

SPT Report to the SHD Board

3/29/2024

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.	Only remaining action on this item is planning for STS doing the needed monitoring of water shed starting in April. 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 2/29 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.	We will be bringing results/recommendations of the responses to the Request for (financing) Terms to the April BOD meeting.

	Other Funding	Anticipating a combination of state/federal funds, Philanthropy and public support.	As approved in the 2/29 BOD meeting, BKF is proceeding with 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 were received 3/22. Recommendation of Award to BOD 3/29, pending USDA concurrence. GC contract time start 10 days following issuance of Notice of Award.
Budget		Design-Build Entity Validation Phase cost model provided for 1/26/23 meeting. Project budget at \$72M.	Construction/Design costs are being pulled back inline via the revised delivery model (see item below), and although we remain having a smaller gap, 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 comments were returned 3/8, response to HCAI expected 4/12. 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. Letter being drafted to HCAI to register complaint and ask for change in structural reviewer. INC 3 comments were returned 3/8, response to HCAI pending onboarding of replacement electrical engineer of record (EEOR) INC 4 initial comments were returned and drawings resubmitted to HCAI 3/22. Expecting a relatively quick turn-around, but will need to do a change request to HCAI for change in EEOR and confirming sizing/configuration of the generators.
	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. Per previous agenda item, bids were received for the design-bid-build model of contracting the General Contractor. Pending BOD approval, we will proceed to contract and mobilize as soon as possible, taking into consideration the timing of the outstanding permits.