

GROSSMONT HEALTHCARE DISTRICT PROP G HOSPITAL PROJECTS

MONTHLY UPDATE

MAY 2010



Prepared by:
Program Management Team

Project Website: www.grossmonthhealthcare.org

MONTHLY UPDATE
MAY 2010

TABLE OF CONTENTS

Executive Summary.....	2
Project Performance Measures	3
ED/CCU 2-4-5 Build Out.....	4
Diagnostic and Treatment Center	5
Central Energy Plant.....	6
East Tower	7
Utility Master Plan – Ring Road.....	8
Make Ready - Loading Docks.....	9
Prop G Budgets	10-12
Schedule Updates and Analysis	13

Format Note: Significant changes to schedule and cost reported on the prior month's report, if applicable, are highlighted in yellow on the project's detailed report sheets following the Executive Summary.

MONTHLY UPDATE

MAY 2010

EXECUTIVE SUMMARY

ED/CCU 2-4-5 Build Out

The Office of Statewide Healthcare Planning and Development (OSHPD) has finalized all open requirements for close out. Upon payment of OSHPD's final fees, the project will be closed. Modifications to the De-Ionized (DI) Water System are being assessed by the Program Management Team (PMT).

Diagnostic and Treatment Center (D&T)

On April 5, 2010, the District Board (Board) approved moving ahead with the Level 1 redesign requested by Sharp Grossmont Hospital to address departmental flow issues including bid alternates one and two and further directed staff to continue value engineering efforts to address budget issues. On April 16, 2010, the Board authorized the Program Management Team (PMT) to negotiate a supplementary services agreement (SSA) with KMD Architects to validate design assumptions associated with Sharp Grossmont Hospital's Level 1 re-design. Scope Validation meetings with end users have occurred as planned. Completion of validation phase work is expected to occur in July, 2010.

Central Energy Plant (CEP)

The Central Energy Plant (CEP) project includes systems and equipment necessary to provide utilities to the D&T and is being designed to allow necessary replacement of existing equipment in the future. Phased replacement of older equipment will be accomplished by Sharp Grossmont Hospital. Syska Hennessy Group (SHG) has submitted 90% construction documents for review. The review meeting is scheduled for June 4, 2010.

East Tower (ET)

The Program Management Team (PMT) is evaluating the results of above ceiling inspections conducted by Stantec Architects and other consultants. The PMT has met with OSHPD to review discovered conditions and to determine OSHPD's position on compliance issues that are outside of the currently approved scope of work. "Discovered Conditions" represent a substantial risk to the project if not properly identified and budgeted. A "Memo of Understanding" that will guide the PMT's relationship with OSHPD relating to discovered conditions has been reviewed with OSHPD. OSHPD has indicated concurrence with the MOU but has not signed the final agreement. Stantec has been authorized to proceed with Design Development (DD) plans. Stantec's DD submission is scheduled for receipt by the PMT on June 25, 2010.

Utility Master Plan – Ring Road

The Ring Road utilities project was submitted to OSHPD on January 15, 2010. OSHPD returned review comments to the designer Syska Hennessy on April 28, 2010. Comments are being addressed and revised, corrected drawings will be returned to OSHPD in June, 2010. The PMT has begun the procurement process as a precursor to the start of this project's construction activities.

















Make Ready - Loading Docks

The first design package of the Temporary Loading Docks Make Ready Project has been submitted to OSHPD. Package #1 consists of the North Temporary Loading Dock which has to be done concurrently with utility work required in the Utility Master Plan project. Package #2, the South Temporary Loading Dock, was reviewed by the PMT on March 5, 2010. South loading dock resubmission by KMD has been rejected. KMD has been asked when corrected drawings will be resubmitted for PMT 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 quality improvement. A written Quality Management Plan is being reviewed by the PMT and will be presented for District review and approval in July, 2010.

