

SPT Report to the SHD Board

4/24/2025

SWIMLANES	SUBCATEGORIES	General Summary	Updates
Schedule		Certificate of Occupancy (CoO) anticipated March 2027 followed by 2 months of staff/stock for first patient May 2027.	Full steam ahead starting 4/8/25. Still in negotiations with MH-D re schedule, but evaluation of the overall project delay they are claiming due to delayed INC1 permit provides a proposed recovery plan that would keep us within the contracted timeframes. We will need to receive MH-D feedback on the evaluation before schedule can be confirmed.
Budget	General	Project budget \$80.5M plus cost of support services building	Tracking.
	Pending Add-Services/CORs	Standing Agenda item for approvals	Contingency Usage Requests (CUR): CUR001, 002 - Fully approved / incorporated. CUR003 - Approved to move forward at the 2/27 BOD meeting. The items against Owner Contingency have been approved by USDA. USDA requested the Construction Contingency request be accompanied by the CO form, so that was developed and sent to USDA on 3/20/25,...edits requested for minor math errors on GC documentation and then will be sent back to USDA for signature. A/E & MEQ Planner authorized to proceed while contracts are being amended. CUR004 - for design team extended construction administration and past work by structural engineer. Approved to move forward by executive team, SPT & BOD (at 3/27 meeting). Currently with USDA for review.
Design/Permit	Design	SHD has taken assignment of HGA contract	Design for permit is complete. Electrical Engineer of Record (EEOR) change is producing some design changes, being picked up in a change directive planned to be submitted to HCAI. INCs 1&2 changes have been submitted, and INC3 is almost complete but will need to wait for submittal until that permit is issued. Ongoing weekly meetings to button up changes.

Permit	All drawings for permit are in various stages of review/response by HCAI/designers. Increments as follows: INC 1 - CAH Core & Shell INC 2 - SNF Core & Shell INC 3 - Interiors INC 4 - Grading/Drainage/Site Improvements	INC 1 received permit, EEOR change complete. INC 2 received permit, EEOR change complete. INC 3 resubmitted to HCAI 4/9. Working to set up meeting with HCAI with aim to expedite review/approval. INC 4 Permit issued and construction began 8/28/24. EEOR change complete. County approvals are complete. Will be submitting a change to the driveway in order to soften the turn from Reynolds Road toward the new facility. Peninsula Fire has completed review site for fire control/access input. Some additional interiors review items are pending but not holding up other approvals.
Medical Equipment Planning	Contract has been executed with Ross & Baruzzini (R&B), changing company name to Introba, for Medical Equipment (MEQ) Planning & Procurement services. They will be involved in the project through procurement with a decision at a later point if they will also provide installation management (cost defined within their contract as a potential additional service).	SHD Transition Planning Committee (TSC) meetings are ongoing to confirm/validate MEQ lists. Central Sterile changes, change of orientation of booms in OR & Endo and Rad Room unit change per CUR003 are now moving forward. Also tracking the following as potential early procurement items (removing reference to completed purchases): •2 ED Stretchers •MicroSan Analyzer •TC70 •Patient beds (1) - received, need to add 2 more Early procurement items have been coming to the BOD individually, but once general MEQ procurement begins, asking if the list/budget can be approved for staff to manage within that budget limit.

Construction		Contract has been executed with Monley Hamlin - Descor JV	Building pad was re-checked 3/27 and again on 4/8 at which time it was determined moisture content allows for proceeding. Trenching for foundations and underground utilities proceeding. Additionally, contract/bid documents/base design completing for the Support Services building (SSB) and was put out to bid on 3/19. Bids due date extended from 4/11 to 4/25 with anticipation of bringing a recommendation for award at the May BOD meeting. Reason for extending bid is with aim of limiting construction in 2025 to the CAH/SNF building and allowing for fully-adequate time for SSB drawing development and permit. Construction for SSB to start Spring of 2026.
Financing	USDA Financing	A interim loan has been obtained from Western Alliance Bank, to be transitioned to a permanent USDA loan following completion of construction.	February Outlay Request was submitted 3/11, as of time of this report, no feedback from USDA.
	Other Funding	Potential combination of state/federal funds, Philanthropy and additional public support.	March Outlay Request was submitted 4/11. Project-specific philanthropy/grants updates to come.