

FACILITIES & GROUNDS

December 19, 2005

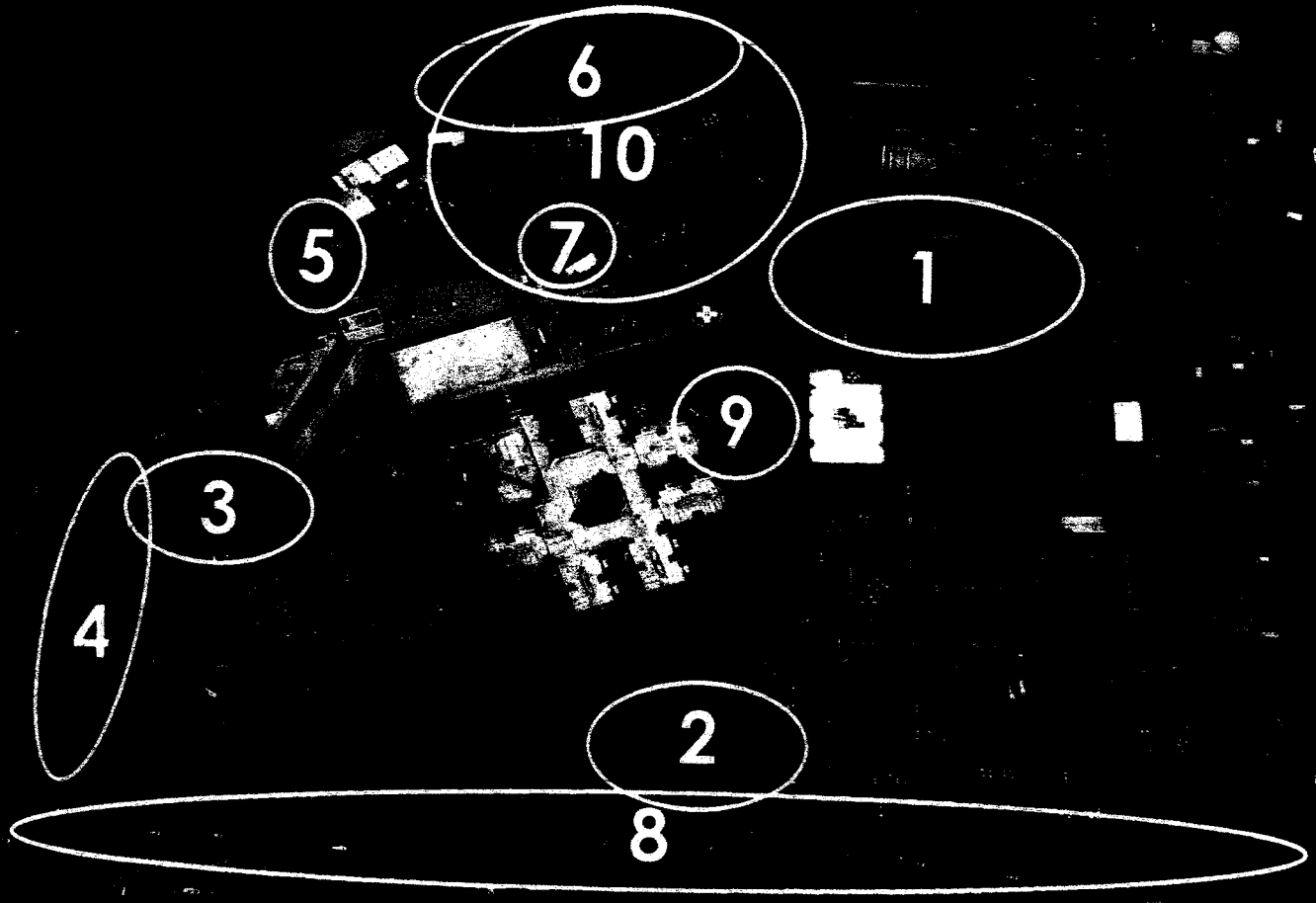


PALOMAR POMERADO HEALTH

A California Health Care District

ANSHEN+ALLEN ARCHITECTS

An Association of Anshen+Allen and Anshen+Allen+LA



Pomerado - Phase I Funding

LOCATION / PROJECT		Total Project Cost
1	Parking / Staging at City Lot	\$304,145
2	Parking at Cardio Track	\$120,000
3	Parking at NW of Tower	\$150,000
4	Northwest Entry Drive	\$707,625
5	Relocate Waste Management Center	\$268,547
6	Parking Structure (including elevator towers and bridges)	\$17,770,246
7	Relocate Mobile MRI	\$120,000
8	City Required Off-site improvements	\$1,189,527
9	Parking at Wound Care (SNF)	\$107,419
10	Site Work	\$5,685,481
11	Subtotal	\$26,422,990
12	Contingency	\$2,000,000
13	Escalation	\$500,000
14	Total - Expansion Phase 1	\$28,922,990

Pomerado - Phase I Schedule

	2006												2007						
	1st Qtr			2nd Qtr			3rd Qtr			4th Qtr			1st Qtr			2nd Qtr			
	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Parking / Staging at City Lot	■																		
Parking at Cardio and NW of Tower		■	■																
Northwest Entry Drive		■	■																
Relocate Waste Management Center		■	■	■															
Parking Structure				■	■	■	■	■	■	■	■	■	■	■	■	■			
Relocate Mobile MRI						■	■	■	■										
City Required Off-Site Improvements								■	■	■	■	■	■						
Parking at Wound Care (SNF)												■	■	■					
Site Work													■	■	■	■	■		

**Facilities & Grounds Committee
Public Bid & Procurement
Prequalification of Contractors**

December 19, 2005

PALOMAR POMERADO HEALTH

AGENDA

Prequalification Process

- **Public Advertisement**
- **Prequalification of Bidders**
- **Instruction to Bidders/Requirements**
- **Award of Contract**
- **Bid Protest Process**

PALOMAR POMERADO HEALTH

Prospective Bidders

Public Advertisement

- **Public Bid and Bond required on work over 125 K**
- **Advertisement placed in at least 2 local Newspapers**
- **Due to magnitude of project, project advertisement will reach beyond district to prospective bidders**
- **Post Project Plans and Specifications on website (www. ftp) along with Instructions to bidders**
- **Bidding and procurement will occur through the Director of Construction or Construction Manager based on on magnitude of job**

