

SPT Report to the SHD Board

1/29/2026

SWIMLANES	SUBCATEGORIES	General Summary	Updates
Schedule		<p>Previously - Certificate of Occupancy (CoO) anticipated March 2027 followed by 2 months of staff/stock for first patient May 2027.</p> <p>Currently - Contractual Certificate of Occupancy (CoO) 7/8/2027 and contractual Final Completion 8/23/2027. Currently tracking for target CoO 4/14/2027 and first patient 6/14/2027.</p>	<p>Change Order for 105 calendar days being added to the construction schedule has been signed by all but USDA. It has been sent to USDA for review.</p> <p>This results in a contractual Substantial Completion/Certificate of Occupancy date of 7/8/2027 and contractual Final Completion of 8/23/2027. Currently, the GC is ahead of that schedule and has a Target Certificate of Occupancy of 4/14/2027 to which we are tracking deliveries of equipment/furniture and subsequent Staff & Stock/Licensing for a planned first patient date of 6/14/27. This target CoO does have potential for slippage, but we are working diligently to remove constraints putting that date at risk.</p>
Budget	General	Project budget \$80.5M plus cost of support services building	Tracking.
			<p>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 (CO4) but no approval to-date.</p> <p>CUR009, approved by BOD at 10/30 meeting and CUR010 from the 12/4 BOD meeting incorporated into CO5 & CO6 to MH-D and submitted to USDA.</p>
	Pending Add-Services/CORs	Standing Agenda item for approvals	CUR011 approved by BOD at 1/8 meeting has been incorporated into CO1 to Capital Engineering and submitted to USDA.

Design/Permit		<p>All drawings for permit are in various stages of review/response by HCAI/designers. Increments as follows:</p> <p>INC 1 - CAH Core & Shell INC 2 - SNF Core & Shell INC 3 - Interiors INC 4 - Grading/Drainage/Site Improvements</p>	<p>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.</p> <p>County approvals are complete, inclusive of a change to the driveway in order to soften the turn from Reynolds Road toward the new facility have been approved.</p> <p>Peninsula Fire has completed review site for fire control/access input. Some additional interiors review items are pending but not holding up other approvals.</p>
	Permit	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).	See attached for equipment procurement summary.
Construction		Contract has been executed with Monley Hamlin - Descor JV (MH-D)	<p>Dry-in has been obtained mostly with permanent construction, and where not permanent, measures have been taken to allow for interior work to continue. Wall framing and rough-in of electrical, HVAC and plumbing is ongoing.</p> <p>Support Services Building will be designed/sourced/built through the generosity of community donors and the SHD Foundation. Submittal to Plumas County for permit was complete by end of 2025 with work planned to begin Spring 2026.</p>

Financing			<p>Approved by USDA and paid through OR13 prior to government shut down. OR14 (MH-D August + Stryker deposit), OR15 (all soft costs through September), OR16 (MH-D September), OR17 (soft costs plus MH-D October), and OR18 (soft costs plus MH-D November) were paid with interim funding approval only, at direction from USDA to keep the project moving. With USDA return-to-work, they have started their review of those ORs, having provided approval of OR14 and OR16 at time of this report. OR15 is review is reliant upon re-execution of contracts for HGA, Building Rx (BRx), and Weidner (signage) with amended terms/formats. HGA and BRx contracts are finalized and pending signatures at time of this report, and Weidner's is pending Weidner's feedback.</p> <p>OR19 has been submitted for payment, with USDA agreement that it can be paid with interim funding approval only as well, expecting that by the time OR20 is submitted, the approval process can return to being first reviewed by USDA prior to payment.</p>
	USDA Financing	A interim loan has been obtained from Western Alliance Bank, to be transitioned to a permanent USDA loan following completion of construction.	
	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.	Solicitation for consultant support for this service was done resulting in 2 proposal submissions, both included within separate agenda item for BOD review.

Seneca Healthcare District - Replacement CAH+ SNF

Change Management Log - Equipment

1/20/2026

	Overall Budget	Purchased Previously	Purchased since last reporting	Total Purchased	Remaining Budget	Equipment within purchased since last reporting
Skilled Nursing	\$ 356,336.67	\$ 19,211.57		\$ 19,211.57	\$ 337,125.10	
PT/OT/RT	\$ 24,950.53			\$ -	\$ 24,950.53	
Lab	\$ 595,932.21	\$ 24,900.00		\$ 24,900.00	\$ 571,032.21	
Acute Care	\$ 603,398.31	\$ 361,198.39		\$ 361,198.39	\$ 242,199.92	
Shared Services	\$ 45,944.14			\$ -	\$ 45,944.14	
Dietary (MEQ only)	\$ 4,921.44			\$ -	\$ 4,921.44	
Maintenance Building	\$ 25,743.87			\$ -	\$ 25,743.87	
Surgery	\$ 2,180,518.14	\$ 1,137,723.04		\$ 1,137,723.04	\$ 1,042,795.10	
Imaging	\$ 953,548.45	\$ 852,030.00		\$ 852,030.00	\$ 101,518.45	
Emergency	\$ 466,022.78	\$ 167,871.76		\$ 167,871.76	\$ 298,151.02	
Instruments	\$ 219,581.32		\$ 1,716.13	\$ 1,716.13	\$ 217,865.19	Bone Foam
TOTALS	\$ 5,476,897.88	\$ 2,562,934.76	\$ 1,716.13	\$ 2,564,650.89	\$ 2,912,246.99	