

CAPITAL PROJECT FACT SHEET

4/17/2015

Project Name:

Building 400 – Floor Three

Project Description:

NMC worked collaboratively with the Monterey County Health Department to design and develop the third floor of Building 400 for its primary care clinic. The floor consists of 7,500 square feet of shell space and 10,500 square feet of occupied office space. Relocation of occupants is necessary and represents the IT & Nursing (Modular T.I.) project. The build-out enables NMC to achieve its Delivery System Reform Incentive Pool (DSRIP) milestone of increasing its number of Family Medicine residents. The construction cost is \$3,753,000 which includes a 10% contingency. This results in a total project cost increase by \$564,729 over what was originally budgeted. Total project cost including design and construction is currently calculated at \$4,317,729.

Project Current Status:

Geney/ Gassiot was issued a Notice to Proceed on August 14, 2014 and started construction on August 18, 2014. Currently the project is approximately 99% complete. The project has incurred eight change orders in the amount of \$261,302.06. The majority of the change orders were to due to clarifications from the contract documents and undiscovered conditions. The change orders added 45 days to the contract schedule. Construction completion has been updated from February 20, 2015 to April 17, 2015.

Project Schedule:

	Start Date	End Date
Design/Program	December 2012	November 2013
Advertise & Award	October 14, 2013	December 5, 2013
Construction	August 18, 2014	April 17, 2015
Closeout/Notice of Completion		Updated from February 20, 2015

Project Cost:

	Estimated Expenditures	FY12/13 Expenditures	FY13/14 Expenditures	FY14/15 Expenditures	Total Expenditures
Design Expenditures	\$ 564,529	\$ 21,797	\$ 387,483	\$ 155,249	\$ 564,529
Construction & Management	\$ 3,412,000	\$ -	\$ 424,399	\$ 2,817,001	\$ 3,241,400
Construction Contingency (10%)	\$ 341,000	\$ -	\$ -	\$ 261,302	\$ 261,302
Total Cost	\$ 4,317,729				\$ 4,067,231

Original Project Cost (Estimated) \$ 3,500,000

Revised Project Cost \$ 4,317,729

Project Funding:

FY 2012-13 - Funding Earmarked by NMC

B-2011-2 NPC-3 \$ 1,000,000

B-2013-2 MOB Build out Floor 3 \$ 3,235,957

B14-2014-XX82 Building 400 – Third Floor \$ 4,235,957

FY 2013-2014 -Approved FY Budget

B14-2014-XX82 Building 400 – Third Floor \$ 4,235,957

B14-2014-XX50, Building Construction Contingency \$ 81,772

Total Secured Funding \$ 4,317,729

Operation and Maintenance Budget: No Impact to the O&M Budget

Project Manager:

Brian Griffin, Project Manager 831.783.2605

Consultants / Contractors

Hibser Yamauchi Architects 510.446.2222

Geney/Gassiot 775.747.2200

CAPITAL PROJECT FACT SHEET

4/17/2015

Project Name:

Acute Rehab Unit/Medsurg 2 (ARU / MS2 Project) JOC #1419

Project Description:

This project is a comprehensive remodel that includes a refurbishment to all patient rooms on the Acute Rehab Unit/Medsurg 2. The rooms have not been refreshed since they were constructed in 1999. The rooms will have new flooring, wallpaper removed and replaced with paint, new casework, new tiling in the toilet rooms, solid surface sinks, new cubicle curtains, and wall protection behind the patient beds. In addition to the patient rooms, the corridors of the unit will also be refreshed with paint, wall protection, and new flooring and the nurses' stations will be replaced. Capital from Interior Design Upgrades - Building Wide was sourced in the amount of \$80,591 to develop preliminary drawings and specifications allowing NMC to assemble a project scope and bring the project to committee for support. Infant Security (JC1406) and Dialysis (JC1411) are new projects included as components of this project. The Plans and Specifications were approved by the Board of Supervisors on October 21, 2014. NMC proceeded with a Job Order Contract for construction. NMC anticipates that this project will span two fiscal years. The total cost for FY2015 through FY2016 is \$2,097,780.