PALOMAR POMERADO HEALTH

Prospective Bidders

Prequalification of Bidders

- **Qualification Package Includes:**
- **Demonstration of a minimum of 3 successful similar or like kind projects of equal magnitude**
- **Capacity to insure and bond**
- **Past History of Successful Performance**
- **Litigation History and Non-Performance Measures**
- **References**

PALOMAR POMERADO HEALTH

Bid Requirements

Instruction to Bidders

- All bids must be submitted on approved PPH forms
- Bids will be opened at a public meeting on a predetermined date/time
- Each bid must include the following to be responsive:
 - a) Bid Security
 - b) Subcontractors List
 - c) Statement of Qual.
 - d) Non-collusion Affidavit
- Responsive Contractors must adhere to the Prevailing Wage Rates pursuant to the California Labor Code
- Contractor must be licensed in California
- All bids must be valid for 90 days

PALOMAR POMERADO HEALTH

Bid Requirements

Award of Contracts

- **Sealed Bids will be opened at a public meeting on the date/time in the Instruction to Bidders**
- **Meeting will be timed to record response**
- **Each Bid will be reviewed for compliance with the Instruction to Bidders through:
The Director of Construction Office for in-house projects and the Director of Facilities Planning & Development for the FMP**
- **The district will have up to 5 working days to make the award**
- **Award of contracts will be made to bidder that offers the best value to PPH, not necessarily the low bidder**

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Bid Requirements

Bid Protest

- Requires Bidder to file protest in writing to the Director of Construction within 5 calendar days after the Contract is awarded
- Bid protest must include all supporting facts and documentation to support their protest
- Management will review and strive to resolve
- If agreement cannot be reached District Board of Directors will render final determination
- District Board's Decision is final, subject to litigation

PALOMAR POMERADO HEALTH

Expansion and Replacement Program Cost Accumulation and Control

AUGUST 25, 2005

PALOMAR POMERADO HEALTH

Expansion and Replacement Program Cost Accumulation and Control

Completed Items

Exhibit No.

