

# GROSSMONT HEALTHCARE DISTRICT PROP G HOSPITAL PROJECTS

## MONTHLY UPDATE

### JULY 2009



**Prepared by:**  
**Program Management Team**

Project Website: [www.grossmonthealthcare.org](http://www.grossmonthealthcare.org)

**MONTHLY UPDATE**  
**JULY 2009**

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# MONTHLY UPDATE

## JULY 2009

### I. EXECUTIVE SUMMARY

#### **ED/CCU 2-4-5 Build Out**

OSHPD has given approval for staff and stock occupancy for floors 4 and 5. Inspections and certifications are complete on floor 2 with staff and stock approval expected in August, 2009. The hospital has begun a post occupancy project to add additional Oxygen outlets at the headwalls on floors 4 and 5 and is simultaneously moving into the new floors. Final approval by OSHPD and licensing is expected in September, 2009.

#### **Diagnostic and Treatment Center (D&T)**

On April 17, 2009, the District authorized KMD Architects to proceed with the 60% Construction Document Design milestone. By June 8, 2009, Administrative staff sign-off of the Design Development (DD) design had been obtained for surgery and catheterization labs. In addition, Make-Ready projects being developed by the Program Management Team (PMT) include relocated temporary loading docks (2), a utilities relocation project in the proposed project area and a mock-up of the proposed Operating Rooms and Catheterization Labs. Make-Ready activities are required to be completed before the main project can start. A 60% Construction Document (CD) submittal was received on June 12, 2009. After a preliminary review by the PMT, the submittal was returned to KMD for further work. A revised submittal is expected in August, 2009.

#### **Central Energy Plant (CEP)**

The Central Plant Expansion Schematic Design work is complete. The new plant will include systems and equipment necessary to feed the D&T and will be designed to allow necessary replacement of existing equipment in the future. Phased replacement of older equipment is currently being studied by Grossmont Hospital Corporation and Sharp HealthCare. Early phase projects include relocation of existing site utilities at the P3 parking lot, ring road utility relocations, tunnel construction, and CEP site excavation. An emergency preparedness project is currently in design and will be the first early phase project to be started. Design development drawings are being finalized and a submittal for review is expected in September, 2009.

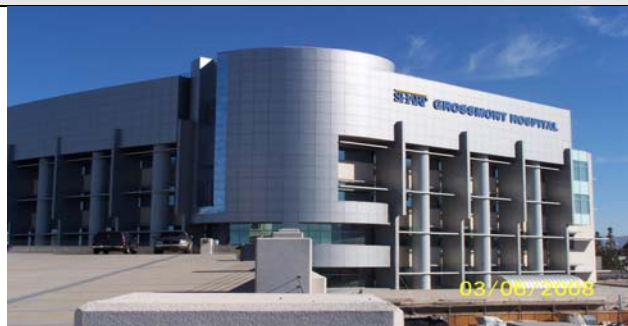
#### **East Tower (ET)**

Stantec Architects are nearing the completion of the Schematic Design for the East Tower. The scope of the project includes renovations for floors 2 through 5 as well as the elevator core on each floor. The schematic design review submittal was submitted on July 31, 2009 and the PMT's document, code and estimate reviews are expected in mid-August, 2009.

#### **Program Management Plan**

The PMT is utilizing Policies and Procedures previously approved by the District Board. Additionally, the PMT has begun preparation of a process improvement plan to provide metrics on team performance on all future projects and to create an environment of continuous improvement. A written Quality Management Plan is being reviewed by the PMT and will be presented for District review and approval upon completion.

## ED/CCU 2-4-5 BUILD OUT



REPORTING MONTH	July 2009
JOB NUMBER:	01
PROJECT TITLE	2-4-5 Build Out
PROJECT MANAGER	Bobby Glaesner
ARCHITECT OF RECORD	The Design Partnership
ENGINEER OF RECORD	Randall Lamb Associates
CONTRACTOR	Jaynes Corporation
OSHPD #	HS-022327-37

### 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 & De-ionized) 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 of ED/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

OSHPD has given Staff and Stock approval for floors 4 and 5. The Hospital is moving to occupy both floors. Inspections and testing continue on floor 2 with Staff and Stock approval expected in August.