Project Current Status:

Wald Ruhnke and Dost Architects is 100% complete with the Drawing and Specifications. NMC initiated a JOC Job Order for (JC1403) for the Acute Rehab Unit and got a cost proposal of \$1,850,733; Infant Security (JC1406) in the amount of \$70,196 and Dialysis (JC1411) in the amount of \$110,000 for a total project construction cost of \$2,178,372. NMC issued the JOC Contractor a Notice to Proceed and anticipate the project to start in May 2015. Appropriations for these projects were approved by the Board of Supervisors on October 21, 2014.

Project Schedule:

	Start Date	End Date
Design/Program	October 18, 2013	May 15, 2014
JOC Project Initiation	October 2014	
Construction	May 2015	October 2015
Closeout/Notice of Completion (Estimated)	Revised from March 2014	

	Estimated Expenditures	FY13/14 Expenditures	FY14/15 Expenditures	FY15/16 Expenditures	Total Expenditures
Project Cost:					
Design Expenditures	\$ 147,443	\$ 80,591	\$ 66,852		\$ 147,443
Construction & Management (Estimated)	\$ 2,097,781	\$ -	\$ 1,015,464	\$ 1,015,464	\$ 2,030,928
Total Cost	\$ 2,245,224		\$ 1,082,316.00		\$ 2,178,371

Project Funding:

FY 2014-2015-Approved FY Budget

Capital Budget #B15-2015-XX08 ARU/MS2	\$ 1,425,000
Capital Budget #B15-2015-XX40 Building Construction Contingency	\$ 405,000
Capital Budget #B15-2015-XX21 Interior Design Upgrades	\$ 350,000

FY 2015-2016-Proposed FY Budget

Capital Budget #B16-2016-X064 ARU/MS2	\$ 1,015,464
Total Secured Funding - Cash	\$ 3,195,464

Operation and Maintenance Budget: No Impact to the O&M Budget

Project Manager:

Brian Griffin, Interim Physical Plant Manager 831.783.2605

Consultants / Contractors

Wald, Ruhnke & Dost Architects 831.649.4642

CAPITAL PROJECT FACT SHEET

4/17/2015

Project Name:

Radiology Modernization

Project Description:

Natividad Medical Center Diagnostic Imaging Department is located in Building 500, 1st Floor and requires a complete remodel and modernization. This includes the replacement of obsolescent medical equipment, such as Computer Tomography (CT) and Magnetic Resonance Imaging (MRI). In 2013, the department replaced aging X-Ray equipment with new digitally enhanced basic radiographic equipment (Diagnostic Imaging - 4 Rooms Project - B13-2013-XX50 at a cost of \$479,100). This was considered Phase 1, in a multi-phase approach to modernize the Imaging Department. Phase 2, includes adding two new CT scanners (FY16 and FY17-Total: \$1,800,000), a new MRI (FY16 and FY17-Total: \$1,200,000), and new Angiography Equipment (FY16 and FY17-Total: \$1,000,000). The cost for architectural services and construction is budgeted at \$14,300,000. The Security Department Relocation Project is a component of the overall Radiology Modernization Project. The project is forecasted to occur over a 24-36 month process with actual construction phased into several construction phases to maintain services during the remodel. The contract for RBB architects was approved by the Board of Supervisors on October 1, 2014. NMC anticipates that this project will span three fiscal years. The total cost for FY2015 through 2017 is \$14,300,000.

