

GROSSMONT HEALTHCARE DISTRICT PROP G HOSPITAL PROJECTS

MONTHLY UPDATE

SEPTEMBER 2009



Prepared by:
Program Management Team

Project Website: www.grossmonthhealthcare.org

**MONTHLY UPDATE
SEPTEMBER 2009**

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Format Change: Significant Changes to Schedule and Cost reported on the prior month's report are highlighted in yellow on the project's detailed report sheets following the Executive Summary.

MONTHLY UPDATE SEPTEMBER 2009

I. EXECUTIVE SUMMARY

ED/CCU 2-4-5 Build Out

The Office of Statewide Healthcare Planning and Development (OSHPD) has given a temporary Certificate of Occupancy for all floors. The hospital has begun admitting patients to the new rooms with occupancy approaching 100%. Final approval by OSHPD and licensing is expected in November, 2009.

Diagnostic and Treatment Center (D&T)

On April 17, 2009, the District Board (Board) 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. Other departments had already approved the designs. 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 projects will be submitted to OSHPD for plan approval within the next few weeks. Revised 60% Construction Document (CD) drawings, after review and comment by the PMT, are being finalized by KMD Architects. End User meetings are in process to review design and patient flow decisions to date.

Central Energy Plant (CEP)

The Central Energy Plant (CEP) project includes systems and equipment necessary to feed the D&T and is being designed to allow necessary replacement of existing equipment in the future. Phased replacement of older equipment is being studied by Grossmont Hospital Corporation and Sharp HealthCare. Early phase projects associated with the CEP include relocation of existing site utilities at the P3 parking lot, ring road utility relocations, trench 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 have been reviewed and the designer, Syska Hennessy Group, will be proceeding to the next phase of design.

East Tower (ET)

The Program Management Team (PMT) is preparing a budget increase to the East Tower project for Board consideration. The revised project budget is in line with the scope based on end-user input. A field survey of existing conditions performed by the PMT and consultants will provide additional information for analysis and incorporation into project scoping plans.

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	SEPTEMBER 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

On Thursday, September 10th, 2009 a Certificate of "Temporary Occupancy" was issued to Sharp Grossmont Hospital for Beneficial Occupancy giving the hospital the ability to schedule the California Department of Public Health (CDPH) for a licensure inspection on September 21st, and attain the goal of Move-In/Go-Live on all floors and begin seeing patients September 22nd - 24th. Based on ancillary items that need to be completed by the contractor inclusive of the Deionized (DI) Water System, the goal for Certificate of "Final Occupancy" is less than 90 days out with a projected date of November 18th, 2009. Construction of the Grossmont Hospital Acute Care/Critical Care Unit Build-Out of Floors 2, 4 & 5 "Notice of Completion" was filed with the County of San Diego on Thursday, September 24th, 2009.

KEY ACTIVITIES/NEXT STEPS

Several key activities for October:

- Coordinate Hill-Rom Nurse Call Training and System Certification.
- Complete Area Compliance Officer's (ACO) discrepancies from the Field Visit Reports for Final Occupancy.
- Complete Architect of Record (AOR) and Engineer of Record (EOR) final punch lists.
- Coordinate Operating and Maintenance training for all new systems with engineering.

ISSUES

Introduction of the DI Water System to the new West Tower is the last major milestone for this project. This process includes an essential redesign of the system with the addition of an inline pump on Level 2 to compliment the two pumps located on Levels 4 & 5; reversing the flow of the system to push the water through each floor in lieu of pulling up from the basement and the addition of inlet pressure switches to protect the pumps from running dry.

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	SEPTEMBER, 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	SEPTEMBER 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: Conceptual Design: Complete, Phase II: Schematic Design: Complete, Phase III: Design Development Complete

The 60% Construction Documents re-submittal was received from KMD Architects on August 24th according to the recovery plan. The PMT review occurred on September 24th. Interior Design Review and final equipment selection by hospital staff has occurred. The Departmental Flow reassessment meeting was held on September 9th, 2009. The hospital has requested a more in depth review of options related to patient transportation on Level 1 as a result of relaxed occupancy requirements for the East Tower. The hospital has reported an improved structural re-classification for the east Tower as a result of the recently completed HAZUS analysis.

KEY ACTIVITIES/NEXT STEPS

- Complete 60% Construction Documents process.
- Finalize departmental flow discussions with hospital administration and staff.
- Complete End-user meetings for Surgery, Catheterization Labs and Laboratory/Pharmacy.
- Complete Make Ready Project Documents; submit to OSHPD for a permit.
- Complete California Environmental Quality Act (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 phase. The Loading Dock Make-Ready project will be submitted to OSHPD next month for plan approval.
- Conclusion of the CEQA process is necessary to ensure that resulting compliance requirements are consistent with design directions.
- Administrative staff and end-user sign-off and involvement in the design process continue to be critical to maintaining the design phase schedule of the D&T project. Consensus on Level 1 patient flow strategies must be accomplished in order to finalize the design in preparation for plan review submission to OSHPD. Meetings continue to occur to address end-user requests.