### KEY ACTIVITIES/NEXT STEPS

Several key activities for July:

- Complete testing and inspections on floor 2.
- Complete certifications for inspectors and designers and request final OSHPD Certificate of Occupancy.
- Complete commissioning.

### ISSUES

The coordination and completion of all functional testing for Commissioning in concert with the close-out procedures and requirements for OSHPD is vital to the final acceptance of the building. At this critical juncture the Move-In/Go-Live relationships need to transition seamlessly with the well defined existing policies and procedures to effectively bring the "ED/CCU 245 Build Out" on line. This will be accomplished through the continued coordination and partnership of the Prop G PMT and the Sharp Grossmont Hospital staff.

#### SCHEDULING INFORMATION\*

SCHEDULED COMPLETION	JULY, 2009
PROJECT NEEDS ASSESSMENT:	N/A
PROJECT FEASIBILITY:	N/A
PROJECT PROGRAM	N/A
DESIGN	MARCH 1, 2007
CONSTRUCTION BID & AWARD	BID 6-13-07, AWARD 8-10-07
CONSTRUCTION	NOTICE TO PROCEED 11-19-07
OCCUPANCY/MOVE IN	JULY, 2009

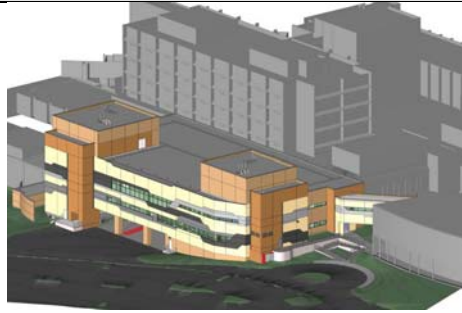
#### COST INFORMATION

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

\*MASTER SCHEDULE REVISION APPROVED 7/6/09

**TOTAL \$41,093,543.00**

## DIAGNOSTIC AND TREATMENT CENTER (D&T)



REPORTING MONTH	July 2009
JOB NUMBER:	02
PROJECT TITLE	Diagnostic and Treatment Center
PROJECT MANAGER	Drake Dillard
ARCHITECT OF RECORD	Kaplan McLaughlin Diaz, Inc.

OSHPD #	HL-090930-37
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### PROJECT DESCRIPTION

The Diagnostic and Treatment building scope is to provide two new multipurpose procedural rooms with the flexibility to support a wide range of specialties including general surgery, minimally invasive surgery, image guided surgery, as well as endovascular interventional procedures. In addition, the building will house three new Catheterization Labs. 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.

The Food Services Relocation project, a proposed renovation, has been determined as "not required" by the recently completed HAZUS analysis prepared by Sharp HealthCare.

### CURRENT STATUS

Phase I: Program and conceptual planning for the Diagnostic and Treatment Building was completed in February 2008. Option B was recommended by staff and approved by the District Board. This includes new construction and renovations. The total estimated cost for Option B is \$58,380,000 (January 2012 dollars, mid-point of construction). Project gross square footage (GSF) is 73,767.

Phase II: Schematic Design was submitted on September 22, 2008. Schematic Design was approved by the District on January 26, 2009.

Phase III: Design Development drawings were submitted on January 29<sup>th</sup>, 2009. First review of the Design Development drawings was held on February 26<sup>th</sup> and 27<sup>th</sup>. DD drawings were resubmitted by KMD Architects (KMD) on April 3, 2009. Design Development drawings were approved by the District on April 19, 2009. 60% Construction Documents re-submittal is expected in August as required by the Design Phase recovery plan.

### KEY ACTIVITIES/NEXT STEPS

- Complete 60% Construction Documents submittal and review.
- Continue End-user meetings for Surgery, Catheterization Labs and Laboratory/Pharmacy.
- Finalize Equipment selections.
- Complete Make Ready Project Documents; submit to OSHPD for a permit.
- Complete CEQA compliance documents.

### ISSUES

KMD Architects submitted their construction phasing plan for review. It is critical for the hospital to have a functional temporary loading dock in place prior to the start of the D&T building construction. Conclusion of the CEQA process is necessary to ensure that resulting compliance requirements are consistent with design directions. In addition, administrative staff and end-user sign-off and involvement in the design process continues to be critical to maintaining the design phase schedule of the D&T project; the PMT is closely monitoring the recovery plan schedule to insure that deadlines are met. Conforming 60% CD documents are anticipated to be received from KMD on August 24, 2009.

