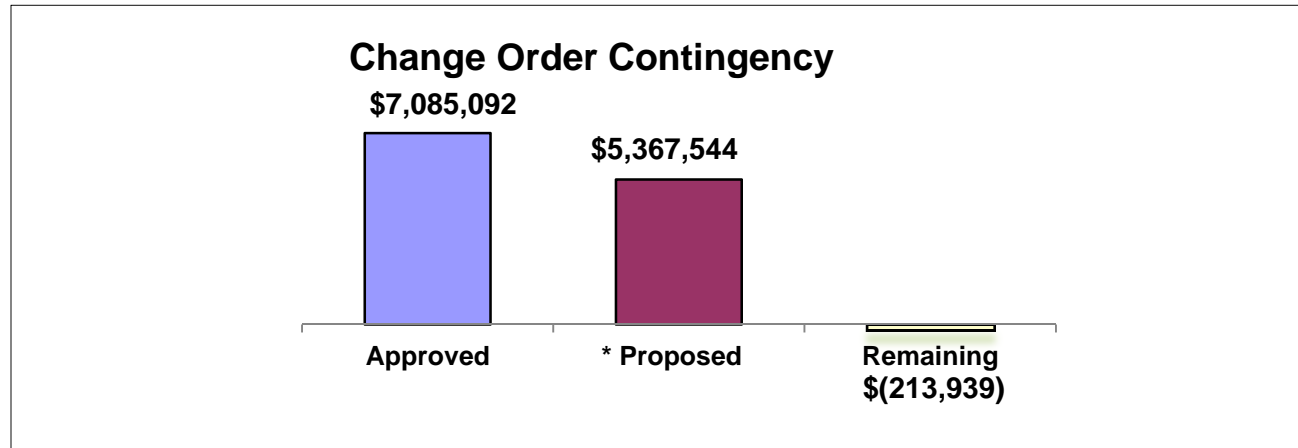
Contingency-Design and Construction Activity	Beginning	Approved	* Proposed	Remaining	Current
Contingency Bank	\$12,238,697	\$7,085,092	\$5,367,544	-\$213,939	\$5,153,605
Totals	\$12,238,697	\$7,085,092	\$5,367,544	-\$213,939	\$5,153,605

Total Project Budget

\$41,796,503

\$41,796,503

* Note: Proposed includes Contractor/Designer proposals and Owner estimates for chgs to Floors 3,4,5 and admin costs to complete.



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Contractor: *Advanced Pneumatic Tube*
 Architect: *Stantec*

Monthly Project Construction Report
November 2014 [Updated 11/18/2014]

Project: Pneumatic Tube System Upgrade and Expansion

Construction Budget Status		% Complete	Schedule Status
Award Amount:	\$1,279,000		Contract Award: January 22, 2014 NTP #1: March 4, 2014 % Complete: 29% Original Completion: August 2, 2016 Approved Time Extensions: 0 CD New Completion: August 2, 2016 Project Scheduled Variance: 0 CD Forecast Completion: August 2, 2016 % Complete per forecast: 29%
Approved CO's:	\$0		
Revised Contract:	\$1,279,000		
Invoiced to Date:	\$191,887	15%	
Balance	\$1,087,113		
Total Forecast Pending CO's:	\$0		
Forecast Adjusted Budget	\$1,279,000		

RISK STATUS	Budget:				Schedule:			

- **Overall Progress:**
 - H&V Level B currently has 9 of 14 transfer stations installed. Tubing from transfer stations to the blower room, and through Level A penetrations is 85% complete. Level A has all 6 stations installed along with 50% of the overhead tubing completed.
 - East Tower Level 3 has the station, power, fire stopping, and communication cable complete. The trim piece will be installed after the completion of the Marlite panels.

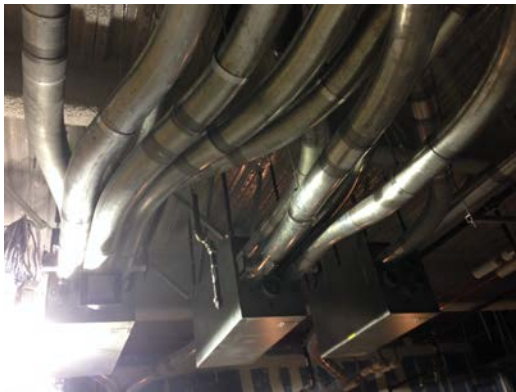
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- **Status Photos:**



Level B Transfer Stations



Level A Lab Stations

- **Design Issues:**

- H&V is getting a revision to the top of wall details for the new 1 hour wall in the blower room. This should eliminate any fire rating issues.
- East Tower is currently in the process of redesigning the 5th floor. The contract documents show the tube running through the corridor to the transfer station, located above the nurse station. Because of space limitations and noise, this portion of work will be moved to the 6th floor penthouse. The 4 tubes will then enter the 5th floor through a waterproof dog house.

