

GROSSMONT HEALTHCARE DISTRICT PROP G HOSPITAL PROJECTS

MONTHLY UPDATE

OCTOBER 2009



Prepared by:
Program Management Team

Project Website: www.grossmonthhealthcare.org

**MONTHLY UPDATE
OCTOBER 2009**

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Format Note: 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 OCTOBER 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. Modifications to the DI Water System may be required in order to meet final close out requirements from OSHPD.

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. 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 design revisions requested by staff. On October 16, 2009, the Board approved a budget revision that reallocated dollars from the equipment cost category to other projects due to a re-evaluation of the equipment budget needs of the D&T project.

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. Design Development drawings have been reviewed and the designer, Syska Hennessy Group, will be proceeding to the next phase of design after review of value engineering proposals which are required to bring the current scope into budget compliance. On October 16, 2009, the Board approved a budget increase to allow the inclusion of new emergency generators into the scope of the CEP project.

East Tower (ET)

The Program Management Team (PMT) is evaluating the results of above ceiling inspections conducted by the Architect, Stantec, and other consultants. The analysis of the reports will be used to develop plans to mitigate scope increases due to unforeseen compliance issues that may arise from OSHPD's field inspections. Negotiations with OSHPD are planned to discuss the existing conditions and to develop a Memo of Understanding with OSHPD to limit the District's exposure from Agency required scope increases. On October 16, 2009, the Board approved a budget increase to allow the incorporation of minimum patient care requirements requested by staff to support improved patient care on floors 2 through 5.

Utility Master Plan – Ring Road

The Ring Road utilities project is expected to be submitted to OSHPD within the next few weeks. The PMT is in the process of reviewing plans for program compliance and will direct the Architect, Syska Hennessy Group, to submit to OSHPD after the final review.

Make Ready Loading Docks

The external portion of the Temporary Loading Docks Make Ready Project is expected to be submitted to OSHPD within the next few weeks. The PMT is in the process of reviewing plans for program compliance and will direct the Architect, KMD Architects, to submit to OSHPD after the final review.

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	OCTOBER 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, October 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, 2009. The goal for Certificate of "Final Occupancy" is contingent on resolution of the DI Water System design issues. Construction of the Grossmont Hospital Acute Care/Critical Care Unit Build-Out of Floors 2, 4 & 5 "Notice of Completion" was recorded with the County of San Diego on Thursday, September 24th, 2009.

KEY ACTIVITIES/NEXT STEPS

Several key activities for November:

- Complete Area Compliance Officer's (ACO) discrepancies from the Field Visit Reports for Final Occupancy.
- 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. Evaluation of proposed corrections to the installed system is in process.

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	OCTOBER 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 Center 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 (Hazard US) 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 was completed on September 24th, 2009. Interior Design Review and final equipment selection by hospital staff has occurred. The first 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. A meeting was held on October 23rd, 2009, to review Tom Hale's (OSHPD) comments on the East Tower seismic issues and the KPFF Structural Engineers approach to addressing his concerns. OSHPD's position supports the KPFF proposals but requires additional work to existing East Tower footings.

KEY ACTIVITIES/NEXT STEPS

Several key activities for November:

- Complete 60% Construction Documents process.
- Finalize departmental flow discussions with hospital administration and staff. A meeting has been scheduled for November 10th, 2009
- Complete End-user meetings for Surgery, Catheterization Labs and Laboratory/Pharmacy.
- 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.
- 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– FEBRUARY 2010
CONSTRUCTION BID & AWARD	NOV. 2010–DEC. 2010
CONSTRUCTION	DECEMBER 2010–APRIL 2013

COST INFORMATION

CONSTRUCTION:	\$72,617,693.00
EQUIPMENT:	\$9,615,207.00
PLANS & SPECIFICATION:	\$0
A/E FEES:	\$9,575,978.00
PLAN CHECK:	\$0
ADMIN FEES	\$6,104,092.00
UTILITY MASTER PLAN*	\$0.00

*REVISED BOARD APPROVED

10/16/09

TOTAL

\$97,912,970.00*

CENTRAL ENERGY PLANT (CEP)



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

OSHPD #

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

Several key activities for November:

- 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.
- Resolve Budget Variance through Value Engineering analysis.