Program budgets have been baselined at \$753 Million

The following has been established:

- Cost Centers 1
- Account Categories 2
- Allocation Rules 3
- Data Flow Rules between R&S and PPH 4
- Monthly Report Distribution Matrix 5
- Variance Analysis Rules 6
- Time Phased Budget Assumptions 7

PALOMAR POMERADO HEALTH

Expansion and Replacement Program Cost Accumulation and Control

List of Cost Centers

Cost Center No	NEW SITE	Cost Center No	POMERADO
1	Tower and D&T	7	Hospital Remodel
2	Hospital Support Building	8	Existing Central Plant
3	Central Plant	9	New Tower
4	Parking	10	New D&T
5	Site	11	New Central Plant
6	Regional Resource Building	12	Condo OSP
		13	Parking Garage
		14	Surface Parking
		15	Site
	EXISTING PMC		SATELLITE CENTERS
16	McLeod	21	Peñasquitos Clinic
17	New Entry (includes elevator)	22	Ramona Clinic
18	Hospital Remodel		
19	Adams Wing		
20	Site		

EXHIBIT 1

PALOMAR POMERADO HEALTH

Expansion and Replacement Program Cost Accumulation and Control

Account Categories for Expansion Projects

ACCT / CATEGORY	DESCRIPTION
11005	ADMINISTRATION & OTHER
11010	ADMIN-LEGAL & INSURANCE
11020	ARCHITECT, ENGINEERING & CONSUL
11030	COMMISSIONING, MOVE-IN/STARTUP
11040	CONSTRUCTION
12030	EQUIPMENT
14070	LABOR
14100	LAND
16020	PERMITTING AND INSPECTION
16070	PROJECT CONTINGENCY
16075	PROJECT MANAGEMENT

EXHIBIT 2

PALOMAR POMERADO HEALTH

Expansion and Replacement Program Cost Accumulation and Control

Building Project Expense Allocation processes

DESCRIPTION	RECOMMENDATION	ACTIVITY NUMBERS
Internal Labor Champion Teams	EE enter hours on API Timecard to department 8800. LGV2 transfers all Labor cost to a single CIP Account. Allocated quarterly based on prorata cost of cost center Reported as an unbudgeted variance by R&S unless directed to allocate from contingency.	P/R Expense: 10,20,30,55-8800 C I P: 120400-14070
Employee Travel	PPH to accumulate costs in main activity/cost center (PMC Project) unless identifiable by specific activity/cost center. Allocated quarterly based on prorata cost of cost center	120400
Legal Fees	R&S to accumulate budget for Legal expense into Admin & Other under main activity/cost center (PMC Project) unless identifiable by specific activity/cost center. Allocated quarterly based on prorata cost of cost center	120400
Insurance	R&S to accumulate budget for Insurance expense into Admin & Other under main activity/cost center (PMC Project) Allocated quarterly based on prorata cost of cost center	120400
Capitalized Interest on Construction Loans	PPH to track interest income and interest expense PPH to accumulate costs in main activity/cost center (PMC Project) unless identifiable by specific activity/cost center. Allocated quarterly based on prorata cost of cost center	120400
Permits	R&S to accumulate costs in main activity/cost center for each campus unless identifiable by specific activity/cost center. Allocate quarterly across each campus (ie. Palomar-New Site, Pomerado, Palomar Existing) based on prorata cost of campus	120489 - 120496 - 130491
IOR Costs (Inspector of Record)	R&S to accumulate costs in main activity/cost center for each campus unless identifiable by specific activity/cost center. Allocate quarterly across each campus (ie. Palomar-New Site, Pomerado, Palomar Existing) based on prorata cost of campus.	120489 - 120496 - 130491
Project Management	R&S to accumulate costs in main activity/cost center for each campus unless identifiable by specific activity/cost center. Allocate quarterly across each campus (ie. Palomar-New Site, Pomerado, Palomar Existing) based on prorata cost of campus	120489 - 120496 - 130491
Commissioning	R&S to accumulate costs in main activity/cost center for each campus unless identifiable by specific activity/cost center. Allocate quarterly across each campus (ie. Palomar-New Site, Pomerado, Palomar Existing) based on prorata cost of campus	120489 - 120496 - 130491

EXHIBIT 3

PALOMAR POMERADO HEALTH

Expansion and Replacement Program Cost Accumulation and Control

Data Flow between R&S and PPH

For work ordered / Managed by R&S.

