

SPT Report to the SHD Board

9/25/2025

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): CUR001-008 soft costs being re-reviewed by USDA along with review of contracts and change orders. Resulting construction COs have been USDA-approved through CUR005. No additional CURs this month.
Design/Permit	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. Introba/SHD have gotten the list to a point that we feel it is now reasonable to request approval from the SHD BOD to manage the procurement to the associated defined budget, also matching that within the USDA funding line-item (inclusive of 2 changes from the CURs). See separate agenda item for that list and requested approval.
Construction		Contract has been executed with Monley Hamlin - Descor JV	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. Received one bid that is being evaluated. * instructed by SHD Legal to also bid A/E. Received 2 proposals, both being evaluated. * 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	USDA Financing	A interim loan has been obtained from Western Alliance Bank, to be transitioned to a permanent USDA loan following completion of construction.	June (OR12) was submitted and paid (MH-D only), July (OR13) was submitted 9/11 (MH-D only), August pay app was received and is being reviewed, aiming to include the outstanding soft costs, but pending confirmation from USDA that that is acceptable.
	Other Funding	Potential combination of state/federal funds, Philanthropy and additional public support.	Project-specific philanthropy/grants updates to come.