SCHEDULING INFORMATION

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

COST INFORMATION

CONSTRUCTION: \$43,170,696.00
 EQUIPMENT: \$0
 PLANS & SPECIFICATION: \$0
 A/E FEES: \$6,138,038.00
 PLAN CHECK: \$0
 ADMIN FEES: \$5,063,735.00
 ADDITIONAL CONTINGENCIES: \$0

*REVISED BOARD APPROVED

10/16/09

TOTAL

\$54,372,469*

EAST TOWER (ET)



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

OSHPD #

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 July 15, 2008.

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 5th floor existing conditions survey took place on October 8th and 9th, 2009. The PMT received conditions Survey Reports on October 23rd, 2009.

KEY ACTIVITIES/NEXT STEPS

Several key activities for November:

- Finalize contract with Stantec.
- Develop scope boundaries related to upgrading above ceiling conditions for discussions with OSHPD.

ISSUES

- Additional above ceiling work identified during inspections may significantly increase project scope and budget.
- 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: \$34,419,689.00
EQUIPMENT: \$906,165.00
PLANS & SPECIFICATION: \$0
A/E FEES: \$4,386,778.00
PLAN CHECK: \$0
ADMIN FEES: \$2,355,008.00
ADDITIONAL CONTINGENCIES: \$0

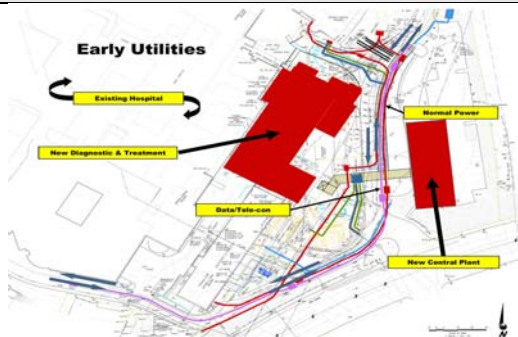
*REVISED BOARD APPROVED

10/16/09

TOTAL

\$42,067,640.00

UTILITY MASTER PLAN – RING ROAD



REPORTING MONTH	OCTOBER 2009
JOB NUMBER:	03A
PROJECT TITLE	Utility Master Plan- Ring Road
PROJECT MANAGER	Gordon Macshane
ARCHITECT OF RECORD	Syska Hennessy Group
ENGINEER OF RECORD	Syska Hennessy Group
CONTRACTOR	

OSHPD #

PROJECT DESCRIPTION

The scope of this project includes the relocation of existing underground utilities under the ring road to allow the realignment of the ring road to new contours and elevations that will accommodate the future D & T Building. Over 7,500 linear feet of utilities will be installed underground largely along 700 linear feet of the ring road. Current planning anticipates four consecutive phases in order to allow continuous emergency access around the campus and to allow continuous hospital and hospital engineering operations during construction. A series of coordinated tie-ins half way through the project will allow the demolition of the existing utilities lines. The underground utilities being relocated include new gas and water lines, steam lines, medical gases, electrical power and telecommunication lines. The area of the project starts from the back of the Women's Center wrapping around the approach to the courtyard outside the cafeteria, continuing down along the Ring road to the Murray Avenue entrance.

CURRENT STATUS

The construction documents have been submitted by Syska Hennessy Group and are currently in review with the PMT prior to an anticipated submission date to OSHPD of November 23, 2009.

KEY ACTIVITIES/NEXT STEPS

Several key activities for November:

- Review of Construction Document submission by the PMT
- Inclusion of the Helix Water supply line into the Early Utility Project
- Submission to OSHPD

ISSUES

Relocating the Helix Water Supply line was not anticipated by Syska Hennessy Group (the Engineer of Record), because preliminary information of the Helix Water line was that it was too deep to be affected by the excavation work of the Ring Road. Underground survey trenches revealed a portion of the water line that will have to be moved along with the water line under the new D & T project. Because of constructability and coordination reasons, Syska is required to design a new alignment for the Helix Water line. An unplanned easement will also be required for this line.

