

Memo

To: Seneca Healthcare District Strategic Planning Team

From: Donna Huntingdale, Building Rx

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

Date: 02/17/25

Re: Seneca Healthcare District – Replacement CAH + SNF
 Contingency Usage – Request 003

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
8a	Architect/Engineer ASR for requested change of orientation of Stryker OR/Endo boom equipment	\$19,760.00	Lump Sum	Owner	a
8b	Equipment Planner ASR for requested change of orientation of Stryker OR/Endo boom equipment	\$4,200.00	Lump Sum	Owner	a
9a	Architect/Engineer ASR for requested change of sterilization and associated storage equipment	\$24,775.00	Lump Sum	Owner	b
9b	Equipment Planner ASR for requested change of sterilization and associated storage equipment	\$8,250.00	Lump Sum	Owner	b
9c	Equipment cost adds for requested change of sterilization and associated storage equipment	\$80,728.32	Lump Sum	Owner	b
10a	Framing changes deduct from GC/Framing subcontractor	(\$28,621.00)	Lump Sum	Construction	c
10b	Architect/Engineer ASR for incorporating Framing changes	\$18,644.00	Lump Sum	Owner	c
11	Architect/Engineer ASR for bid support in change from Design-Build to Design-Bid-Build delivery model	\$66,412.50	T&M (final)	Owner	d

12	Deductive CO for Cosco Fire for work not performed due to change from Design-Build to Design-Bid-Build delivery model	(\$15,200.00)	Lump Sum	Owner	e
13a	Architect/Engineer ASR for required change in Canon XR equipment	\$20,000.00	Lump Sum	Owner	f
13b	Equipment Planner ASR for required change in Canon XR equipment	\$3,900.00	Lump Sum	Owner	f
13c	Canon reduction in equipment cost to cover design/planning fees for required change in Canon XR equipment	(\$23,900.00)	Lump Sum	Owner	f
14	Correction/clarification of UG conduit and associated trenching, coordinating between all plan increments	\$30,672.00	Lump Sum	Construction	g

- a. The change of boom orientation within the OR and Endo/Procedure room is advised by clinical staff and equipment vendor (Stryker) in order to have best access to patients right/left and head/foot. This change was explored previously but was unable to be incorporated due to the timing of the project delivery model change as that related to the submittal to HCAI for plan review. At that time, there was also discussion of whether a 3rd boom would be required, but that option has been determined by clinical staff to be unnecessary. Note that this does not include any potential construction costs that may be determined following the design work.
- b. Existing configuration of the sterilizers with (2) AMSCO 400 units will not support facility projected volumes. Additionally, the proposed AMSCO 600 (39") costs less per use. Therefore, the coordination with Steris by Introba, change of plans by HGA, and revised equipment costs are represented here to remedy that situation.
- c. The framing subcontractor has requested 2 changes to the details that are expected to ease installation and create a better product. One is changing the door jambs and headers to a product called RedHeader that eliminates the need to weld multiple studs together. The other is utilizing a pitched upper track at the wall connection to the roof in lieu of a typical stud track plus a bent plate. There is a savings from the contractor for these changes, and that savings is reduced partially by the added fee to the designers to change and gain HCAI approval of the details. The net change is still a reduction in cost to the project.
- d. With the change in delivery models from Design-Build to Design-Bid-Build, the latter bidding process required additional effort from the architects and engineers (A/E). The A/E team kept track of time on a time and materials basis, and costs added to \$138,235.50, but there is \$56,623.00 remaining in this budget line item and the \$15,200.00 being added back into the line item due to the Cosco deductive change order (footnote e below) results in a need for (\$138,235.50-\$56,623.00-\$15,200.00) \$66,412.50 from contingency.
- e. The fire sprinkler subcontractor Cosco within the Design-Build Entity was contracted for both design and Building Information Modeling (BIM), but given the change in delivery

model, this subcontractor is not needed for the BIM services. The deductive change order for removing this scope from Cosco's contract is \$15,200.00.

- f. Canon is the selected manufacturer for the new facility's imaging equipment. Canon has notified us of a required change to the XR room equipment to an improved model due to them no longer offering the previously-specified model within California. Although this is an improved model, there are medical equipment planning and A/E design costs to incorporate the changes into the permit documents. Negotiations were had with Canon and they have agreed to cover those costs. This request documents the adds for planning and design and the equal deduct for the cost of the equipment.
- g. ACD001 was developed by the electrical engineer (EE) to address the Increment 4 site underground conduit needed to correct an error on the part of the previous EE on site lighting fixtures and conduit and to incorporate lighting at the helicopter landing site path. ACD001 has been approved by HCAI and the change order request for this scope is reflected here.