- **Construction Issues:**

- Careful coordination with all of the other MEP subcontractors on the H&V has been difficult at times. The BIM model has proved very useful in determining the correct location of the different systems.

- **Infection Control Issues/Status:**

- Advanced Pneumatic has not been working in any patient care areas. When materials were brought up the S1/S2 elevators they were wiped, and bagged before entering the building. The Advanced Pneumatic workers have gone through the necessary TB testing, and infection control video.

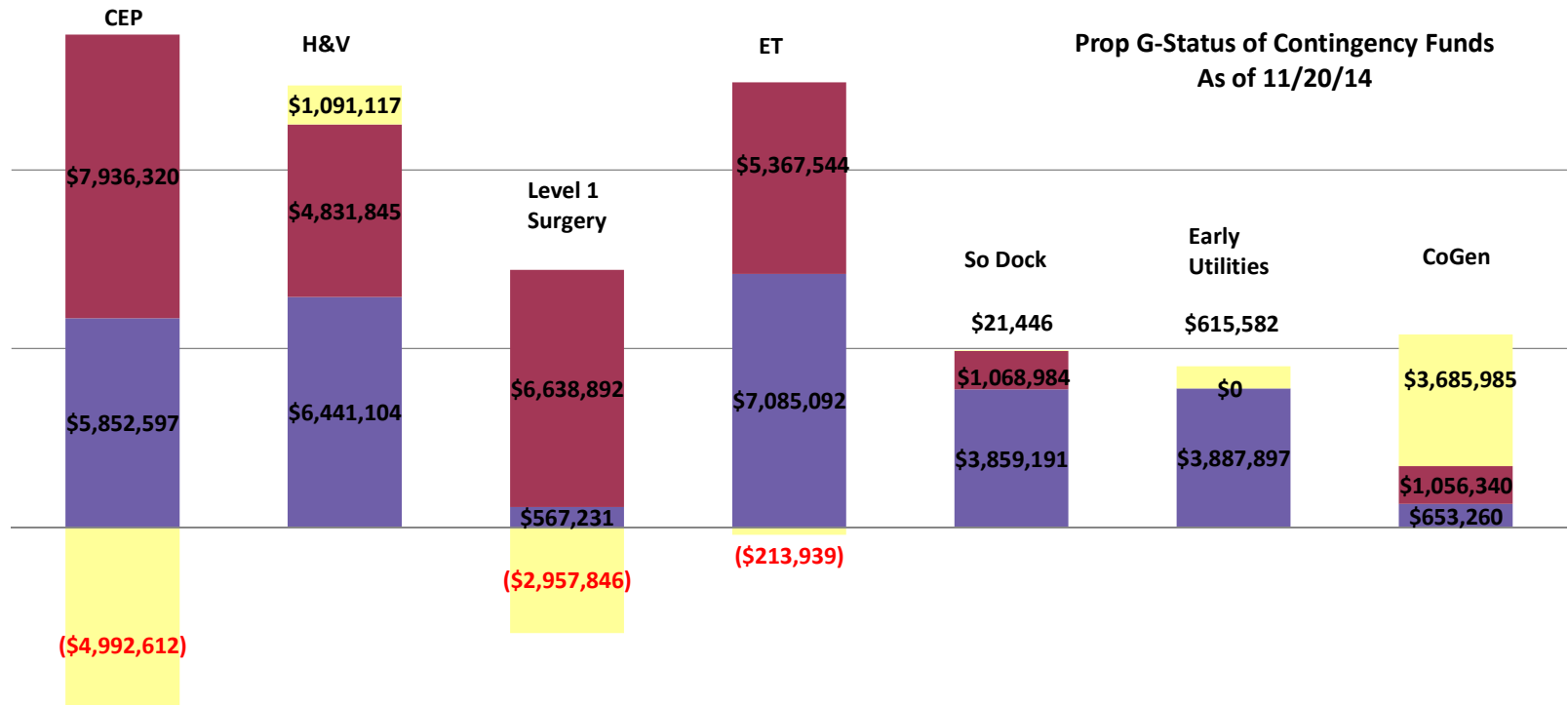
- **Corrective Action Plan:**

- None at this time.

- **Safety:**

- No major safety issues have been reported this month.

Prepared By: Nick Aden



	CEP	H&V	Level 1	E.Tower	SLD	EUP	CoGen (Non Prop G funded)
Remaining	(\$4,992,612)	\$1,091,117	(\$2,957,846)	(\$213,939)	\$21,446	\$615,582	\$3,685,985
Proposed	\$7,936,320	\$4,831,845	\$6,638,892	\$5,367,544	\$1,068,984	\$0	\$1,056,340
Approved	\$5,852,597	\$6,441,104	\$567,231	\$7,085,092	\$3,859,191	\$3,887,897	\$653,260