SCHEDULING INFORMATION*

SCHEDULED COMPLETION	APRIL 2011
PROJECT NEEDS ASSESSMENT:	N/A
PROJECT FEASIBILITY:	N/A
PROJECT PROGRAM	N/A
DESIGN	NOVEMBER 13, 2011
CONSTRUCTION BID & AWARD	FEBRUARY, 2010
CONSTRUCTION START	MARCH, 2010
REOPEN RING ROAD	JANUARY 7, 2011

COST INFORMATION**

CONSTRUCTION:	\$0
EQUIPMENT:	\$0
PLANS & SPECIFICATION:	\$0
A/E FEES:	\$0
PLAN CHECK:	\$0
ADMIN FEES	\$0
ADDITIONAL CONTINGENCIES	\$0

*MASTER SCHEDULE REVISION APPROVED **10/16/09**

TOTAL

\$0**

** BUDGET AMOUNTS PENDING BOARD APPROVAL

MAKE READY LOADING DOCKS



REPORTING MONTH	OCTOBER 2009
JOB NUMBER:	02A
PROJECT TITLE	Make Ready Loading Docks
PROJECT MANAGER	Gordon Macshane
ARCHITECT OF RECORD	Kaplan, McLaughlin, Diaz, Inc.
ENGINEER OF RECORD	
CONTRACTOR	
OSHPD #	

PROJECT DESCRIPTION

The scope of this project includes the construction of 4,500 square feet of two new interim loading dock platforms and 4,000 square feet of renovation and alterations in the A and B Levels of the East Tower and the existing Central Plant. One dock is referred to as the North Dock near the Women's Center and adjacent to the existing food service dock. The other is the South Loading Dock which will extend adjacent to the existing Oxygen storage tanks. Additional work includes a connection tunnel under the A level road as well as connecting hallways and passages to the loading docks and relocation and renovation of spaces displaced by this work.

CURRENT STATUS

The construction documents have been submitted by Kaplan, McLaughlin, Diaz, Inc. and are currently in review with the PMT prior to an anticipated submission date to OSHPD of November 23, 2009.

KEY ACTIVITIES/NEXT STEPS

Several key activities for November:

- Finalize the interim egress route on Level A from stair 4 to daylight.
- Confirm layout of displaced and compressed rooms in the East Tower Level B, such as the bed storage and bed repair.

ISSUES

The finalization of the design of the egress route on Level A is critical for the OSHPD submission on November 23rd.

SCHEDULING INFORMATION*

SCHEDULED COMPLETION	APRIL, 2011
PROJECT NEEDS ASSESSMENT:	N/A
PROJECT FEASIBILITY:	N/A
PROJECT PROGRAM	N/A
DESIGN	NOVEMBER, 2009
CONSTRUCTION BID & AWARD	MAY, 2010
CONSTRUCTION START	MAY, 2010
OCCUPANCY/MOVE IN	MAY, 2011

COST INFORMATION**

CONSTRUCTION:	\$0
EQUIPMENT:	\$0
PLANS & SPECIFICATION:	\$0
A/E FEES:	\$0
PLAN CHECK:	\$0
ADMIN FEES	\$0
ADDITIONAL CONTINGENCIES	\$0

*MASTER SCHEDULE REVISION APPROVED 10/16/09

TOTAL

\$0**

** BUDGET AMOUNTS PENDING BOARD APPROVAL

GROSSMONT HEALTHCARE DISTRICT

Prop G - Costs/Budgets by Project

As of October 31, 2009

	Project to Date Accrued Costs	Current Budget	\$ Remaining	% Budget Used
ED-CCU				
51100 A/E	\$2,457,107	\$2,034,901	-\$422,206	121%
53000 CONSTRUCTION	32,649,647	33,478,573	828,926	98%
54000 EQUIPMENT	937,733	1,767,187	829,454	53%
61000 ADMIN COSTS	3,417,536	3,812,882	395,346	90%
Total	39,462,023	41,093,543	1,631,520	96%
Central Plant (CEP)				
51100 A/E	1,582,761	6,138,038	4,555,277	26%
53000 CONSTRUCTION	0	43,170,696	43,170,696	0%
61000 ADMIN COSTS	582,885	5,063,735	4,480,850	12%
Total	2,165,646	54,372,469	52,206,823	4%
Diagnostic & Treatment (D&T)				
51100 A/E	5,069,517	9,545,976	4,476,459	53%
53000 CONSTRUCTION	0	72,617,693	72,617,693	0%
54000 EQUIPMENT	0	9,615,207	9,615,207	0%
61000 ADMIN COSTS	2,179,108	6,101,092	3,921,984	36%
Total	7,248,625	97,879,968	90,631,343	7%
CEQA (D&T sub-project)				
51100 A/E	30,370	30,000	-370	101%
61000 ADMIN COSTS	0	3,000	3,000	0%
Total	30,370	33,000	2,630	92%
East Tower (ET)				
51100 A/E	806,938	4,137,212	3,330,274	20%
53000 CONSTRUCTION	0	34,419,689	34,419,689	0%
54000 EQUIPMENT	0	906,165	906,165	0%
61000 ADMIN COSTS	359,333	2,355,008	1,995,675	15%
Total	1,166,271	41,818,074	40,651,803	3%
East Tower- Phase I				
51100 A/E	249,566	249,566	0	100%
53000 CONSTRUCTION	0	0	0	0%
61000 ADMIN COSTS	0	0	0	0%
Total	249,566	249,566	0	100%
Utility Master Plan				
51100 A/E	86,700	2	-86,698	NA
61000 ADMIN COSTS	10,063	0	-10,063	NA
Total	96,763	2	-96,761	NA
Make Ready Loading Docks	0	0	0	NA
Projects Total	\$50,419,264	\$235,446,622	\$185,027,358	21%