### SCHEDULING INFORMATION

SCHEDULED COMPLETION	JUNE 2013
PROJECT FEASIBILITY:	MAY 2007–JUNE 2007
PROJECT PROGRAM	JUNE 2007–MAY 2008
DESIGN	JUNE 2008–JULY 2009
CONSTRUCTION BID & AWARD	NOVEMBER 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
UTILITY MASTER PLAN*	\$884,106.00

\*REVISED BOARD APPROVED

7/6/09

**TOTAL**

**\$107,301,730.00\***

## CENTRAL ENERGY PLANT (CEP)



REPORTING MONTH	July 2009
JOB NUMBER:	03
PROJECT TITLE	Central Plant
PROJECT MANAGER:	Drake Dillard
ARCHITECT OF RECORD	Syska Hennessy Group Inc.

### PROJECT DESCRIPTION

Modernization and expansion of the Central Energy Plant.

Expansion support for the following:

- Diagnostic and Treatment Building Addition.
- Four floors of the existing East Tower.
- Future tower expansion (planning only).

### CURRENT STATUS

Project consultant Syska Hennessy Group (SHG) contract was approved by the District Board on January 29<sup>th</sup>, 2009 and was signed by the Architect on February 28<sup>th</sup>, 2009.

Design Development phase work is currently in process. The PMT has completed the Schematic Design milestone documents, code and cost reviews. With the required addition of two new emergency generators which were not anticipated in the 2004 Hospital Master Plan, the anticipated project cost is over budget. Staff is evaluating solutions to reduce cost.

### KEY ACTIVITIES/NEXT STEPS

Completion of design of the Utility Master Planning and Emergency Preparedness projects is necessary to maintain schedule. Completion of the Schematic Design by SHG is critical to master program scheduled activities. The next step is to approve Schematic Design.

### ISSUES

- Completion of this project is critical to the D&T project.
- Conclusion of the CEQA process is necessary to ensure that resulting compliance requirements are consistent with design directions.
- Confirm the cost impact of the added generators. Value engineering (VE) and funding options need to be developed for District Board consideration and action.

#### SCHEDULING INFORMATION

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

#### COST INFORMATION

CONSTRUCTION:	\$39,670,696.00
EQUIPMENT:	\$0
PLANS & SPECIFICATION:	\$0
A/E FEES:	\$6,138,038.00
PLAN CHECK:	\$0
ADMIN FEES	\$5,003,098.00
ADDITIONAL CONTINGENCIES	\$0

\*REVISED PER BOARD APPROVED

1/05/09

**TOTAL**

**\$50,811,832.00\***

## EAST TOWER (ET)



REPORTING MONTH	July 2009
JOB NUMBER:	04
PROJECT TITLE	East Tower
PROJECT MANAGER:	Drake Dillard
ARCHITECT OF RECORD	Stantec, Inc.

## PROJECT DESCRIPTION

The existing levels (floors 2, 3, 4, and 5) of the East Tower (originally constructed in 1974) 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 (Americans with Disabilities Act Accessibility Guidelines) compliant private rooms. The infrastructure portion of this project involves 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

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

Phase I: Program/Scope Definition. Phase I is complete.

Phase II: Schematic Design (East Tower all floors)

Stantec is preparing the schematic design submittal including estimates for review by the PMT in mid-August.

## KEY ACTIVITIES/NEXT STEPS

- Complete Documents, Code and Cost Estimating reviews for the schematic design submittal.
- Finalize contract with Stantec.

## ISSUES

Current scope developed via end-user meetings is over the Program Budget allowance. Continued design work can not proceed until scope and budget issues are resolved; the PMT is analyzing the issues and is developing a recommendation. End user participation in prioritizing their needs is essential to finalization of scope and budget issues.

