

SPT Report to the SHD Board

1/25/2024

SWIMLANES	SUBCATEGORIES	General Summary	Updates
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.	Only remaining action on this item is planning for STS doing the needed monitoring of water shed starting in March. We will continue to track this until the closure of the project with Water Control Board and handoff to monitoring within the site work Stormwater Pollution Prevention Plan implementation.
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.	Peninsula Fire (PF) completed the initial access/fire review and provided the needed documentation for HCAI, but has some deferred items. Email was sent to PF with additional information to aim at resolving 4 out of 6 deferred items, only leaving building evacuation maps and NFPA 704 placards needing review. Design-Build Entity has proposed alternate/more cost-effective solution and if all is approved, we can later record a retraction of the easement. We will hold off addressing this possibility until all permits are received and construction begins. 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.	No update 1/4 BOD meeting. 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. 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 1/4 BOD meeting.
Budget		Design-Build Entity Validation Phase cost model provided for 1/26/23 meeting. Project budget at \$72M.	No update from 1/4 BOD meeting. Construction/Design 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 completed review site for fire control/access input (see Wildwood Easement above). Various updates to the site plans have been made and re-submitted to County/CPUD/Pen Fire. We have approval on the Site Improvements and finalizing approval on Grading/Drainage, but Environmental Health comments outstanding on Site Improvements package. HCAI is being kept abreast of approvals so they, too, can fully sign off on site work. Resubmittal to HCAI for Shell/Core design resulted in additional review comments that the design team has responded. CAH portion is in full re-review and SNF re-review is pending acceptance of those responses. CAH portion is due back 3/4.
	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 due back 2/21.
	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).	Additional to previous discussion of Stryker PO/price increases, we anticipate a similar discussion around Philips monitoring equipment at future BOD meetings. No further updates beyond that.
Construction	Delivery Method reconsideration	Due to estimates coming in high, we are exploring options to modify our delivery method from design-build to design-bid-build.	As discussed in previous agenda item, documents are being prepared for a hard-bid to GCs to determine if a change to design-bid-build can be the method to get budget back in line.