- 1) R&S codes (Activity # and Account Category) and submits a Vendor Proposal for approval by PPH Facilities Planning.
- 2) For approved proposals, Facilities Planning (Pam) issues a purchase order with the correct cost center and account category coding.
- 3) All Invoices are mailed directly to R&S by the Vendors. R&S verifies that the invoices are coded properly and approves them for payment.
- 4) R&S forwards approved invoices to Facilities Planning.
- 5) Facilities Planning forwards the invoices to A/P for payment and sends copies of the invoices to F/A Accountant.
- 6) A/P completes "Lawson Receiving Process" for 3-way match and check issuance.
- 7) An excel file of paid Invoices is mailed to R&S by PPH (Linda).

For PPH ordered items

- 1) Invoices reviewed, coded (Activity # and Account Category) and approved by Facilities Planning (Mike Shanahan or George Gigliotti).
- 2) Facilities Planning forwards the invoices to A/P for payment and sends copies of the invoices to F/A Accountant.
- 3) A/P completes "Lawson Receiving Process" for 3-way match and check issuance.
- 4) An excel file of paid Invoices is mailed to R&S by PPH (Linda).

Totals in R&S system to equal totals in PPH system.

EXHIBIT 4

PALOMAR POMERADO HEALTH

Expansion and Replacement Program Cost Accumulation and Control

Monthly Report Distribution Matrix

	MONTHLY	QUARTERLY	SEMI-ANNUAL
CEO / CFO / CPO	X		
FACILITIES & GROUNDS COMMITTEE		X	
EXPANSION STEERING COMMITTEE		X	
FINANCE COMMITTEE		X	
BOARD			X
CITIZENS OVERSIGHT COMMITTEE			X

EXHIBIT 5

PALOMAR POMERADO HEALTH

Expansion and Replacement Program Cost Accumulation and Control

Analysis Rules

audit
book out *

- **For contracts up to \$5M:**
Must explain any variance 10% or greater
- **For contracts over \$5M:**
Must explain any variance \$500K or greater
- **For misc. minor variances that add up to a significant variance:**
Must explain the underlying cause

EXHIBIT 6

PALOMAR POMERADO HEALTH

Expansion and Replacement Program Cost Accumulation and Control

Time Phased Budget Assumptions

1. **CONSTRUCTION** The construction costs are spread over a typical S-curve
2. **ESCALATION** Spread on a straight line basis to midpoint of the construction duration
3. **EQUIPMENT** Spread across the last 2 quarters of the construction duration
4. **DESIGN & CONSULTING** Broken down by 9 Phases as occurs: *Programming, Schematic Design, Design Development, Construction Documents, OSHPD Review, Bidding, Pre-con Services, Construction Administration, Contingency*
5. **ADMINISTRATION & OTHER** Broken down by 8 Categories on a straight line as occurs: *Permit Fees, IOR, Legal, Move in/Start up, Project Management, Commissioning, Insurance, Other*
6. **CONTINGENCY** Contingencies will be a lump sum not time phased and subject to release by management

Each of the 22 Cost Centers incorporates the above breakdown and is Time Phased in accordance with the schedule included in the Facilities Master Plan (FMP).