## SCHEDULING INFORMATION\*

SCHEDULED COMPLETION:	JANUARY 2012
PROJECT FEASIBILITY:	NOVEMBER 2007-FEBRUARY 2008
PROJECT PROGRAM:	FEBRUARY 2008-DECEMBER 2008
DESIGN:	JANUARY 2009-OCTOBER 2009
BID & AWARD:	FEBRUARY 2009-JUNE 2010
CONSTRUCTION:	JULY 2010-MAY 2013

## 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

\*MASTER SCHEDULE REVISION APPROVED 7/6/09

**TOTAL \$34,331,803.00**

**GROSSMONT HEALTHCARE DISTRICT**  
**Prop G - Costs/Budgets by Project**  
As of July 31, 2009

	Project to Date Accrued Costs	Current Budget	\$ Remaining	% Budget Used
<b>ED-CCU</b>				
51100 A/E	\$2,230,864	\$2,034,901	-\$195,963	110%
53000 CONSTRUCTION	31,831,854	33,478,573	1,646,719	95%
54000 EQUIPMENT	0	1,767,187	1,767,187	0%
61000 ADMIN COSTS	3,261,107	3,812,882	551,775	86%
<b>Total</b>	<b>37,323,825</b>	<b>41,093,543</b>	<b>3,769,718</b>	<b>91%</b>
<b>Central Plant (CEP)</b>				
51100 A/E	984,747	6,138,038	5,153,291	16%
53000 CONSTRUCTION	0	39,670,696	39,670,696	0%
61000 ADMIN COSTS	459,613	5,003,098	4,543,485	9%
<b>Total</b>	<b>1,444,360</b>	<b>50,811,832</b>	<b>49,367,472</b>	<b>3%</b>
<b>Diagnostic &amp; Treatment (D&amp;T)</b>				
51100 A/E	4,563,120	9,575,978	5,012,858	48%
53000 CONSTRUCTION	0	72,617,693	72,617,693	0%
54000 EQUIPMENT	0	18,119,860	18,119,860	0%
61000 ADMIN COSTS	1,999,209	6,071,092	4,071,883	33%
62000 KITCHEN CONTING	0	884,104	884,104	0%
<b>Total</b>	<b>6,562,329</b>	<b>107,268,727</b>	<b>100,706,398</b>	<b>6%</b>
<b>CEQA (D&amp;T sub-project)</b>				
51100 A/E	22,285	30,000	7,715	74%
61000 ADMIN COSTS	0	3,000	3,000	0%
<b>Total</b>	<b>22,285</b>	<b>33,000</b>	<b>10,715</b>	<b>68%</b>
<b>East Tower (ET)</b>				
51100 A/E	347,511	4,189,280	3,841,769	8%
53000 CONSTRUCTION	0	26,016,645	26,016,645	0%
61000 ADMIN COSTS	293,816	2,302,342	2,008,526	13%
<b>Total</b>	<b>641,327</b>	<b>32,508,267</b>	<b>31,866,940</b>	<b>2%</b>
<b>East Tower- Phase I</b>				
51100 A/E	249,566	197,498	-52,068	126%
53000 CONSTRUCTION	0	1,573,372	1,573,372	0%
61000 ADMIN COSTS	0	52,666	52,666	0%
<b>Total</b>	<b>249,566</b>	<b>1,823,536</b>	<b>1,573,970</b>	<b>14%</b>
Utility Master Plan	0	2	2	0%
<b>Projects Total</b>	<b>\$46,243,692</b>	<b>\$233,538,907</b>	<b>\$187,295,215</b>	<b>20%</b>

Note: 7/6/09-Master Budget Revision Board Memo#85 approved with a reduction in total project cost of \$3,115,894 as reflected in the 'Current Budget' total.

Grossmont Healthcare District  
**Prop G - Hospital Contracts Summary by Project**  
As of July 31, 2009

