

SPT Report to the SHD Board

6/26/2025

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.	Still in negotiations with MH-D re schedule.
Budget	General	Project budget \$80.5M plus cost of support services building	Tracking.
			Contingency Usage Requests (CUR): CUR003 - Approved to move forward at the 2/27 BOD meeting. The items against Owner Contingency have been approved by USDA. A/E & MEQ Planner authorized to proceed while contracts are being amended...same situation as described below for CUR004, using USDA-required form that has been sent to USDA and is awaiting signature. USDA signature received on associated GC CO. 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). USDA indicated the form currently being used for GC COs also needs to be used with all contracts. USDA form has been sent to USDA and is awaiting signature. CUR005 - Approved to move forward at the 5/29 BOD meeting. Northstar invoice being processed and CO for MH-D with USDA.
	Pending Add-Services/CORs	Standing Agenda item for approvals	CUR006 - Reviewed under separate agenda item.
Design/Permit			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 now bi-weekly meetings to button up changes.
	Design	SHD has taken assignment of HGA contract	

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6/26/2025

Page 1 of 3

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 was sent back with comments, resubmitted backcheck 4 on 5/21. Still awaiting approval, but communication from both architect & Shawn asking for expediting. 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 resulted in updates provided to Introba to incorporate into our MEQ lists. We are expecting updated lists from Introba for a final review later this month. 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			Inc1 Foundations complete 5/22, Inc2 Foundations completed 6/5. First slab pour occurred 6/19 with second planned for 6/26. Structural steel fabrication ongoing with first delivery to site planned for 2nd week of July. Will be rebidding Support Services Building differently, 2 different bids: * metal building only, design input & product delivered to site * GC following design/permit by A/E, inclusive of erecting metal building provided separately by SHD through that direct contract with the metal building company
Financing		Contract has been executed with Monley Hamlin - Descor JV	
	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 paid. March Outlay Request (OR9) was submitted 4/11. Much work/discussion ongoing but no payment yet at time of this report. OR10 will for work in April will be submitted wo 6/23.
	Other Funding	Potential combination of state/federal funds, Philanthropy and additional public support.	Project-specific philanthropy/grants updates to come.