EXHIBIT 7

PALOMAR POMERADO HEALTH

**COST REPORT
LEVEL 1**

**TOTAL PROJECT ROLL UP
BY CAMPUS & COST ELEMENT**

PALOMAR POMERADO HEALTH

PROJECT COST STATUS REPORT SUMMARY

Project Number: Rudolph and Sletten No. XXXX
 Project Name: Facilities Master Plan

Facilities Master Plan
 Executive Summary

7/25/05
 Through Change Order No. 0

Cost Center	1 Original Budget Amount	2 Approved Change Orders	3 Pending Change Orders	4 = 1+2+3 Predicted Final Budget	5 Cost To Date	6 Estimated Cost To Complete	7 = 5+6 Predicted Final Cost	8 = 4-7 Variance + Save (-) Over
1 Palomar Medical Center West	531,000,000	0	0	531,000,000	0	531,000,000	531,000,000	0
2 Pomerado Hospital	139,000,000	0	0	139,000,000	0	139,000,000	139,000,000	0
3 Existing Palomar Medical Center	73,000,000	0	0	73,000,001	0	73,000,000	73,000,000	0
4 Satellite Clinics	10,000,000	0	0	10,000,000	0	10,000,000	10,000,000	0
Total Cost - Facilities Master Plan	753,000,000	0	0	753,000,000	0	753,000,000	753,000,000	0

PROJECT COST STATUS REPORT SUMMARY

Project Number: Rudolph and Sletten No. XXXX
 Project Name: Facilities Master Plan

Facilities Master Plan
 Cost Summary by Element

7/25/05

Through Change Order No. 0

Cost Center	1 Original Budget Amount	2 Approved Change Orders	3 Pending Change Orders	4 = 1+2+3 Predicted Final Budget	5 Cost To Date	6 Estimated Cost To Complete	7 = 5+6 Predicted Final Cost	8 = 4-7 Variance + Save (-) Over
3 Campus Summary								
1 Construction	524,851,729	0	0	524,851,729	0	524,851,729	524,851,729	0
2 Equipment	48,248,177	0	0	48,248,177	0	48,248,177	48,248,177	0
3 Design & Consulting	69,347,757	0	0	69,347,757	0	69,347,757	69,347,757	0
4 Administrative & Other	25,770,219	0	0	25,770,219	0	25,770,219	25,770,219	0
5 Project Contingency	44,782,118	0	0	44,782,118	0	44,782,118	44,782,118	0
6 Land and Development	30,000,000	0	0	30,000,000	0	30,000,000	30,000,000	0
subtotal - 3 Campus Summary	743,000,000	0	0	743,000,000	0	742,999,999	742,999,999	0
Satellite Clinics								
1 Construction	6,000,000	0	0	6,000,000	0	6,000,000	6,000,000	0
2 Equipment	0	0	0	0	0	0	0	0
3 Design & Consulting	1,000,000	0	0	1,000,000	0	1,000,000	1,000,000	0
4 Administrative & Other	1,000,000	0	0	1,000,000	0	1,000,000	1,000,000	0
5 Project Contingency	1,000,000	0	0	1,000,000	0	1,000,000	1,000,000	0
6 Land and Development	1,000,000	0	0	1,000,000	0	1,000,000	1,000,000	0
subtotal - Satellite Clinics	10,000,000	0	0	10,000,000	0	10,000,000	10,000,000	0
Total Cost Summary - Facilities Master Plan	753,000,000	0	0	753,000,000	0	752,999,999	752,999,999	0

**COST REPORT
LEVEL 2**

CAMPUS ROLL UP

BY COST CENTER & ELEMENT

PALOMAR POMERADO HEALTH

PROJECT COST STATUS REPORT SUMMARY

Project Number: Rudolph and Sletten No. XXXX
 Project Name: Palomar Medical Center West
 Escondido, California