SCHEDULING INFORMATION

SCHEDULED COMPLETION	JUNE 2013
PROJECT FEASIBILITY:	MAY 2007–JUNE 2007
PROJECT PROGRAM	JUNE 2007–MAY 2008
DESIGN	JUNE 2008–SEPTEMBER 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*
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CENTRAL ENERGY PLANT (CEP)



REPORTING MONTH	SEPTEMBER 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 capacities to provide utilities for the following future projects:

- 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 29th, 2009 and was signed by the Architect on February 28th, 2009.

Design Development (DD) phase work is complete. The PMT has conducted a document/ code review of the DD submittal. In addition, the PMT has reviewed the DD estimates and has requested value engineering options of not more than \$1.8 Million to bring the budget into compliance with current approvals.

KEY ACTIVITIES/NEXT STEPS

- Completion of design of the Utility Master Planning and Emergency Preparedness projects is necessary to maintain schedule.
- Approve Syska Hennessy to proceed to the 60% Construction Document Design phase.

ISSUES

- Completion of this project is critical to the D&T project.
- Conclusion of the California Environmental Quality Act (CEQA) process is necessary to ensure that resulting compliance requirements are consistent with design directions.

SCHEDULING INFORMATION

SCHEDULED COMPLETION	DECEMBER 2012
PROJECT FEASIBILITY:	JANUARY 2008-MARCH 2008
PROJECT PROGRAM DESIGN	MARCH 2008-NOVEMBER 2008 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	SEPTEMBER 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: Complete

Phase II: Schematic Design (East Tower, all floors)

Schematic Design was submitted by Stantec Architects on July 10th 2009. The PMT design review was held on August 18th, 2009. Project Budget and Scope are being re-evaluated. A meeting was held with end-users on August 19th, 2009 to review options. The PMT is working with stakeholders to quantify those options in order to allow the project to continue, pending resolution of budget issues.

KEY ACTIVITIES/NEXT STEPS

- Finalize project scope and budget and submit to District Board for approval.
- Finalize contract with Stantec.

ISSUES

- Current scope developed during end-user review 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 for District Board consideration.

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 September 30, 2009

	Project to Date Accrued Costs	Current Budget	\$ Remaining	% Budget Used
ED-CCU				
51100 A/E	\$2,369,887	\$2,034,901	-\$334,986	116%
53000 CONSTRUCTION	32,431,589	33,478,573	1,046,984	97%
54000 EQUIPMENT	937,733	1,767,187	829,454	53%
61000 ADMIN COSTS	3,338,314	3,812,882	474,568	88%
Total	39,077,523	41,093,543	2,016,020	95%
Central Plant (CEP)				
51100 A/E	991,069	6,138,038	5,146,969	16%
53000 CONSTRUCTION	0	39,670,696	39,670,696	0%
61000 ADMIN COSTS	530,401	5,003,098	4,472,697	11%
Total	1,521,470	50,811,832	49,290,362	3%
Diagnostic & Treatment (D&T)				
51100 A/E	4,886,799	9,575,978	4,689,179	51%
53000 CONSTRUCTION	0	72,617,693	72,617,693	0%
54000 EQUIPMENT	0	18,119,860	18,119,860	0%
61000 ADMIN COSTS	2,083,978	6,071,092	3,987,114	34%
62000 KITCHEN CONTING	0	884,104	884,104	0%
Total	6,970,777	107,268,727	100,297,950	6%
CEQA (D&T sub-project)				
51100 A/E	22,285	30,000	7,715	74%
61000 ADMIN COSTS	0	3,000	3,000	0%
Total	22,285	33,000	10,715	68%
East Tower (ET)				
51100 A/E	779,559	4,189,280	3,409,721	19%
53000 CONSTRUCTION	0	26,016,645	26,016,645	0%
61000 ADMIN COSTS	323,591	2,302,342	1,978,751	14%
Total	1,103,150	32,508,267	31,405,117	3%
East Tower- Phase I				
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%
Total	249,566	1,823,536	1,573,970	14%
Utility Master Plan				
51100 A/E	86,700	0	-86,700	NA
61000 ADMIN COSTS	10,063	0	-10,063	NA
Total	96,763	0	-96,763	NA
Projects Total	\$49,041,534	\$233,538,905	\$184,497,371	21%

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 - Contracts Summary by Project
As of September 30, 2009