Project Name	Contract Name	Original Contract Amt	Change Order Amount	Current Contract Amount
<b>CEQA</b>	Recon	\$25,000	\$	\$25,000
		<b>25,000</b>		<b>25,000</b>
<b>Central Energy Plant</b>				
	Davis Langdon	31,000		31,000
	Mactec	31,700		31,700
	Parsons 444313	216,289	\$306,248	522,537
	SCST	17,850		17,850
	Syska Hennessey-Study	263,500	170,470	433,970
	Syska Hennessey-Des Reimb	50,000		50,000
	Syska Hennessey-Design	3,242,500	14,800	3,257,300
	Syska Hennessey-OSHDP Rev	116,000		116,000
<i>(Utility Master Plan)</i>	Syska Hennessey		67,200	67,200
		<b>3,968,839</b>	<b>558,718</b>	<b>4,527,557</b>
<b>DiagnosticTreatment</b>				
	Air-X	18,000		18,000
	APSI	112,650		112,650
	Burkett-Wong Survey	31,270	1,700	32,970
	Burkett-Wong	1,490		1,490
	DS Certified Inspections	26,460	20,020	46,480
	KMD-DT Design	6,120,000	403,797	6,523,797
	KMD-DT Design Reimb	200,000		200,000
	KMD-DT OSHPD	1,400,000	-150,000	1,250,000
	KMD-DT-PreDes	668,241		668,241
	Modular Building Concepts	163,505	11,113	174,618
	Parsons 444313	424,853	803,613	1,228,466
	SCST	13,250	14,455	27,705
<i>(Utility Master Plan)</i>	Air-X		24,500	24,500
	Burkett-Wong		9,000	9,000
		<b>9,179,719</b>	<b>1,138,198</b>	<b>10,317,917</b>
<b>ED-CCU</b>				
	Design Partnership	1,005,760	203,728	1,209,488
	Jaynes	27,350,000	4,846,450	32,196,450
	Kleinfelder	250,000	409,650	659,650
	Mobil Mini	3,000	-2,000	1,000
	Parsons 444031	4,800		4,800
	Parsons 444038	25,000		25,000
	Parsons 444313-484	1,170,978	202,040	1,373,018
	SCST	192,182	131,420	323,602
	Sharp Reimb	1,484,219		1,484,219
	TestMarcx	192,174		192,174
		<b>31,678,113</b>	<b>5,791,288</b>	<b>37,469,401</b>
<b>East Tower</b>				
	Parsons 444313	131,318	287,938	419,256
	Stantec-Reimb	26,400		26,400
	Stantec	335,460	24,630	360,090
		<b>493,178</b>	<b>312,568</b>	<b>805,746</b>
<b>East Tower-Phase I</b>				
	Hesselberg Keesee	15,580		15,580
	Stantec		3,950	3,950
		<b>15,580</b>	<b>3,950</b>	<b>19,530</b>
<b>Total</b>		<b>\$45,360,429</b>	<b>\$7,804,722</b>	<b>\$53,165,151</b>

# Grossmont Healthcare District

## Prop G - ED/CCU General Contractor (Jaynes Corp) Change Orders

As of July 31, 2009

CO-Owner Ref #	CO Date	CO Type	CO-Description	Executed
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	OSHDP Change Order #1, incorporate Backcheck 1 comments	175,494
4	4/18/2008	A	OSHDP CO#01 drawings	2,000
5	4/18/2008	D	Deletion of K-12 Light Fixtures	(4,775)
6	2/21/2008	A	specification changes for OSHDP approvals	0
7	2/19/2008	A	Incorporate Geotechnical Investigation for Retaining Wall	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 system.	(13,594)
16	5/8/2008	F	Add locks, scribe counters per casework submittal review.	7,154
17	5/8/2008	A	Incorporate OSHDP approved Pneumatic Tube drawings into scope	0
18	5/8/2008	A	Provide HILTI X-DNI (0.145" diameter) x 1-1/14" powder actuated	0
19	5/13/2008	A	OSHDP Backcheck #02 - RFQ# 03	8,000
20	5/13/2008	D	Relocate Fire Sprinkler lines	20,200
21	5/13/2008	A	OSHDP 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, OCO#19 and	23,556
28	5/28/2008	B/C	Bid Add Alternate #2-Support for Owner hired Commissioning Agt	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	C	OSHDP CO#10-MEP Equip Coord drwgs	87,036
45	7/15/2008	D/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 plug line in elect room 5510	2,500
49	7/29/2008	F	Credit for 3 outlets, changes to furr wall, relocate plmbg	13,340