Project Performance Measures May 2010

	<u>Schedule</u>	<u>Cost</u>	<u>Status</u>
ED/CCU 2-4-5 Build Out (West Wing)			
Diagnostic and Treatment Center			
Central Energy Plant			
East Tower			
Utility Master Plan – Ring Road			os h pd
Make Ready - Loading Docks			os h pd

Symbol Legend

-  Schedule or Budget Variance Likely
-  On Schedule/ On Budget
-  Design Phase - On Going
- os**h**pd Permitting Phase
-  Project Completed – On Schedule/ Under Budget
-  Complete/ Hospital Occupancy
-  Critical- Action Required

ED/CCU 2-4-5 BUILD OUT (WEST WING)



REPORTING MONTH	MAY 2010
JOB NUMBER:	01
PROJECT TITLE	2-4-5 Build Out
PROJECT MANAGER	
ARCHITECT OF RECORD	The Design Partnership
ENGINEER OF RECORD	Randall Lamb Associates
CONTRACTOR	Jaynes Corporation
STATUS	Completed
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 (West Tower), 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 dialysis. 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

The Office of Statewide Healthcare Planning and Development (OSHPD) has finalized all open requirements for close out. Upon payment of OSHPD's final fees, the project will be closed.

KEY ACTIVITIES/NEXT STEPS

- None

ISSUES

- Introduction of the De-Ionized 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 by TMAD Taylor Gaines, a local engineering firm, familiar with large DI Water system projects.

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:	\$33,478,573.00**
EQUIPMENT:	\$1,767,187.00**
PLANS & SPECIFICATION:	\$0
A/E FEES:	\$2,034,901.00**
PLAN CHECK:	\$0
ADMIN FEES	\$3,812,882.00**
ADDITIONAL CONTINGENCIES	\$0

*MASTER SCHEDULE REVISION APPROVED 7/6/09

TOTAL \$41,093,543.00

**REVISED PER INTERNAL BAS CHANGES TO 12/31/09

DIAGNOSTIC AND TREATMENT CENTER (D&T)



REPORTING MONTH	MAY 2010
JOB NUMBER:	02
PROJECT TITLE	Diagnostic and Treatment Center
PROJECT MANAGER	Drake Dillard
ARCHITECT OF RECORD	Kaplan McLaughlin Diaz, Inc. (KMD)

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 to fix seismic compliance requirements, has been determined as "not required" by the completed HAZUS (Hazard US) analysis prepared by Sharp HealthCare.

CURRENT STATUS

On May 5, 2010, the District Board (Board) approved moving ahead with the Level 1 redesign requested by Sharp Grossmont Hospital to address departmental flow issues including bid alternates one and two. The Board also directed staff to continue value engineering efforts to address budget issues. On April 16, 2010, the District Board approved authorizing KMD Architects to proceed with validating the Hospital's proposed Option G Level 1 Re-design.

Level B Loading Dock interior changes (work required in Sterile Processing, Chart storage and Bed Storage) were reviewed with user groups. Level B OSHPD required seismic upgrade plan is being finalized by the structural engineer of record, KPFF. A make ready project is being planned which incorporates aspects of the Level B departmental renovations and the seismic retro-fit project being studied by KPFF. Scope Validation meetings have occurred with completion planned for July, 2010.

KEY ACTIVITIES/NEXT STEPS

Several key activities for June:

- Validate Option G Level 1 Re-design program and scope assumptions.
- Complete California Environmental Quality Act (CEQA) compliance documents.

ISSUES

- KMD Architects submitted their construction phasing plan for review.
- Conclusion of the CEQA process is necessary to ensure that resulting compliance requirements are consistent with design directions.

SCHEDULING INFORMATION

SCHEDULED COMPLETION	JULY 2014*
PROJECT FEASIBILITY:	MAY 2007-JUNE 2007
PROJECT PROGRAM	JUNE 2007-MAY 2008
DESIGN	JUNE 2008-JANUARY 2011*
CONSTRUCTION BID & AWARD	SEPTEMBER 2011-DECEMBER 2011*
CONSTRUCTION	APRIL 2012-JUNE 2014*

COST INFORMATION

CONSTRUCTION:	\$59,220,448.00
EQUIPMENT:	\$8,115,207.00
A/E FEES:	\$12,037,298.00
ADMIN COSTS	\$6,338,278.00

*REVISED BOARD APPROVED

5/3/2010

TOTAL

\$85,711,231.00*

CENTRAL ENERGY PLANT (CEP)



REPORTING MONTH: MAY 2010
 JOB NUMBER: 03
 PROJECT TITLE: Central Energy Plant
 PROJECT MANAGER: Drake Dillard
 ARCHITECT OF RECORD: Syska Hennessy Group Inc. (SHG)

OSHPD #: HL-100210

PROJECT DESCRIPTION

A new two story Central Plant Facility of about 18,000 square feet located in the former T2 parking area.

