

GROSSMONT HEALTHCARE DISTRICT PROP G HOSPITAL PROJECTS

MONTHLY UPDATE

SEPTEMBER , 2008



Prepared by:
Program Management Team

Project Website: www.grossmonthealthcare.org

**MONTHLY UPDATE
SEPTEMBER 2008**

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MONTHLY UPDATE SEPTEMBER, 2008

I. EXECUTIVE SUMMARY

EDU/CCU 2-4-5 Build Out

The 2-4-5 Build out project at the ED/CCU building is underway. The contractor, Jaynes Corporation, has submitted schedule updates as required as a condition for payment, however, the scheduled completion date shown is past the contractually required completion date of November 18, 2008. Jaynes has submitted a time extension request which is being evaluated by the Program Management Team. Negotiations have been ongoing between Jaynes and the PMT and a settlement is being prepared for submission to the Board.

Diagnostic and Treatment Center

The Diagnostic and Treatment Center (D&T) building concept has been submitted and reviewed. The PMT has recommended Option B prepared by the architect, KMD, as the best solution for the facility. The Board has approved Option B at their meeting on February 15, 2008. First and second round schematic design meetings have taken place with substantial participation from the end users. Third round of end user meetings will begin on October 15, 2008. Geotechnical investigation has begun. Site survey and subsurface investigations are in process. Schematic Design documents have been received and are being evaluated. The PMT is in the process of completing document reviews and estimate reviews as required by approved Policies and Procedures.

Central Plant

The Central Plant Expansion preliminary design work is complete. The Program Management Team has evaluated options and has recommended a design option which achieves compliance with the NBBJ Master Plan objectives and allows the flexibility to solve other serious deficiencies in the existing plant. Additional funds will be required to accomplish the most cost effective final configuration described in the Engineer's Conceptual Design document. The Board approved a further study of the existing Central Plant to allow preparation of emergency preparedness and make-ready modifications to the existing plant.

East Tower

Design work has begun on the East Tower Elevators project with Hesselburg Keesee consultants. Preliminary design work has begun with end user meetings being conducted on September 22, 2008 and Programming and Concept Development meetings scheduled for October 9th and 29th.

Program Management Plan

The Program Management Team has initiated implementation of the Policies and Procedures previously approved by the Board. Additionally, the PMT has initiated a process improvement plan to provide metrics on team performance and to create an environment of continuous improvement.

EDU/CCU 2-4-5 BUILD OUT



REPORTING MONTH	September, 2008
JOB NUMBER:	01
PROJECT TITLE	2-4-5 Build Out
PROJECT MANAGER	Bobby Glaesner

PROJECT DESCRIPTION

The scope of this project includes the build-out of approximately 75,000 square feet on three patient care floors in the existing ED/CCU, adding a total of 90 new beds. Level 2 consists of 24 Critical Care Rooms, configured into three eight bed units called "Pods" organized around three separate nurse station areas. Level 4 & Level 5 consist of 33 Acute Care Nursing Rooms per floor arranged around two primary nurse stations located off contiguous corridors. The work includes installation of new air handlers and related equipment on a Mechanical Floor (Level 6) as well as new RO/DI (Reverse Osmosis & Deionized) water equipment in the basement of the building for use in hemodialysis. A new chiller will be installed at the exterior of the building on the site adjacent to and East of the existing helipad. In addition, several other diverse activities will be necessary on the occupied Levels EDU & CCU to accommodate the aggressive schedule, including selective demolition and concrete coring. Disruption to the standard operating procedures of the hospital will be minimized during construction of this project through logistically phased scheduling while at all times adhering to stringent Fire, Life Safety procedures and OSHPD constraints.

CURRENT STATUS

From November 2007 thru September 2008 the project has continued to move decidedly slower than the approved baseline schedule. Currently the progress is still approximately 120± calendar days behind the contract schedule for completion. The following is representative of the progress through September 30, 2008: Basement activities 75% complete, Level 1 activities 75% ± complete, Level 2 activities 50% ± complete, Level 4 activities 65%± complete, Level 5 activities 85% ± complete and level 6 activities 70% ± complete with an aggregate total of 65% ± overall completion.