Project Current Status:

A Request for Qualifications, RFQ# 9600-54 was created and posted for architectural and engineering services for the Radiology Modernization tenant improvement. On February 21, 2014 NMC received Qualification Proposals from twelve architectural firms. After review of the qualifications, three respondents were deemed to meet minimum qualifications and were invited to be interviewed by NMC Selection Committee in March 2014. NMC selected RBB Architects and their contract was approved by the Board of Supervisors on October 1, 2014. RBB has had multiple meetings with key stakeholders. RBB is almost complete with Design Development documents.

Project Schedule:

	Start Date	End Date
Design/Program	October 2014	TBD
JOC Project Initiation	-	-
Construction	-	-
Closeout/Notice of Completion		June 2017

Project Cost:

	Estimated Expenditures	FY14/15 Expenditures	FY15/16 Expenditures	FY16/17 Expenditures	Total Expenditures
Design Expenditures	\$ 862,450	\$ 666,500	\$ 131,225	\$ 131,225	\$ 928,950
Construction & Management	\$ 13,000,000	\$ -	\$ 793,775	\$ 12,139,725	\$ 12,933,500
Security Department Relocation (Project)	\$ 437,550	\$ 66,500	\$ 371,050		\$ 437,550
Total Cost	\$ 14,300,000				\$ 14,300,000

Project Funding:

FY 2014-2017 - Proposed Capital Budget

FY/2015 -Capital Budget #B15-2015-X265 Radiology Modernization	\$ 1,300,000
FY/2016 -Capital Budget #B16-2016-X059 Radiology Modernization	\$ 925,000
FY/2017 -Capital Budget #B16-2016-X059 Radiology Modernization	\$ 12,206,225
Total Secured Funding - Cash	\$ 14,431,225

Operation and Maintenance Budget: Impact Unknown until Design Development Phase

Project Manager:

Brian Griffin, Interim Physical Plant Manager 831.783.2605

Consultants / Contractors

RBB Architects 310.473.3555

CAPITAL PROJECT FACT SHEET

4/17/2015

Project Name:

Security Department Relocation (Radiology Modernization Project)

Project Description:

Natividad Medical Center's Security Department is located in Building 500, 1st Floor and currently occupies a portion of the space that will need to be used for the Radiology Modernization project. Natividad Medical Center is utilizing one of the on-call architects (an architect from the NMC Architectural Services list) to develop plans and specifications to relocate the Security Department to Building 600. Funds from the Radiology Modernization project are being sourced for this project, since the project requires the space. This project is a key step in allowing the completion of the Radiology Modernization Project. NMC anticipates that the security Department Relocation project will span two fiscal years. NMC plans to spend \$437,550 from FY2015 through FY 2016.

Project Current Status:

Natividad Medical Center executed an agreement with Kasavan Architects in the amount of \$66,500. Kasavan Architects is 100% complete with the Drawing and Specifications and has submitted to the Office of Statwide Health Planning and Development for plan review. NMC is using Job Order Contracting to deliver this project.

Project Schedule:

	Start Date	End Date
Design/Program	July 1, 2014	-
JOC Project Initiation	-	-
Construction	-	-
Closeout/Notice of Completion		June 2015

Project Cost:

	Estimated Expenditures	FY14/15 Expenditures	FY15/16 Expenditures	Total Expenditures
Design Expenditures	\$ 66,500	\$ 66,500		\$ 66,500
Construction & Management (Estimated)	\$ 371,050	\$ 27,829	\$ 343,221	\$ 371,050
Total Cost	\$ 437,550			\$ 437,550

Project Funding:

FY 2015-16 - Proposed Capital Budget

FY/2015 -Capital Budget #B15-2015-X265 Radiology Modernization	\$ 437,550
FY/2016 -Capital Budget #B16-2016-X197 Security Department Relocation	\$ 343,221
Total Secured Funding - Cash	\$ 780,771

Operation and Maintenance Budget: Impact Unknown until Design Development Phase

Project Manager:

Brian Griffin, Interim Physical Plant Manager 831.783.2605

Consultants / Contractors

Kasavan Architects 831.424.2232