## Grossmont Healthcare District

### Prop G - ED/CCU General Contractor (Jaynes Corp) Change Orders

As of July 31, 2009

CO-Owner Ref #	CO Date	CO Type	CO-Description	Executed
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
60	9/16/2008	C	Relocate existing ductwork EF-7 mechanical floor	10,000
61	9/16/2008	D	Relocate existing plumbing vent line RFI 561	4,729
62	9/16/2008	D	Drill through existing structural beam flanges	2,881
63	9/17/2008	F	Added framing for control panels	5,500
64	9/22/2008	E	Added framing, drywall and TS support	9,000
65	9/17/2008	F	Misc elect revisions per RFIs 520,526,564,628	5,726
66	9/17/2008	F	Piping, framing and electrical issues	12,653
67	9/23/2008	F	Drywall/ceiling work per RFIs 677-690	26,000
68	9/30/2008	B/C	Pachometer testing	6,291
69	10/16/2008	F	Structural Steel Reinforcing at core hole locations	500,000
70	10/10/2008	A	OSHPD approved DA#2 fire sprinkler drawings	136,000
71	10/6/2008	C	Low Voltage cabling	416,399
72	10/6/2008	F	Switch hardware at doors 4240,5240	3,254
73	10/30/2008	F	Electrical rework	31,811
74	10/30/2008	A	Change out 2 band couplings to 4 band	85,000
75	10/30/2008	F	RFIs 374,462,483,502 electrical issues	8,738
76	10/30/2008	E/F	RFIs 416,531,579,587,628 electrical issues	5,018
77	10/30/2008	D	RFIs 95,259,372 revised plumbing locations	11,243
78	11/6/2008	D	ASI#46-Cubicle curtain fabric	3,011
79	11/6/2008	F	Anchorage of relocated elect equip at Mech Level	11,696
80	11/12/2008	E	Time Extension	525,000
81	11/12/2008	F	FSD Additional Plumbing	34,330
82	11/13/2008	D	Backcharge to Contractor for reinspections	(2,480)
83	11/13/2008	F	Delete J boxes for elect hardware room 2118	(2,591)
84	11/14/2008	C	Repair damaged drywall leaking AH2	4,205
85	11/19/2008	F	Cementitious Underlayment	143,742
86	11/19/2008	F	Relocate exist HWW/R and CWS/R piping	56,870
87R1	11/19/2008	F	Electrical changes	5,845
88R1	4/22/2009	D/F	Framing Modifications, RFI's 607,631,660	9,000
89	11/19/2008	E	Framing Modifications RFI's 710,720,793,811,813	1,800
90	11/24/2008	C	Minor Headwall revisions- Zero Costs	0
91	11/24/2008	A	Backcharge to GC for Manlift inspection processes	(11,717)
92	12/8/2008	F	Added framing, electrical and plumbing	25,000
93	12/19/2008	F	Misc. RFI's incl dimmer switch,tel/data, drops, traps	30,891
94	1/13/2009	F	Wrap the Waste DI Piping	113,034
95	1/13/2009	F	Misc RFI's -wall furring, TV outlets, ceiling soffits	18,962
96	1/13/2009	D	1/8" steel plate at Med Gas Piping	24,511
97	1/22/2009	F	DI Water System Revisions	144,066
98	2/2/2009	F	FSD's and Electrical issues	14,453
99	2/2/2009	F	Chiller Retaining Wall	10,500