KEY ACTIVITIES/NEXT STEPS

Several key activities for September:

- Grading and installation of a new chiller pad with added storm drain and sewer connections.
- Intermittent phased shut downs of Level 1 corridors for Pneumatic Tube installation and tie-in to existing system.
- Completion of framing on Level 2 and 4, install Ardex and top-down drywall; MEP anchorage at Levels 2, and 4.
- Rough mechanical, electrical and plumbing (MEP) installation on Levels 2, 4, 5 and 6 (Mechanical Level).
- Complete rough-in of cabling for door security, CCTV and Tel-Data on all Levels.

ISSUES

Jaynes Corporation is adding a second Quality Control Manager to supplement the current QC Manager in reviewing the documents relating to scheduling, sequencing, commissioning and quality control. The addition of a second QC Manager will help to insure that proper procedures are followed for TIO, decrease the need for re-inspections, and increase the ability for timely submittal of schedules and weekly look aheads. RFI, PCO & Scheduling meetings are being held weekly.

SCHEDULING INFORMATION

SCHEDULED COMPLETION	MARCH 31, 2009
PROJECT NEEDS ASSESSMENT:	N/A
PROJECT FEASIBILITY:	N/A
PROJECT PROGRAM	N/A
DESIGN	3-1-07
CONSTRUCTION BID & AWARD	BID 6-13-07, AWARD 8-10-07
CONSTRUCTION	NOTICE TO PROCEED 11-19-07

COST INFORMATION

CONSTRUCTION:	\$33,120,000.00
EQUIPMENT:	\$2,183,586.00
PLANS & SPECIFICATION:	\$0
A/E FEES:	\$1,949,435.00
PLAN CHECK:	\$0
ADMIN FEES	\$3,840,522.00
ADDITIONAL CONTINGENCIES	\$0

TOTAL	\$41,093,543.00
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DIAGNOSTIC AND TREATMENT CENTER



REPORTING MONTH	September, 2008
JOB NUMBER:	02
PROJECT TITLE	Diagnostic and Treatment Center
PROJECT MANAGER	Drake Dillard

PROJECT DESCRIPTION

The Diagnostic and Treatment scope is to provide up to nine new multipurpose procedural rooms with the flexibility to support a wide range of specialties, including general surgery, minimally invasive surgery, image guided surgery, catheterization procedures, as well as endovascular interventional procedures. As a secondary objective, the new addition will allow for the relocation of the main hospital pharmacy and the clinical laboratory to meet current seismic criteria. Food Services Relocation – this proposed renovation project relocates the tray line and dishwashing equipment, in the event the HAZUS reclassification of the existing kitchen area is unsuccessful.

CURRENT STATUS

Phase I: Program and conceptual planning for the Diagnostic and Treatment Building was completed on February 2008. Option B was selected by staff. This includes new construction, and renovations. The total estimated cost for Option B is \$56,009,600. (Jan. 2012 dollars, mid-point of construction). GSF 73,767.

Phase II: Schematic Design round three design meetings

Design Discussion: KMD presented an update from the user group meetings and refinement on the exterior design per the attached presentation. Staff requested the 2,4,5 tower be included in the views of the D&T Building to allow a better sense of how the new building will relate to the overall campus. D&T interior finishes should compliment the 2,4,5 Tower.

Planning Discussion: Signoff was achieved for Pharmacy and Lab. Signoff on EVS and Materials Management is pending which of the two options will be selected at the end of Schematic Design. Signoff from the Cath Lab portion of Surgery/Cath was achieved with a list of assumptions. Susan agreed after Chris walked area that the new soiled holding area and soiled lift being created would address her concerns with the materials currently being staged in the sub sterile corridor so it could be used for patient transport.

KEY ACTIVITIES/NEXT STEPS

Existing equipment inventory by Criterion/Korbel scheduled for the end of month

Schematic Design Submittal from KMD was issued on September 22, 2008

ISSUES

Previous discussion regarding the proposed "interim Level A Cath Lab" were that recovery would occur on Level A. Peggy Gaul mentioned that these patients might be recovered on the surgery level. The current Prep/Level 2 recovery area is not sized to accommodate the volume from an additional Cath Lab when all rooms are built out.