Note: 10/16/09-Master Budget Revision Board Memo #109 approved with a re-baseline of project budgets and an increase of \$1,907,715 to the Current Budget from prior 9-30-09 reporting period.

Grossmont Healthcare District
Prop G - Contracts Summary by Project
As of October 31, 2009

Project Name	Contract Name	Original Contract Amt	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-OSHPD 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	509,998	6,629,998
	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	17,805	31,055
		9,179,719	1,214,249	10,393,968
ED-CCU				
	Design Partnership	1,005,760	203,553	1,209,313
	Jaynes	27,350,000	5,434,600	32,784,600
	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	6,433,963	38,112,076
East Tower				
	Davis Langdon	42,500		42,500
	JW Smart	13,375		13,375
	Parsons 444313	131,318	287,938	419,256
	Stantec-Reimb	26,400		26,400
	Stantec	335,460	24,630	360,090
		549,053	312,568	861,621
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		\$45,418,304	\$9,217,823	\$54,636,127

Grossmont Healthcare District

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

As of October 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	OSHPD Change Order #1, incorporate Backcheck 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	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 Backcheck #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 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	OSHPD 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
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

Grossmont Healthcare District

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

As of October 31, 2009

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

Grossmont Healthcare District

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

As of October 31, 2009

CO-Owner Ref #	CO Date	CO Type	CO-Description	Executed
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-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	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
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 Heraus 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 addl smoke detectors in beam pockets-OCO#69	29,412
145	8/20/2009	F	Install addl duct detectors at mech levelOCO#48 fire alarm drwgs	9,173
146	9/3/2009	F	As Built Structural layout	2,937
147	9/3/2009	B	ccelerated Schedule Prem 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 addl metal ceiling panels with strip inserts	23,928
154	9/9/2009	F	Add (3) dedicated outlets rms 2006,4002,5002	2,665
155	9/9/2009	D	Perform addl remedial work to elect wk from failed backflow	5,050
156	9/9/2009	F	Rework window frame rm 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 integratd door assemblies to temp rise.	58,000
162	9/15/2009	D	Extend circuitry to rm 4526	4,200
163	9/15/2009	F	Nurse call light relocations	4,410
164	9/15/2009	F	Added Fire alarm chimes rms 2006 and 2009	2,030
165	9/15/2009	C	Eliminate anchor bolts at 3 pyxis units	2,927
166	10/8/2009	F	Door pocket discrepancies	10,396
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

