

SPT Report to the SHD Board

2/29/2024

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.	No update from 1/25 BOD meeting. 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.	No update from 1/25 BOD meeting. 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.	Request for Terms solicitation was distributed 2/9, responses due 3/1. We will be bringing results/recommendations to the March BOD meeting.

	Other Funding	Anticipating a combination of state/federal funds, Philanthropy and public support.	As will be discussed in the "for approval" portion of the meeting, BKF provided a proposal for fee of \$5k for grant prospecting services. Donor packets are being updated. No update on SB395. 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.	Incorporating the following into the overall schedule: GC bids are due 3/15 Recommendation of Award to BOD 3/28 GC contract time start 4/8
Budget		Design-Build Entity Validation Phase cost model provided for 1/26/23 meeting. Project budget at \$72M.	No update from 1/25 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/Permit	Design	The Boldt Company with HGA Architects have been contracted as the project Design-Build Entity (DBE).	Design is complete.

	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	County approvals are complete. Peninsula Fire has completed review site for fire control/access input (see Wildwood Easement above). Some additional interiors review items are pending but not holding up other approvals. INC 1 is in HCAI review, date of return reported as 3/8. INC 2 is held up by structural review. Pending acceptance by HCAI structural reviewer and supervisor allowing take-in, clock has not started ticking for Backcheck 1. INC 3 is in HCAI review, date of return reported 2/21...HGA is following up to aim at ASAP return for providing comments to bidders. INC 4 is in HCAI review, date of return reported 5/13...HGA is following up to request improvement on that date.
	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 will be discussed in another agenda item of the meeting, Phillips has provided a quote and indication that there are large price increases planned effective 4/15. We anticipate a similar discussion around Steris equipment (estimated at \$365k) at future BOD meetings.
	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. Bid process to General Contractors is underway. Sitewalk occurred 2/13, pre-bid conference occurred 2/15, questions are coming in and addenda are being issued in response. All information can be found at https://senecahospital.org/bid/