SGH to determine what storage needs for medical records will be by the time the D & T project is complete in 2013.

The Doctors lockers rooms, lounge and other support spaces were not part of the scope and concerns need to be addressed by hospital.

SCHEDULING INFORMATION

SCHEDULED COMPLETION	MAY 2013
PROJECT FEASIBILITY:	MAY 2007–JUNE 2007
PROJECT PROGRAM	JUNE 2007–MAY 2008
DESIGN	JUNE 2008–JUNE 2009
CONSTRUCTION BID & AWARD	SEPTEMBER 2010–DECEMBER 2010
CONSTRUCTION	DECEMBER 2010-APRIL 2013

COST INFORMATION

CONSTRUCTION:	\$72,617,693.00
EQUIPMENT:	\$18,119,860.00
PLANS & SPECIFICATION:	\$0
A/E FEES:	\$9,575,978.00
PLAN CHECK:	\$0
ADMIN FEES	\$6,104,092.00
DIETARY UPGRADES	\$4,000,000.00

TOTAL

\$110,417,623.00

CENTRAL PLANT



REPORTING MONTH: September, 2008
JOB NUMBER: 03
PROJECT TITLE: Central Plant
PROJECT MANAGER: Drake Dillard

PROJECT DESCRIPTION

Modernization and expansion of the Central Utility Plant.

Expansion support for the following:

- Diagnostic and Treatment Addition,
- Four floors of the existing east tower, and
- Future tower expansion.

CURRENT STATUS

Project consultant Syska Hennessy contract was approved by the Board for the Phase I: Concept Study. Phase One includes: Strategic Assessment, Existing Conditions Assessment, Concept Development and Concept Evaluation. Conceptual Study is complete.

The Conceptual Study includes three central plant options:

Option One: New central plant adjoining the existing central plant.

Option Two: A new free standing central plant located between the existing helipad and parking structure to the south.

Option Three: Another free standing central plant located in the hillside/surface parking lot to the North of the existing central plant across the ring road from the Women's Center.

Staff recommended Option 2 at the 8/04/08 Special Board Meeting.

KEY ACTIVITIES/NEXT STEPS

Staff will present recommendations to the Board at the October 17th 2008 regular meeting.

ISSUES

Scope and Cost in compliance with the 2004 NBBJ Masterplan.

SCHEDULING INFORMATION

SCHEDULED COMPLETION	DECEMBER 2012
PROJECT FEASIBILITY:	JANUARY 2008-MARCH 2008
PROJECT PROGRAM DESIGN	MARCH 2008-SEPTEMBER 2008
	SEPTEMBER 2008-NOVEMBER 2009
CONSTRUCTION BID & AWARD	JULY 2010-NOVEMBER 2010
CONSTRUCTION	NOVEMBER 2010-NOVEMBER 2012

COST INFORMATION

CONSTRUCTION:	\$45,613,638.00
EQUIPMENT:	\$0
PLANS & SPECIFICATION:	\$0
A/E FEES:	\$7,024,450.00
PLAN CHECK:	\$0
ADMIN FEES	\$4,280,685.00
ADDITIONAL CONTINGENCIES	\$0

TOTAL **\$56,918,773.00**

EAST TOWER



REPORTING MONTH: September, 2008
JOB NUMBER: 04
PROJECT TITLE: East Tower
PROJECT MANAGER: Drake Dillard

PROJECT DESCRIPTION

The existing levels 2, 3, 4, and 5 are the focus of this project.

Major components of the work at each level include the replacement of patient utility management head-walls and the conversion of four semi-private patient rooms into four ADA compliant private rooms. The infrastructure portion of this project involve mechanical, electrical, and plumbing (MEP) upgrades as well as modernization of existing elevator cars and controls. The entire nursing unit at each level, including entry corridors and elevator lobbies will receive upgraded lighting and finishes.

CURRENT STATUS

Board approved contract with Stantec for the Phase I on 7/15/08.

Phase I will include: Program/Scope Definition.