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

As of October 31, 2009

CO-Owner Ref #	CO Date	CO Type	CO-Description	Executed
169	9/23/2009	F	Lower ceiling in room 2012 per RFI 1092	4,728
170	10/8/2009	F	Added power outlets to amplifiers	12,551
171	10/8/2009	F	Remove existing ductwork an rework air balance	17,228
172	10/8/2009	D/F	Replace pump , chg out DI motor, drill out pyxis anchors	14,882
173	10/8/2009	F	Install pipe supports for chlilled water piping	32,120
174	10/8/2009	F	Credit for water vapor system not used.	(168,000)
175	10/8/2009	F	Anchor fire hose valve drops	8,973
176	10/8/2009	F	Storage and crane fees for chiller, substation	21,353
177	10/8/2009	F	R&R conduits at roof openings	4,499
178	10/8/2009	F	R&R electrical for relocated door	1,500
179	10/8/2009	F	Relocate smoke detectors	3,794
180	10/8/2009	F	Install E power to the 3 crash cart locations	5,071
181	10/8/2009	F	Install 120V power to flow meters	5,477
182	10/8/2009	F	Install transformers with through bolt mounting	9,000
183	10/16/2009	F	Mechanical revisions per OCO#64	16,043
184	10/16/2009	D	Add chimes rm 2006,2009 and revise air balance	6,894
185	10/16/2009	F	Relocate conduit and fire alarm box	2,628
186	10/16/2009	D	Replace damaged ceiling tiles 2nd floor	1,568
187	10/16/2009	F	Extend power to door 5281	2,877
188	10/16/2009	D	Backcharge to Jaynes for water damage, reinspections	(5,967)
189	10/16/2009	D	Backcharge to Jaynes for reinspections, fire alarms, runners	(25,000)
190	10/16/2009	D	Backcharge to Jaynes for Pod cleanings, AE fees, fire alarm chgs	(13,000)
191	10/16/2009	F	Remove rough-in plumbing for icemaker rms 4201,5201	11,359
192	10/16/2009	D/F	Add horn strobe and repair duct	9,000
193	10/16/2009	F	Reroute conduits from panel 1EP to accommodate duct work	7,415
194	10/16/2009	D/F	Exit egress at mechancial level	13,053
195	10/16/2009	F	Framing issues - 5th floor	2,056
196	10/21/2009	C	Added labor to instll 24 heraus arm brake modules	5,072
197	10/21/2009	E	Lowered ceiling at corridors 4080 and 5080	6,049
198	10/21/2009	F	Change out tv mounts	4,361
199	10/21/2009	F	Box Header at duct work greater than 5'	7,200
200	10/21/2009	A	Pyxis bracket reinforcement plates	21,030
201	10/21/2009	A	Labeling of the E power J boxes	10,040
202	10/28/2009	C	Provide Temp cores for locksets	964
203	10/28/2009	F	Added welding at beams	12,500
204	10/28/2009	F	Bracing of fire sprinkler drops	28,368
TOTAL				\$5,434,600

SUMMARY:

Type of Change	CO Amount	% of CO	% of Original Contract Value-\$27,350,000
A=OSHPD	591,092	11%	
B=District Request	350,678	6%	
C=Sharp Request *	1,495,286	28%	* Includes CO#71- \$416,399 re-allocated from budget equip funds.
D=Unforeseen	223,802	4%	
E=GC Request	557,637	10%	
F=A&E Revisions	2,216,105	41%	
Total	5,434,600	100%	19.87%

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

As of October 31, 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	54,372,469	56,918,773	3,970,839	865,974	4,836,813	1,573,954
Diagnostic and Treatment Building	97,879,968	110,417,623	9,179,719	1,214,249	10,393,968	7,001,346
ED/CCU Levels 2, 4 and 5 Build Out	41,093,543	41,093,543	31,678,113	6,433,963	38,112,076	38,830,745
East Tower Nursing Unit Upgrade	41,818,074	34,331,803	549,053	312,568	861,621	1,166,271
East Tower-Phs 1	249,566	0	15,580	3,950	19,530	249,566
Utility Master Plan	2	0	0	362,824	362,824	96,763
Make Ready Loading Docks	0	0	0	0	0	0
TOTAL	\$235,446,622	\$242,761,742	\$45,418,304	\$9,217,823	\$54,636,127	\$48,940,930

Note: 10/16/09 -Master Budget Update Board Memo #109 approved with a re-baseline of project budgets and increase of \$1,907,715 to the Current Budget from prior 9-30-09 reporting period.

Schedule Updates and Analysis

This updated schedule narrative outlines recent changes and impacts to the most currently scheduled tasks.

ED/CCU Build Out:

- Complete

CEQA:

- Current Schedule Completion Date: February 08, 2010
- Documents/Drawings have been submitted to the City of La Mesa for preliminary review.

East Tower Nursing Unit Upgrade:

- Current Schedule Completion Date: November 1, 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
- "Departmental Flow Issues" tasks continue to occur. Extensions to the Construction Document finish date have pushed the overall completion date back.

Central Energy Plant:

- Current Schedule Completion Date: August 20, 2012
- Value Engineering tasks required of the A/E, Syska, are on-going. A/E will be required to provide a recovery plan in order to maintain document development milestones.

Utilities Master Plan – Make Ready Loading Docks:

- Current Schedule Completion Date: November 29, 2010
- PMT document review and approval is in process. Design issues related to exiting through currently occupied spaces on Level B delayed document finalization. Next step is OSHPD plan review and permitting.

Utilities Master Plan – Make Ready Ring Road:

- Current Schedule Completion Date: October 1, 2010
- PMT document review and approval is in process. Next step is OSHPD plan review and permitting.