

Memo

To: Seneca Healthcare District Strategic Planning Team

From: Donna Huntingdale, Building Rx

cc: SHD BOD & Justin Garey/Anita Lopez, USDA

Date: 11/12/24

Re: Seneca Healthcare District – Replacement CAH + SNF
 Contingency Usage – Request 001

To date, the following items have been processed to the point of bringing them to the Strategic Planning Team, SHD Board of Directors, and USDA, and thus, I am asking for review and approval the use of contingency as described:

Req #	Description	Added Cost	Add Type	Contingency Type	Foot note
1	Frontier Conduit from hospital to (E) Clinic	\$5,145.00	LS	Construction	a
2	Water Fittings at POC	\$4,927.00	LS	Construction	b
3	Import of additional site soil/base	\$203,222.00	T&M	Construction	c
4	Enplan add service - annual survey / review of ingress path and path to where soil import is coming from	\$15,000.00	T&M	Project	d
5	BBK Legal fees supplementation	\$50,000.00	T&M	Project	e
6	Reconciliation of past costs - Almanor Tree removal adjustment to invoice (\$500) and land acquisition adjustment to actual (\$0.50)	\$499.50	LS	Project	f

- a. In order to backfeed the network of the existing clinic building from the new building, conduit and associated fiber connection between the 2 buildings is required. This is necessary because the hospital is required to be the location of the Data Center for the campus, and data connectivity (electronic health records, biomed equipment, phone systems and camera systems) will be required between the buildings. Note that this cost is only for the conduit with the cost of the actual fiber and terminations to come at a later date, reason being that getting the conduit placed now is time critical to site work.
- b. Existing conditions of below-grade water line resulted in needing additional water fittings to get site line to existing pipe at point of connection (POC).

- c. Existing conditions were found for site soil to have significant cobble that needed to be removed for use at the building pad, resulting in a deficit of soil needed to have the remainder of the site be graded to the correct elevations per design. The bid documents directed bidders to assume a balanced site, not requiring import or offhaul of soil. The site now needs additional import to account for the removed cobble. GC is willing to do this work on a time and materials (T&M) basis, only charging for days/material that end up being needed, so the amount indicated is a maximum value that likely will be reduced in reality.
- d. Due to the biologist input needs that resulted from the blue heron nesting that occurred at the end of 2023, the contract for annual site surveys and worker training has been expended and needs to be supplemented to cover that scope of work for this year and the next 2 years (as required by the CEQA/NEPA mitigation measures). Additionally, the biologist reviewed the off-road path from Maywood to the West side of the site to advise on meeting the mitigation measure associated with invasive species (NEPA BIO-3) to ensure project is in compliance with intent of the measure.
- e. Due to additional legal support through dissolution of Design-Build contract and the GC multiple bids and associated contract development, originally-budgeted line-item for legal services has been exceeded. Requesting to supplement the budget line-item to cover existing invoice and allow for budget to cover future legal support.
- f. For the budget category of "Land and Site Development," there are 2 line-items, Land Acquisition and Timber Removal. When reconciliation of costs-to-date were done for USDA, it was realized that the land acquisition costs were \$0.50 less than previously reported, and timber removal invoice was mis-entered resulting in needing \$500 more in that budget line-item to cover those costs. Total change to that budget category as noted.