Level of effort will include: Existing Conditions Analysis, Programming and Concepts Preparation, Site Visits, User Group Meetings, Room and Unit Concepts/Phasing/Recommendations/Final Report.

Stantec is proceeding with programming and concept development..

KEY ACTIVITIES/NEXT STEPS

Complete Design meetings with end-users.

ISSUES

Schedule recovery as a result of change in design firms.

SCHEDULING INFORMATION

SCHEDULED COMPLETION: SEPTEMBER 2012
PROJECT FEASIBILITY: OCTOBER 2007-FEBRUARY 2008
PROJECT PROGRAM: FEBRUARY 2008-OCTOBER 2008
DESIGN: OCTOBER 2008-DECEMBER 2009
BID & AWARD: MAY 2010-SEPTEMBER 2010
CONSTRUCTION: SEPTEMBER 2010-AUGUST 2012

COST INFORMATION

CONSTRUCTION: \$27,590,017.00
EQUIPMENT: \$0
PLANS & SPECIFICATION: \$0
A/E FEES: \$4,386,778.00
PLAN CHECK: \$0
ADMIN FEES: \$2,355,008.00
ADDITIONAL CONTINGENCIES: \$0

TOTAL \$34,331,803.00

Grossmont Healthcare District
Prop G - Costs/Budgets by Project Category

As of September 30,2008

	Actual Spent	Budget	Variance to Budget	\$ Remaining	% Budget Used
ED-CCU					
51100 A/E	\$1,605,252	\$1,949,435	-\$344,183	-\$344,183	82%
53000 CONSTRUCTION	19,641,941	33,120,000	-13,478,059	-\$13,478,059	59%
54000 EQUIPMENT	0	2,183,586	-2,183,586	-\$2,183,586	0%
61000 ADMIN COSTS	2,294,765	3,840,522	-1,545,757	-\$1,545,757	60%
Total Expenses	23,541,958	41,093,543	-17,551,585	-\$17,551,585	57%
Central Plant					
51100 A/E	258,952	7,024,450	-6,765,498	-6,765,498	4%
53000 CONSTRUCTION	0	45,613,638	-45,613,638	-45,613,638	0%
61000 ADMIN COSTS	146,370	4,280,685	-4,134,315	-4,134,315	3%
Total Expenses	405,322	56,918,773	-56,513,451	-56,513,451	1%
Diagnostic & Treatment					
51100 A/E	1,237,445	9,575,978	-8,338,533	-8,338,533	13%
53000 CONSTRUCTION	0	72,617,693	-72,617,693	-72,617,693	0%
54000 EQUIPMENT	0	18,119,860	-18,119,860	-18,119,860	0%
61000 ADMIN COSTS	336,855	6,104,092	-5,767,237	-5,767,237	6%
62000 KITCHEN CONTING	0	4,000,000	-4,000,000	-4,000,000	0%
Total Expenses	1,574,300	110,417,623	-108,843,323	-108,843,323	1%
East Tower					
51100 A/E	0	4,386,778	-4,386,778	-4,386,778	0%
53000 CONSTRUCTION	0	27,590,017	-27,590,017	-27,590,017	0%
61000 ADMIN COSTS	90,069	2,355,008	-2,264,939	-2,264,939	4%
Total Expenses	90,069	34,331,803	-34,241,734	-34,241,734	0%
Project Total	\$25,611,649	\$242,761,742	-\$217,150,094	-\$217,150,094	11%

Grossmont Healthcare District
Prop G - Contracts Summary by Project
as of September 30, 2008

