

SPT Report to the SHD Board

11/30/2023

SWIMLANES	SUBCATEGORIES	General Summary	Updates
EMS Helicopter Landing Site		Emergency Medical Services Helicopter Landing Site (HLS) in lieu of a full Heliport is being incorporated into the design for transport of patients as needed to nearby hospital partners. The size and infrastructure for the HLS will be such that a Heliport approval could potentially be pursued in the future if desired.	We have received confirmation from Division of Aeronautics that the letter is adequate that was provided by the Office of the Sheriff / Emergency Services, deeming the SHD HLS a reasonable and prudent location for safe operation and committing to oversee the operations. Boldt/HGA's design is proceeding with inset lights, fencing, and lighted windsock & beacon on rooftop. No further tracking needed.
Harvest Plan		Sierra Timber Services (STS) was retained to prepare a Timber Harvesting Plan (THP) and associated Timberland Conversion permit (TCP). This is needed in order to clear trees as needed for the development, and will also be a component of the CEQA/NEPA analysis.	Tree removal began 10/18/23, and has been completed. Letter from the Earthwork Special Inspection company BSK is pending to be provided to GC/Grading Contractor for the hand-off of grade preparation.
Wildwood Easement		There is an easement currently recorded across the SW corner of Wildwood in order to properly access the new site and potential for emergency access only through the North-most drive of Wildwood.	No update from 10/26 BOD meeting except that Peninsula Fire has been contracted (T&M) to do the access/fire review. The existing easement remains, but noting that we anticipate bringing this back to BOD for input as soon as Peninsula Fire completes their review/sign-off. The easement approved by both SHD & PCCDC for potential work at Wildwood's SW corner for main access from Reynolds Rd to the planned new facility has been recorded. Design-Build Entity may have an alternate/more cost-effective solution but if that is the case we can later record a retraction of the easement. The previously-discussed potential secondary emergency access/egress at the North (Meadow Lane) is not anticipated to be needed at this time...site plans have been submitted to the County with alternate secondary access/egress behind the clinic to Brentwood.

Financing	USDA Financing	A loan is being pursued from USDA to provide revenue-supported financing for the project.	SHD and finance/project entities are working through implications of the Letter of Conditions provided by USDA .
	Other Funding	Anticipating a combination of state/federal funds, Philanthropy and public support.	Through follow-up meeting with BKF for grant prospecting services, additional clarity of terms and a fee of \$5k has been provided. That is being reviewed for determination of next steps. Donor packets are complete. No update on SB395 from 10/26 BOD meeting. SHD has applied for SB395 funding for reimbursement for the fee associated with development of the Criteria Documents (\$280k). We are awaiting feedback on the application. There will be future additional opportunities to apply for future funding under this legislature as well.
Schedule		Certificate of Occupancy anticipated June 2026 followed by 2 months of staff/stock for first patient August 2026.	No update from 10/26 BOD meeting.
Budget		Design-Build Entity Validation Phase cost model provided for 1/26/23 meeting. Project budget at \$72M.	Construction costs are showing overruns, but goal remains at \$55.5M construction costs and overall Project Cost (including soft costs) of \$72M. Team is continuing work to bring scope/costs back in line. Note that excluded from the above construction costs but included in the overall Project Cost is the construction of the Support Services building for which the team is finalizing criteria design and looking to bid to metal building companies this winter.

Design			Peninsula Fire has agreed to review site for fire control/access input. This information/confirmation of acceptance is needed for HCAI permit approval. Updates to the site plans have been made and re-submitted to County/CPUD/Pen Fire. Resubmittal to HCAI for Shell/Core design is complete...Expect response in December.
	Design Documentation	The Boldt Company with HGA Architects have been contracted as the project Design-Build Entity (DBE).	Interiors design has been submitted to HCAI for initial review, initial response expected in January 2024.
	Medical Equipment Planning	Contract has been executed with Ross & Baruzzini (R&B), changing company name to Introba, for Medical Equipment 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).	As requested at the 10/26 BOD meeting, included with the BOD packet is the most recent equipment list (both by department and by equipment item) with associated costs, noting that that budget INCLUDES the early procurement items also included as a report. We are under budget and project budget will be updated with excess being moved back to project contingency. Given cashflow analysis, request to BOD has changed to only issue PO to Canon in order to obtain final room design drawings for incorporation into the design drawings to HCAI.
Construction	Boldt Contract GMP	Due to timing of bidding during the busy Summer months, bid coverage has been very light, leading to recommendation to the BOD to push GMP development to end of Construction Documents.	Additional time is needed in order to develop final construction costs. More info to come in December.
	Site Construction Contract/Boldt Contract Modifications	Following Boldt's previous/unsuccessful work to obtain a site subcontractor, finding no available subs that also meet the Skilled & Trained State Design-Build workforce requirements, a bid has now been obtained and vetted. That, along with the schedule modifications have led to a need to propose changes to the structure of the Boldt contract to allow for dollars to shift from Construction line-items to design line-items, noting no change to total contract value.	NTP3 as approved by BOD at 9/28 meeting remains in need of further input from Boldt due to need to also incorporate USDA LOC terms.