PMC West - ALL Cost Centers

7/18/05
 Through Change Order No. 0

Cost Center	1 Original Budget Amount	2 Approved Change Orders	3 Pending Change Orders	4 = 1+2+3 Predicted Final Budget	5 Cost To Date	6 Estimated Cost To Complete	7 = 5+6 Predicted Final Cost	8 = 4-7 Variance + Save (-) Over
1 Tower and D&T	376,852,959	0	0	376,852,959	0	376,852,959	376,852,959	0
2 Hospital Support Building	55,188,860	0	0	55,188,860	0	55,188,860	55,188,860	0
3 Central Plant	40,508,660	0	0	40,508,660	0	40,508,660	40,508,660	0
4 Parking	7,710,151	0	0	7,710,151	0	7,710,151	7,710,151	0
5 Site	20,739,370	0	0	20,739,370	0	20,739,370	20,739,370	0
6 Regional Resource Building	not included in the Facilities Master Plan			0	0	0	0	0
subtotal	501,000,000	0	0	501,000,000	0	501,000,000	501,000,000	0
Land and Development	30,000,000	0	0	30,000,000	0	30,000,000	30,000,000	0
Total Cost Summary - PMC West	531,000,000	0	0	531,000,000	0	531,000,000	531,000,000	0

PROJECT COST STATUS REPORT SUMMARY

PMC West - Cost Summary by Element

Project Number: Rudolph and Sletten No. XXXX
 Project Name: Palomar Medical Center West
 Escondido, California

7/18/05

Through Change Order No. 0

Cost Center	1 Original Budget Amount	2 Approved Change Orders	3 Pending Change Orders	4 = 1+2+3 Predicted Final Budget	5 Cost To Date	6 Estimated Cost To Complete	7 = 5+6 Predicted Final Cost	8 = 4-7 Variance + Save (-) Over
<i>ELEMENTS</i>								
1 Construction	371,688,065	0	0	371,688,065	0	371,688,065	371,688,065	0
2 Equipment	31,673,894	0	0	31,673,894	0	31,673,894	31,673,894	0
3 Design & Consulting	46,832,697	0	0	46,832,697	0	46,832,697	46,832,697	0
4 Administrative & Other	18,249,884	0	0	18,249,884	0	18,249,884	18,249,884	0
5 Project Contingency	32,555,460	0	0	32,555,460	0	32,555,460	32,555,460	0
subtotal	501,000,000	0	0	501,000,000	0	501,000,000	501,000,000	0
Land and Development	30,000,000	0	0	30,000,000	0	30,000,000	30,000,000	0
Total Cost Summary - PMC West	531,000,000	0	0	531,000,000	0	531,000,000	531,000,000	0

**COST REPORT
LEVEL 3**

INDIVIDUAL COST CENTER ROLL UP

(PMC WEST CAMPUS EXAMPLE)

PALOMAR POMERADO HEALTH

PROJECT COST STATUS REPORT SUMMARY

Project Number: Rudolph and Sletten No. XXXX
 Project Name: Palomar Medical Center West
 Escondido, California

PMC West - All Cost Centers
 By Work Breakdown Structure

7/25/05

Through Change Order No. 0

Cost Center	1 Original Budget Amount	2 Approved Change Orders	3 Pending Change Orders	4 = 1+2+3 Predicted Final Budget	5 Cost To Date	6 Estimated Cost To Complete	7 = 5+6 Predicted Final Cost	8 = 4-7 Variance + Save (-) Over
1 Tower and D&T								
Construction	279,334,105	0	0	279,334,105	0	279,334,105	279,334,105	0
Equipment	24,141,102	0	0	24,141,102	0	24,141,102	24,141,102	0
Design & Consulting	35,196,097	0	0	35,196,097	0	35,196,097	35,196,097	0
Administrative & Other	13,715,305	0	0	13,715,305	0	13,715,305	13,715,305	0
Project Contingency	24,466,350	0	0	24,466,350	0	24,466,350	24,466,350	0
subtotal	376,852,959	0	0	376,852,959	0	376,852,959	376,852,959	0
2 Hospital Support Building								
Construction	37,741,757	0	0	37,741,757	0	37,741,757	37,741,757	0
Equipment	7,532,792	0	0	7,532,792	0	7,532,792	7,532,792	0
Design & Consulting	4,755,461	0	0	4,755,461	0	4,755,461	4,755,461	0
Administrative & Other	1,853,120	0	0	1,853,120	0	1,853,120	1,853,120	0
Project Contingency	3,305,730	0	0	3,305,730	0	3,305,730	3,305,730	0
subtotal	55,188,860	0	0	55,188,860	0	55,188,860	55,188,860	0
3 Central Plant								
Construction	32,081,287	0	0	32,081,287	0	32,081,287	32,081,287	0
Equipment	in const	in const	in const	in const	in const	in const	in const	in const
Design & Consulting	4,042,243	0	0	4,042,243	0	4,042,243	4,042,243	0
Administrative & Other	1,575,190	0	0	1,575,190	0	1,575,190	1,575,190	0
Project Contingency	2,809,940	0	0	2,809,940	0	2,809,940	2,809,940	0
subtotal	40,508,660	0	0	40,508,660	0	40,508,660	40,508,660	0
4 Parking								
Construction	6,106,140	0	0	6,106,140	0	6,106,140	6,106,140	0
Equipment	0	0	0	0	0	0	0	0
Design & Consulting	769,374	0	0	769,374	0	769,374	769,374	0
Administrative & Other	299,812	0	0	299,812	0	299,812	299,812	0