Contract Number	Contract Name	Original Contract Amt	Change Order Amount	Current Contract Amount
Central Energy Plant	Parsons 444313	216,289	0	216,289
	Syska Hennessey	263,500	0	263,500
subtotal		479,789	0	479,789
DiagnosticTreatment	Burkett-Wong	1,490	0	1,490
	DS Certified Inspections	9,920	0	9,920
	KMD-DT Design	6,120,000	0	6,120,000
	KMD-DT Design Reimb	200,000	0	200,000
	KMD-DT-PreDes	668,241	0	668,241
	Modular Building Concepts	163,505	0	163,505
	Parsons 444313	424,853	0	424,853
	SCST	13,250	0	13,250
subtotal		7,601,259	0	7,601,259
ED-CCU Levels 2,4,5	Mobil Mini	3,000	0	3,000
	Design Partnership	1,005,760	136,919	1,142,679
	Jaynes	27,350,000	1,195,380	28,545,380
	Kleinfelder	250,000	82,650	332,650
	Parsons 444031	4,800	0	4,800
	Parsons 444038	25,000	0	25,000
	Parsons 444313-484	1,170,978	0	1,170,978
	SCST	192,182	0	192,182
	Sharp Reimb	1,484,219	0	1,484,219
	TestMarcx	192,174	0	192,174
subtotal		31,678,113	1,414,949	33,093,062
East Tower	Hesselbert Keesee	15,580	0	15,580
	Parsons 444313	131,318	0	131,318
	Stantec-Reimb	26,400	0	26,400
	Stantec	335,460	0	335,460
subtotal		508,758		508,758
Grand Total		40,267,919	1,414,949	41,682,868

Grossmont Healthcare District
Prop G - ED/CCU Contractor Change Orders

As of September 30, 2008

CO-Owner Ref #	CO Date	CO Type	CO-Description	CO-Executed Amount
1	9/24/2007	B/C	Contract Addendum Item#3	\$195,866
2	10/3/2007	B/C	Provide 3D MEP Coordination Drawings	99,753
3	3/10/2008	A	OSHPD Change Order #1, incorporate Backcheck 1	175,494
4	4/18/2008	A	OSHPD CO#01 drawings	2,000
5	4/18/2008	D	Deletion of K-12 Lite Fixtures	(4,775)
6	2/21/2008	A	specification changes for OSHPD approvals	0
7	2/19/2008	A	Incorporate Geotechnical Investigation for Retaining	0
8	3/19/2008	C	Headwall Revisions	81,413
9	4/8/2008	A	Revisions to Backcheck#1 and #2 Fire Alarm.	31,157
10	4/15/2008	D	Replace J4 light fixture with J1.	1,769
11	4/18/2008	D	Change Type B3 and K2 Light fixtures	1,909
12	4/18/2008	D	Level 5 relocation of plumbing riser	4,214
13	5/2/2008	C	(1) Day Shut Down -Infectious Control	4,311
14	5/7/2008	F	Relocate of existing duct	11,397
15	5/7/2008	C	Enlarge conference room, delete wall paneling	(13,594)
16	5/8/2008	F	Add locks, scribe counters per casework submittal	7,154
17	5/8/2008	A	Incorporate OSHPD approved Pneumatic Tube	0
18	5/8/2008	A	Provide HILTI X-DNI (0.145" diameter) x 1-1/14"	0
19	5/13/2008	A	OSHPD Backcheck #02 - RFQ# 03	8,000
20	5/13/2008	F	Relocate Fire Sprinkler lines	20,200
21	5/13/2008	A	OSHPD Change Order #04-Delta #11 revisions	(3,200)
22	5/13/2008	F	Add plumbing connection detail back into drawings.	0
23	5/13/2008	C	Wall Panel System Revisions	(58,900)
24	5/20/2008	A	Incorporate Fire Alarm Backcheck revisions	12,003
25	5/20/2008	F	RFI's #52,60,74,77, 78, 97,98,99 and 126	13,365
26	5/20/2008	E	Provide exploratory excavation at the Chiller Pad	13,279
27	5/20/2008	F	Work identified in RFQ#22, noted in OCO#14,	23,556
28	5/28/2008	B/C	Bid Add Alternate #2-Support for Owner hired Comm	50,572
29	5/28/2008	C	Add Sink in Rm 2511	17,051
30	5/28/2008	A	Operable window (at Type K doors)	76,867
31	6/12/2008	C	Infection Control	8,714
32	6/12/2008	F	Various RFI's	28,290
33	6/12/2008	F	Revision to Won Door Pocket Corridor Width Zero Cost	0
34	6/12/2008	F	Revision to counter mounting heights-Zero Cost	0
35	6/12/2008	C	Marlite Connections-wall panel systems-Zero Cost	0
36	6/19/2008	A	Additional steel beams	22,000
37	6/19/2008	F	Change the ICU Sliding doors	20,393
38	6/19/2008	C	Change floor finish	3,180
39	6/19/2008	F	Change cable tray size	2,160
40	6/19/2008	F	RFI's 441,456,458,460	(5,089)
41	6/19/2008	F	Electrical changes	3,309
42	6/20/2008	F	Demo to relocate existing duct	2,401
43	6/19/2008	C	Incorporate updated equip drawings	72,193
44	6/20/2008	A	OSHPD CO#10-MEP Equip Coord drwgs	87,036
45	7/15/2008	A/F	Various RFI's (23 total) ASI (3 total)	170,000
46	7/15/2008	C	Credit for 2" conduit to the Roof	(1,076)
47	7/15/2008	F	Incorporate 'not used' rated wall detail-zero cost	0
48	7/29/2008	D	Relocate plmg line in elect room 5510	2,500
49	7/29/2008	F	Credit for 3 outlets, chgs to furr wall, relocate plmbg	13,340
50	8/12/2008	F	Credit for OH Paging speakers	(4,832)
51	8/26/2008	C	Door Security Package	79,765
52	8/26/2008	A	OSHPD Approved #37 Drwgs-Fire Alarm	0
53	9/8/2008	F	RFIs 467,482,519,524	2,605
54	9/8/2008	A	Nurse Call Shower Pull Chords	5,343
55	9/8/2008	F	Reverse the sewer/vent lines -2nd level	47,371
56	9/16/2008	F	Add switch to control lights	1,606
57	9/16/2008	A	Install all Pyxis unit anchorages	21,075
58	9/16/2008	D	Installation of longer header-RFI 455	5,083
59	9/16/2008	F	Various Electrical	21,943

