

SPT Report to the SHD Board

10/30/2025

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. Construction CO for CURs 007 & 008 has been submitted to USDA but no approval to-date. CUR009 is for BOD review under separate agenda item.
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 add-on service).	Following BOD approval of the equipment list/budget at the 9/2025 meeting, Philips PO was cut, finalizing prior to a 5% cost increase. Meeting is being arranged to schedule delivery/installation of architecturally-significant equipment, and procurement schedule will follow.

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Construction			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.	Approved by USDA and paid through OR13 prior to government shut down. OR14 (MH-D August + Stryker deposit) and OR15 (all soft costs through September) were paid with interim funding approval only, at direction from USDA to keep the project moving. OR16 (MH-D September + interest payment) is anticipated to go in wo 10/20 at time of this report. Upon return of USDA to work, they will be reviewing these.
	Other Funding	Potential combination of state/federal funds, Philanthropy and additional public support.	Project-specific philanthropy/grants updates to come.
Licensing / Staff & Stock		In order to develop a timeline and definition of all needed activities for licensing and associated staff & stock, 3rd party consulting services will be solicited.	Upcoming solicitation for consultant support for this service, with aim to bring recommendation to the BOD at November meeting.