

SPT Report to the SHD Board

3/27/2025

SWIMLANES	SUBCATEGORIES	General Summary	Updates
Schedule		Certificate of Occupancy (CoO) anticipated March 2027 followed by 2 months of staff/stock for first patient May 2027.	Buttoned up for winter with planned onsite fabrication as is feasible, full steam ahead starting Spring 2025. Team has been working to obtain the needed information from MH-D regarding the expected schedule for project delivery but is still dealing with vague feedback. Meeting was held with the contractor on 1/10 and it was believed that a plan was worked out to address both contractual and expected completion dates, but we have not yet received the needed information from the GC. Still in negotiations with MH-D re schedule, but evaluation of the overall project delay they are claiming due to delayed INC1 permit provides a proposed recovery plan that would keep us within the contracted timeframes. We will need to receive MH-D feedback on the evaluation before schedule can be confirmed.
Budget	General	Project budget \$80.5M plus cost of support services building	Tracking.

	Pending Add-Services/CORs	Standing Agenda item for approvals	CUR001 - Those approved at the 11/19 Special BOD meeting (Contingency Usage Request 001) have been approved by USDA, project/owner contingency items having been incorporated into the Outlay Requests, and construction contingency items have been developed into a GC contract Change Order (CO) and sent to USDA. The CO has not yet been signed by USDA. Sent CO again to USDA along with the one from CUR003. CUR003 - Approved to move forward at the 2/27 BOD meeting. The items against Owner Contingency have been approved by USDA. USDA requested the Construction Contingency request be accompanied by the CO form, so that was developed and sent to USDA on 3/20/25. A/E & MEQ Planner authorized to proceed while contracts are being amended. CUR004 - for design team extended construction administration and past work by structural engineer. Approved to move forward by executive team and SPT.
Design/Permit	Design	SHD has taken assignment of HGA contract	Design for permit is complete. Electrical Engineer of Record (EEOR) change is producing some design changes, being picked up in a change directive planned to be submitted to HCAI. INCs 1&2 changes are able to be submitted this week, and INC3 is almost complete but will need to wait for submittal until that permit is issued. Ongoing weekly meetings to button up changes.

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	INC 1 received permit, EEOR change complete. INC 2 received permit, EEOR change complete. INC 3 received further HCAI comments, design team is working through those as well as incorporating the Canon equipment change INC 4 Permit issued and construction began 8/28/24. EEOR change complete. County approvals are complete. Will be submitting a change to the driveway in order to soften the turn from Reynolds Road toward the new facility. Peninsula Fire has completed review site for fire control/access input. Some additional interiors review items are pending but not holding up other approvals.
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).	Re-starting vendor meetings to pin down more detail on equipment list to allow for most accurate anchorage/utilities as early as possible to allow time for any needed modifications to approved plans. Central Sterile changes, change of orientation of booms in OR & Endo and Rad Room unit change per CUR003 are not moving forward. Discovered that much of the MEQ was not planned for emergency power, but review has completed and changes being incorporated into the design changes referenced above. Also tracking the following as potential early procurement items (removing reference to completed purchases): •2 ED Stretchers •MicroSan Analyzer •TC70 •Patient beds (1) - received, need to add 2 more Early procurement items have been coming to the BOD individually, but once general MEQ procurement begins, asking if the list/budget can be approved for staff to manage within that budget limit.

Construction			Work has ceased onsite due to weather, but submittals are proceeding and offsite fabrication has commenced for rebar and anchor bolts. Structural steel completing shop drawing review and then fabrication for those items will begin. Additionally, contract/bid documents/base design completing for the Support Services building and was put out to bid on 3/19. Bids are due 4/11 with anticipation of bringing a recommendation for award at the April BOD meeting.
Financing		Contract has been executed with Monley Hamlin - Descor JV	
	USDA Financing	A interim loan has been obtained from Western Alliance Bank, to be transitioned to a permanent USDA loan following completion of construction.	December & January Outlay Requests were approved/paid. February will go in at the beginning of March.
	Other Funding	Potential combination of state/federal funds, Philanthropy and additional public support.	Project-specific philanthropy/grants updates to come.