Grossmont Healthcare District
Prop G - ED/CCU Contractor Change Orders

As of September 30, 2008

CO-Owner Ref #	CO Date	CO Type	CO-Description	CO-Executed Amount
60	9/16/2008	C	Relocate existing ductwork EF-7 mechanical floor	\$10,000
61	9/16/2008	D	Relocate existing plumbing vent line RF1 561	\$4,729.00
62	9/16/2008	D	Drill through existing structural beam flanges	\$2,881.00
63	9/17/2008	F	Added framing for control panels	\$5,500.00
64	9/22/2008	E	Added framing,drywall and TS support	\$9,000.00
65	9/17/2008	F	Misc elect revisions per RFIs 520,526,564,628	\$5,726.00
66	9/17/2008	F	Piping, framing and electrical issues	\$12,653.00
67	9/23/2008	D	Drywall/ceiling work per RFIs 677-690	\$26,000.00
68	9/30/2008	B/C	Pachometer testing	\$6,291.00
TOTAL				\$1,462,951.00

Type of Change	CO Amount	% of CO	% of Contract
A=OSHDP	\$522,775	36%	
B=District Request	176,241	12%	
C=Sharp Request	379,298	26%	
D=Unforeseen	44,310	3%	
E=GC Request	22,279	2%	
F=A&E Revisions	318,048	22%	
Total	\$1,462,951	100%	5.00%

Grossmont Healthcare District
Prop G - Summary of Budgets-Contracts-Paid

As of September 30,2008

Project	Current Budget Amount	Original Budget Amount	Original Contract Amount	Executed Chg Order Amt	Current Contract Amt	Paid to Date Amount
Central Energy Plant	\$56,918,773	\$56,918,773	\$479,789	\$0	\$479,789	\$376,353
Diagnostic and Treatment Building	110,417,623	110,417,623	7,601,259	0	7,601,259	1,501,383
ED/CCU Levels 2, 4 and 5 Build Out	41,093,543	41,093,543	31,678,113	1,414,949	33,093,062	19,501,948
East Tower Nursing Unit Upgrade	34,331,803	34,331,803	508,758	0	508,758	72,059
TOTALS	\$242,761,742	\$242,761,742	\$40,267,919	\$1,414,949	\$41,682,868	\$21,451,743