- The first floor is below grade with access along the West wall and incorporates refrigeration equipment, the electrical substation and the combustion turbine generator.
- The second floor will contain the auxiliary boilers, the heat recovery steam generator, the electrical switch gear, steam system auxiliaries, as well as the Control Room and Restrooms.
- A mezzanine level provides space for medical air and medical vacuum equipment.
- Cooling Towers will be located on grade along the East edge of the site.

CURRENT STATUS

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

On February 22, 2010, SHG submitted 60% CD review documents for PMT review and estimating. Team review meeting was held on March 12, 2010. The District authorized SHG to proceed to 90% CD completion on March 12, 2010. On May 27, 2010, the PMT reviewed 95% construction documents. Comments were returned to SHG and a corrected set is expected in late June, 2010.

KEY ACTIVITIES/NEXT STEPS

Several key activities for June:

- Submit plans for OSHPD permit.
- Return Utility Master Plan/Early Utility Projects back check 1 corrections to OSHPD.
- Complete CEQA process in advance of OSHPD permit application.

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: MAY 2013*
 PROJECT FEASIBILITY: JANUARY 2008-MARCH 2008
 PROJECT PROGRAM: MARCH 2008-NOVEMBER 2008
 DESIGN: NOVEMBER 2008-JUNE 2010*
 CONSTRUCTION BID & AWARD: NOVEMBER 2010-MARCH 2011*
 CONSTRUCTION: JULY 2011-JANUARY 2013*

COST INFORMATION

CONSTRUCTION: \$41,549,142.00
 EQUIPMENT: \$0
 A/E FEES: \$6,138,038.00
 ADMIN FEES: \$5,035,642.00

*REVISED BOARD APPROVED

5/3/2010

TOTAL

\$52,722,822*

EAST TOWER (ET)



REPORTING MONTH	MAY 2010
JOB NUMBER:	04
PROJECT TITLE	East Tower
PROJECT MANAGER:	Drake Dillard
ARCHITECT OF RECORD	Stantec, Inc.

OSHPD #	Pending
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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

The District Board approved a contract with Stantec for the first phase of design work on July 15, 2008. Schematic Design was submitted by Stantec Architects on July 10, 2009. The PMT design review was held on August 18, 2009. A meeting was held with end-users on August 19, 2009 to review options. The fifth floor existing conditions survey took place on October 8 and 9, 2009. "Discovered Conditions" identified during the survey represent a substantial risk to the project if not properly identified and budgeted. The PMT received existing conditions Survey Reports on October 23, 2009. A draft "Memo of Understanding" was reviewed with OSHPD plan review staff on February 18, 2010. A subsequent meeting with OSHPD Facilities Development Division (FDD) field staff has been requested by OSHPD prior to finalization of an agreement. Mock up of a prototype patient room was reviewed by staff on March 17, 2010. Stantec is in the process of completing Design Development plans which are expected to be received in June, 2010.

KEY ACTIVITIES/NEXT STEPS

Several key activities for June:

- Design Development submittal by Stantec on June 25, 2010.
- Finalization of "Memo of Understanding" issues with OSHPD.

ISSUES

- Additional above ceiling work identified during above ceiling inspections may significantly increase project scope and budget. Contingency funds have been established and will be tracked for adequacy as design progresses.