Project Name	Contract Name	Original Contract Amt	Executed Change Order Amount	Current Contract Amount
CEQA	Recon	\$25,000	\$24,295	\$49,295
		25,000	24,295	49,295
Central Energy Plant	Davis Langdon	33,000		33,000
	Mactec	31,700	19,000	50,700
	Parsons 444313	216,289	429,204	645,493
	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	247,300	3,489,800
	Syska Hennessey-OSHDP Rev	116,000		116,000
		3,970,839	865,974	4,836,813
DiagnosticTreatment	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	520,797	6,640,797
	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
		9,179,719	1,221,698	10,401,417
ED-CCU	Design Partnership	1,005,760	203,553	1,209,313
	Jaynes	27,350,000	5,331,246	32,681,246
	Kleinfelder	250,000	464,350	714,350
	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
		31,678,113	6,330,609	38,008,722
East Tower	Davis Langdon	42,500		42,500
	Parsons 444313	131,318	287,938	419,256
	Stantec-Reimb	26,400		26,400
	Stantec	335,460	24,630	360,090
		535,678	312,568	848,246
East Tower-Phase I	Hesselberg Keesee	15,580		15,580
	Stantec		3,950	3,950
		15,580	3,950	19,530
Utility Master Plan	AirX		24,500	24,500
	Burkett Wong		9,000	9,000
	Syska Hennessey		329,324	329,324
			362,824	362,824
Total		\$45,404,929	\$9,121,918	\$54,526,847

Grossmont Healthcare District

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

As of September 30,2009

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	OSHPD Change Order #1, incorporate Back check 1 comments	175,494
4	4/18/2008	A	OSHPD 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 OSHPD 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 OSHPD approved Pneumatic Tube drawings into scope of	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	OSHPD Back check #02 - RFQ# 03	8,000
20	5/13/2008	D	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 Back check 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 various	23,556
28	5/28/2008	B/C	Bid Add Alternate #2-Support for Owner hired Commissioning Agent	50,572
29	5/28/2008	C	Add Sink in Room 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	OSHPD CO#10-MEP Equip Coordination drawings	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 plumbing	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 Drawings-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

Grossmont Healthcare District

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

As of September 30,2009

CO-Owner Ref #	CO Date	CO Type	CO-Description	Executed
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	Miscellaneous 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 Mechanical 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 re-inspections	(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 Man lift inspection processes	(11,717)
92	12/8/2008	F	Added framing, electrical and plumbing	25,000
93	12/19/2008	F	Miscellaneous. 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	Miscellaneous 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
100	2/2/2009	C/F	Additional 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 Water Damage caused by Owners blocked roof drain	11,014
104	2/2/2009	C	Red Top set 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	Additional 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 Room 5006,add drywall backing locker room	2,177

Grossmont Healthcare District

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

As of September 30,2009

CO-Owner Ref #	CO Date	CO Type	CO-Description	Executed
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 additional backing/conduit to adjacent 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-CO Voided 9-5-09	0
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	Relocate 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 Room 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/up charges-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 schedule	22,124
137	8/4/2009	F	Fire Alarm Revisions OCO#37	9,065
138	8/4/2009	F	Isolate fire taping of 12KV cables, loop 2 in the manhole	1,083
139	8/20/2009	F	Add 1" supports to Heraeus Arms	5,080
140	8/20/2009	F	Install (2) layers of drywall to maintain fire rating	1,339
141	8/26/2009	F	Relocate electrical service to the DI Water Pump	1,689
142	8/20/2009	F	Relocate fire alarm junction boxes	4,501
143	8/20/2009	F	Disconnect exist pole light at new chiller pad, Install temp feed	2,065
144	8/20/2009	F	Install additional smoke detectors in beam pockets-OCO#69	29,412
145	8/20/2009	F	Install additional duct detectors at mechanical levelOCO#48 fire	9,173
146	9/3/2009	F	As Built Structural layout	2,937
147	9/3/2009	B	accelerated Schedule Premium OT	152,313
148	9/3/2009	F	Remove and relocate exist elect level 6, RFI 1110	1,373
149	9/3/2009	F	Added sprinkler heads per OCO 72	13,653
150	9/3/2009	F	Added smoke detectors per RFI 1190	1,500
151	9/9/2009	F	Added soffit MEP coordination	4,376
152	9/9/2009	F	Install walking platform, relocate exist plumbing	20,000
153	9/9/2009	F	Install additional metal ceiling panels with strip inserts	23,928
154	9/9/2009	F	Add (3) dedicated outlets rooms 2006,4002,5002	2,665
155	9/9/2009	D	Perform additional remedial work to elect wk from failed backflow	5,050
156	9/9/2009	F	Rework window frame room 2242	1,253
157	9/9/2009	D	Install seismic SS custom fabricated braces at pendant lights	756
158	9/9/2009	F	Lower ceiling height level 4, pod c	9,515
159	9/9/2009	F	Make changes per RFIs 1231,1232,1234	31,265
160	9/9/2009	F	Relocate (2) smoke detectors	10,120
161	9/9/2009	F	Change pairs of integrated door assemblies to temp rise.	58,000
162	9/15/2009	D	Extend circuitry to room 4526	4,200
163	9/15/2009	F	Nurse call light relocations	4,410
164	9/15/2009	F	Added Fire alarm chimes rooms 2006 and 2009	2,030
165	9/15/2009	C	Eliminate anchor bolts at 3 pyxis units	2,927
167	9/23/2009	F	Rework seismic at ceilings per RFI 1049 and 1054	41,094
168	9/23/2009	D	Infection Control thru 1-31-09	26,276
169	9/23/2009	F	Lower ceiling in room 2012 per RFI 1092	4,728
TOTAL				\$5,331,246