# Grossmont Healthcare District

## Prop G - ED/CCU General Contractor (Jaynes Corp) Change Orders

As of July 31, 2009

CO-Owner Ref #	CO Date	CO Type	CO-Description	Executed
100	2/2/2009	C/F	Add'l Chiller costs-sewer drain/ Waterproofing	13,460
101	2/2/2009	F	Nurse Call Substation Pillow Speakers	2,712
102	02/0/2009	F	Deduct for Signage not used	(5,000)
103	2/2/2009	C	Repair Wtr Damage caused by Owners blocked roof drain	11,014
104	2/2/2009	C	Red Topset Base	1,609
105	2/11/2009	F	Elect Panel changes at Chiller Pad	1,828
106	2/19/2009	F	Provide epoxy anchors at Pyxis Units	17,722
107	2/19/2009	F	Install Vacuum Breaker at PCM locations on Level 2	70,886
108	3/2/2009	C	Repairs for water damage caused by Owner's backflow device	107,430
109	2/23/2009	F	Add'l work from added cores and wall penetrations	22,000
110	2/23/2009	F	Revised Nurse call device locations	46,363
111	2/23/2009	C	Install Stanley Magic force door openers in lieu of ED800	144,192
112	4/22/2009	C	Implementation of Infection Control to July 2008	16,984
113	3/13/2009	F	Add furred wall Rm 5006,add drywall backing locker room	2,177
114	3/13/2009	D/F	Offset of rated wall, delete furring, add ceiling ht	19,790
115	3/13/2009	F	Extension of 1-hour smoke barrier walls	23,823
116	3/16/2009	F	Retap K-9 light fixture, add sleeves at water piping	84,000
117	3/16/2009	F	Added cores-Pod B shutdown	32,000
118	3/16/2009	C	Add add'l backing/conduit to adj cabinet for satellite TV	16,000
119	3/25/2009	C	Pod Closures-Level 1	271,000
120	4/22/2009	F	Replace light fixtures	1,500
121	4/22/2009	F	Relocate diffuser	2,980
122	5/21/2009	C	Fire Stop bricks at cable tray penetrations	6,200
123	5/21/2009	C	Tone fuel lines at the chiller pad	1,242
124	5/21/2009	F	Framing issues RFI's 457,583,703,705,708,	12,404
125	6/4/2009	D	Added VCT	4,646
126	6/4/2009	F	Added backing for lights at radius soffits	3,200
127R1	6/4/2009	F	Relo FSD,install new soffit track, delete 1lite pole nr chiller pad	10,000
128	6/4/2009	F	Relocate shower curtains and receptacles	31,529
129	6/4/2009	F	Relocate panel opening from sink	4,206
130	6/4/2009	F	Change roof curbs from concrete to tube steel	4,884
131	6/24/2009	F	Build soffit Rm 2010 to cover elect junction box	2,343
132	7/21/2009	F	Relocation of cable tray Room 2005	4,000
133	7/21/2009	F	CJ's storage fees/upcharges-vinyl flooring	5,267
134	7/21/2009	F	Add (2) emergency power outlets Nurse stations 4300 and 5300	5,420
135	7/21/2009	F	Add 2-hr rated doghouse per RFI 1086,OCO#67	3,973
136	7/21/2009	B	Premium portion of payroll costs-Dyna Elect-acceleration sch	22,124
<b>TOTAL</b>				<b>\$4,846,450</b>

Type of Change	CO Amount	% of CO	% of Original Contract Value-\$27,350,000
A=OSHPD	560,022	12%	
B=District Request	198,365	4%	
C=Sharp Request *	1,486,323	31%	
D=Unforeseen	161,852	3%	
E=GC Request	551,588	11%	
F=A&E Revisions	1,888,300	39%	
<b>Total</b>	<b>4,846,450</b>	<b>100%</b>	<b>17.72%</b>

\* Includes CO#71- \$416,399 re-allocated from budget equip funds.

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

As of July 31, 2009

<b>Project</b>	<b>Current Budget Amount</b>	<b>Original Budget Amount</b>	<b>Original Contract Amount</b>	<b>Executed Chg Order Amt</b>	<b>Current Contract Amt</b>	<b>Paid to Date Amount</b>
<b>CEQA</b>	\$33,000	\$0	\$25,000	\$0	\$25,000	\$15,781
<b>Central Energy Plant</b>	50,811,832	56,918,773	3,968,839	558,718	4,527,557	1,444,360
<b>Diagnostic and Treatment Building</b>	107,268,727	110,417,623	9,179,719	1,138,198	10,317,917	6,220,936
<b>ED/CCU Levels 2, 4 and 5 Build Out</b>	41,093,543	41,093,543	31,678,113	5,791,288	37,469,401	36,874,414
<b>East Tower Nursing Unit Upgrade</b>	32,508,267	34,331,803	493,178	312,568	805,746	641,310
<b>East Tower-Phs 1</b>	1,823,536	0	15,580	3,950	19,530	249,566
<b>Utility Master Plan</b>	2	0	0	0	0	0
<b>TOTAL</b>	<b>\$233,538,907</b>	<b>\$242,761,742</b>	<b>\$45,360,429</b>	<b>\$7,804,722</b>	<b>\$53,165,151</b>	<b>\$45,446,367</b>

Note: 7/6/09-Master Budget Update Board Memo#85 approved with a reduction in total project cost of \$3,115,894 as reflected in the 'Current Budget Amount'.total.

## JULY PROGRESS PHOTOS



These two pictures show the 4<sup>th</sup> floor after most of the IS equipment has been installed as well as the privacy curtains. The 5<sup>th</sup> and 4<sup>th</sup> floors are both in this same condition.



Second floor completed corridors.



The pictures above are of the 2<sup>nd</sup> floor after the final waxing was completed. Computers have been installed as well as all the final finishes have been completed. The contractor punch list has been completed on the 2<sup>nd</sup> floor, the architect and owner punch lists are being finalized.