

SPT Report to the SHD Board

7/31/2025

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.
	Pending Add-Services/CORs	Standing Agenda item for approvals	Contingency Usage Requests (CUR): All soft cost/Owner's Contingency CURs previously provided to USDA are being re-reviewed. CUR003 - Approved to move forward at the 2/27 BOD meeting. Prior to USDA indicating a need for re-review, 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. CUR006 - Approved to move forward at the 6/26 BOD meeting, involves Introba/Owner's Contingency only. Haven't yet provided to USDA, given the need for all previous COs to be approved. CUR007 - Under separate agenda item. For BOD information only as it is within the Tier 1 (CEO/CFO) approval level from SHD BOD Resolution 452

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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 approved, and INC3 is submitted now that INC3 drawing approval has been received. Close this item from BOD tracking.
	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 received permit, EEOR change complete. INC 4 Permit issued and construction began 8/28/24. EEOR change complete. County approvals are complete. Submitted a change to the driveway in order to soften the turn from Reynolds Road toward the new facility. Planning review complete, awaiting Building and DPW. 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. Separate agenda item for Stryker quote approval to proceed to PO in order to hold pricing and get final drawings. Discussing with USDA to request a similar process for approval of equipment procurement. Lab equipment pricing underway, aiming to get cost for added equipment to facilitate move/licensing, to BOD in August.
Construction		Contract has been executed with Monley Hamlin - Descor JV	All foundations and slab pours scheduled to be complete 7/31. Steel is being erected, soon to be followed with metal deck at the roof. Still working toward dry-in by Winter 2026 in order to continue work without needing to stop for weather. Started rebid of Support Services Building: * metal building only, design input & product delivered to site. Bid period 7/21-8/11, info to BOD at August meeting. * instructed by SHD Legal to also bid A/E. Bid period 7/28-8/11, info to BOD at August meeting. * 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. Bid dates TBD.

Financing			March & April Outlay Requests were paid.
	USDA Financing	A interim loan has been obtained from Western Alliance Bank, to be transitioned to a permanent USDA loan following completion of construction.	May (OR11) submitted 7/24. Meeting with USDA 7/25 was had, including discussion about processes and associated paperwork required for USDA approvals.
	Other Funding	Potential combination of state/federal funds, Philanthropy and additional public support.	Project-specific philanthropy/grants updates to come.