Grossmont Healthcare District

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

As of September 30,2009

CO-Owner Ref #	CO Date	CO Type	CO-Description	Executed
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SUMMARY:

Type of Change	CO Amount	% of CO	% of Original Contract Value-\$27,350,000
A=OSHPD	\$560,022	11%	
B=District Request	350,678	7%	
C=Sharp Request *	1,489,250	28%	* Includes CO#71- \$416,399 re-allocated from budget equip funds.
D=Unforeseen	198,134	4%	
E=GC Request	551,588	10%	
F=A&E Revisions	2,181,574	41%	
Total	\$5,331,246	100%	19.49%

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

As of Septemeber 30, 2009

Project	Current Budget Amount	Original Budget Amount	Original Contract Amount	Executed Chg Order Amt	Current Contract Amt	Paid to Date Amount
CEQA	\$33,000	\$0	\$25,000	\$24,295	\$49,295	\$22,285
Central Energy Plant	50,811,832	56,918,773	3,970,839	865,974	4,836,813	1,487,684
Diagnostic and Treatment Building	107,268,727	110,417,623	9,179,719	1,221,698	10,401,417	6,778,012
ED/CCU Levels 2, 4 and 5 Build Out	41,093,543	41,093,543	31,678,113	6,330,609	38,008,722	38,393,238
East Tower Nursing Unit Upgrade	32,508,267	34,331,803	535,678	312,568	848,246	666,262
East Tower-Phs 1	1,823,536	0	15,580	3,950	19,530	249,566
Utility Master Plan	2	0	0	362,824	362,824	62,200
TOTAL	\$233,538,907	\$242,761,742	\$45,404,929	\$9,121,918	\$54,164,023	\$47,659,247

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.

Schedule Updates and Analysis

The updated schedule narrative outlines major changes and does not address routine progress updates or other minor changes.

ED/CCU Build Out:

- Current Schedule Completion Date: September 24, 2009 (date of Notice of Completion)
- Previous Approved Schedule Completion Date: July 09, 2009
- Project is complete with punch list work on going. Full schedule details remain on this schedule update and will be reduced to a one line Level I schedule for the next update.

CEQA (New Project):

- Current Schedule Completion Date: February 08, 2010
- Previous Schedule Completion Date: N/A
- Added a new set of activities to track the requirement that approval is received prior to the start of any major construction (D&T, CEP or East Tower). Currently, approval is scheduled approximately 7 months prior to the start of the first major project construction milestone (CEP).

East Tower Nursing Unit Upgrade:

- Current Schedule Completion Date: November 1, 2013
- Previous Approved Schedule Completion Date: May 23, 2013
- Extensions to the Design Development start date have pushed the overall completion date back. Increased Design Development and Construction Document design phase durations are added to be consistent with Architect's contractual requirements.

D&T Building:

- Current Schedule Completion Date: August 09, 2013
- Previous Approved Schedule Completion Date: June 03, 2013
- This update splits Construction Document development activities into 60% and 100% completion milestones and adds a new activity named, "Departmental Flow Issues". Extensions to the Construction Document finish date have pushed the overall completion date back.

Central Energy Plant:

- Current Schedule Completion Date: August 20, 2012
- Previous Approved Schedule Completion Date: August 20, 2012
- Note that the CEP needs to be complete 6 months prior to the completion of the D&T. As currently scheduled, the CEP is complete 12 months prior to the completion of the D&T. OSHPD plan review durations are estimates only and are contingent on OSHPD's ability to respond to the review process in a timely manner.

Utilities Master Plan – Make Ready Loading Docks:

- Current Schedule Completion Date: November 29, 2010
- Previous Approved Schedule Completion Date: June 25, 2010
- Expanded the number of activities and details to provide a more accurate schedule.

Utilities Master Plan – Make Ready Ring Road:

- Current Schedule Completion Date: October 1, 2010
- Previous Approved Schedule Completion Date: November 02, 2010
- Expanded the number of activities and details to provide a more accurate schedule.

Admin Link:

- Project is no longer required due to HAZUS reclassifications of existing buildings. Activities are removed from the master program schedule.