SCHEDULING INFORMATION*

SCHEDULED COMPLETION:	JUNE 2014*
PROJECT FEASIBILITY:	NOVEMBER 2007-FEBRUARY 2008
PROJECT PROGRAM:	FEBRUARY 2008-DECEMBER 2008
DESIGN:	JANUARY 2009-OCTOBER 2010*
BID & AWARD:	MARCH 2011-JULY 2011*
CONSTRUCTION:	AUGUST 2011-JUNE 2014*

COST INFORMATION

CONSTRUCTION:	\$34,162,089.00
EQUIPMENT:	\$906,165.00
A/E FEES:	\$4,386,778.00
PLAN CHECK:	\$0
ADMIN FEES	\$3,355,307.00

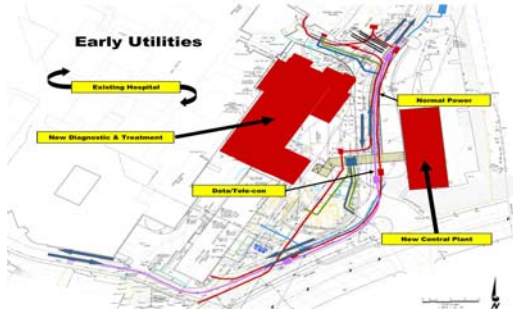
*REVISED BOARD APPROVED

5/3/2010

TOTAL

\$42,810,339.00*

UTILITY MASTER PLAN – RING ROAD



REPORTING MONTH	MAY 2010
JOB NUMBER:	03A
PROJECT TITLE	Utility Master Plan- Ring Road
PROJECT MANAGER	Gordon Macshane
ARCHITECT OF RECORD	Syska Hennessy Group (SHG)
ENGINEER OF RECORD	Syska Hennessy Group
CONTRACTOR	

OSHPD #	SL-100208
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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 completed Construction Documents were returned from OSHPD on April 30, 2010. The submittal was returned with a "defected" status. OSHPD identified a code violation in existing manhole #2. An electrical contractor was hired to inspect the existing condition. Corrected drawings will be resubmitted to OSHPD in late June, 2010.

KEY ACTIVITIES/NEXT STEPS

Several key activities for June:

- Procurement bid and award.
- A request for service to San Diego Gas & Electric is in process to move their gas meters from the current locations to new locations at the North end of the Ring Road project area.

ISSUES

- Approval of the planned alterations to the public water easement is needed from the Helix Water District.
- Final closure of the Helix Water piping loop on the South portion of the Ring Road needs to be transferred from the Early Utilities project to the D & T project since it will no longer be early work but instead be installed as one of the last projects after the South Loading Dock is dismantled.
- Submission to OSHPD of the corrected drawings from original submittal comments.

SCHEDULING INFORMATION*

SCHEDULED COMPLETION	AUGUST 2011*
PROJECT NEEDS ASSESSMENT:	N/A
PROJECT FEASIBILITY:	N/A
PROJECT PROGRAM	N/A
DESIGN	APRIL, 2010*
CONSTRUCTION BID & AWARD	AUGUST 2010-SEPTEMBER 2010*
CONSTRUCTION	OCTOBER 2010 – AUGUST 2011*

COST INFORMATION*

CONSTRUCTION:	\$6,652,249.00
EQUIPMENT:	\$0
A/E FEES:	\$208,138.00
ADMIN FEES	\$846,406.00

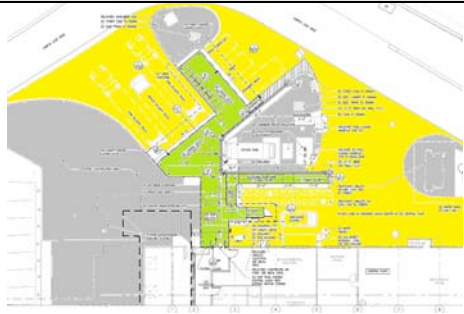
*MASTER SCHEDULE REVISION APPROVED

5/3/2010

TOTAL

\$7,706,793.00*

MAKE READY - LOADING DOCKS



REPORTING MONTH	MAY 2010
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 #	SL-100206

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 North Loading Dock construction documents have been returned from OSHPD in a "defected" status. The Consultant (KMD Architects) responded quickly and has incorporated the OSHPD comments into the documents. The PMT has directed KMD to resubmit back check 1 comments to OSHPD. Final coordination with EUP is in progress.

The PMT has completed an intensive review of the South Loading Dock package and has flagged considerable comments and coordination questions for the consultant's response. Further coordination and phasing planning with regards to existing Hospital operating areas needs to be incorporated by the consultant. The comments and marked up drawings have been returned to KMD for corrections.

KEY ACTIVITIES/NEXT STEPS

Several key activities for June:

- Coordination with the Early Utilities Project continues.
- Phasing Drawings incorporating coordination with existing Hospital Operations is in process of being added.
- The target date for submission of the South Loading Dock is contingent on KMD's action to correct deficiencies. KMD has been asked to provide a schedule for final completion of the drawings prior to submission to OSHPD.

ISSUES

- Submission of the Contract Documents to OSHPD for the South Interim Loading Dock needs to be completed.
- Design of fire protection sprinkler system needs to be incorporated into the South Loading Dock project.

SCHEDULING INFORMATION*

SCHEDULED COMPLETION	SEPTEMBER 2011*
PROJECT NEEDS ASSESSMENT:	N/A
PROJECT FEASIBILITY:	N/A
PROJECT PROGRAM	N/A
DESIGN	APRIL 2010*
CONSTRUCTION BID & AWARD	OCTOBER 2010-DECEMBER 2010*
CONSTRUCTION START	JANUARY 2011*
OCCUPANCY/MOVE IN	SEPTEMBER 2011*

COST INFORMATION**

CONSTRUCTION:	\$5,644,582.00
EQUIPMENT:	\$0
A/E FEES:	\$260,172.00
ADMIN COSTS	\$722,362.00
ADDITIONAL CONTINGENCIES	\$0

*MASTER SCHEDULE REVISION APPROVED

5/3/2010

TOTAL

\$6,627,116.00*

Schedule Updates and Analysis

This updated schedule narrative outlines recent changes and impacts to the most currently scheduled tasks. The District Board approved a re-base lined Master Schedule update on May 3, 2010.

ED/CCU 2-4-5 Build Out:

- Complete

Diagnostic & Treatment Center:

- Current Schedule Completion Date: **July 15, 2014**
- “Departmental Flow Issues” tasks are complete. Extensions to the Construction Document finish date have pushed the overall completion date back pending resolution of scope and budget impacts of the Level 1 Re-design proposal from Sharp Grossmont Hospital. Current schedule impact without re-design is 8 months. SHG submitted Sketch #1 Option G to more clearly define a proposed re-design of level 1. The Board has authorized the preliminary design work to validate Option G program and scope assumptions.
- A Program budget analysis including “Value Engineered” options has been completed and presented to sub-committees. Revised Master Program Budgets and Schedules have been approved by the Board.

Central Energy Plant:

- Current Schedule Completion Date: **May 06, 2013**
- SHG has completed 60% CD submittal requirements. SHG has submitted 90% CD submittal and corrections have been identified by the PMT. Completion of the CDs and submission to OSHPD is on schedule for July, 2010.

East Tower:

- Current Schedule Completion Date: **June 20, 2014**
- Extensions to the Design Development start date have pushed the overall completion date back. Increased Design Development (DD) and Construction Document design phase durations have been added to the recently approved re-baseline schedule. Submission of DD plans is on schedule for June 25, 2010.

Utilities Master Plan – Ring Road:

- Current Schedule Completion Date: **August 16, 2011**
- OSHPD has returned the first submittal as defected. Back check 1 comments will be submitted to OSHPD in July, 2010. OSHPD approval is currently scheduled for September 14, 2010.

Make Ready – Loading Docks:

- Current Schedule Completion Date: **September 13, 2011**
- OSHPD has returned the North Dock first submittal as defected. Comments are being evaluated by the designer, KMD, and the PMT. A re-submittal will be returned to OSHPD in June, 2010.

California Environmental Quality Act (CEQA):

- Current Schedule Completion Date: **August 5, 2010**
- Documents/Drawings have been submitted to the City of La Mesa for review and presentation to La Mesa City Council.