PROJECT COST STATUS REPORT SUMMARY

Project Number: Rudolph and Sletten No. XXXX
 Project Name: Palomar Medical Center West
 Escondido, California

PMC West - All Cost Centers
 By Work Breakdown Structure

7/25/05
 Through Change Order No. 0

Cost Center	1 Original Budget Amount	2 Approved Change Orders	3 Pending Change Orders	4 = 1+2+3 Predicted Final Budget	5 Cost To Date	6 Estimated Cost To Complete	7 = 5+6 Predicted Final Cost	8 = 4-7 Variance + Save (-) Over
Project Contingency	534,825	0	0	534,825	0	534,825	534,825	0
subtotal	7,710,151	0	0	7,710,151	0	7,710,151	7,710,151	0
5 Site								
Construction	16,424,776	0	0	16,424,776	0	16,424,776	16,424,776	0
Equipment	0	0	0	0	0	0	0	0
Design & Consulting	2,069,522	0	0	2,069,522	0	2,069,522	2,069,522	0
Administrative & Other	806,457	0	0	806,457	0	806,457	806,457	0
Project Contingency	1,438,615	0	0	1,438,615	0	1,438,615	1,438,615	0
subtotal	20,739,370	0	0	20,739,370	0	20,739,370	20,739,370	0
6 Regional Resource Building	0	0	0	0	0	0	0	0
Construction	not included in the Facilities Master Plan							
Equipment	not included in the Facilities Master Plan							
Design & Consulting	not included in the Facilities Master Plan							
Administrative & Other	not included in the Facilities Master Plan							
Project Contingency	not included in the Facilities Master Plan							
Subtotal	501,000,000	0	0	501,000,000	0	501,000,000	501,000,000	0
Land and Development	30,000,000	0	0	30,000,000	0	30,000,000	30,000,000	0
Total Cost Summary - PMC West	531,000,000	0	0	531,000,000	0	531,000,000	531,000,000	0

**COST REPORT
LEVEL 4**

INDIVIDUAL COST CENTER

(PMC WEST CAMPUS EXAMPLE)

PALOMAR POMERADO HEALTH

PROJECT COST STATUS REPORT

Project Number: Rudolph and Sletten No. XXXX
 Project Name: Palomar Medical Center West
 Escondido, California

PMC West - Tower and DAT

7/25/05
 Through Change Order No. 0

Category of Work	1 Original Budget Amount	2 Approved Change Orders	3 Pending Change Orders	4 = 1+2+3 Predicted Final Budget	5 Cost To Date	6 Estimated Cost To Complete	7 = 5+6 Predicted Final Cost	8 = 4-7 Variance + Save (-) Over
Construction	258,666,450	0	0	258,666,450	0	258,666,450	258,666,450	0
1 FIELD ENGINEERING	0	0	0	0	0	0	0	0
2 FINAL CLEANING	0	0	0	0	0	0	0	0
3 EROSION CONTROL	0	0	0	0	0	0	0	0
4 EARTHWORK	0	0	0	0	0	0	0	0
5 DRILLED PIERS	0	0	0	0	0	0	0	0
6 A.C. PAVING	0	0	0	0	0	0	0	0
7 SITE CONCRETE - CIVIL	0	0	0	0	0	0	0	0
8 SITE CONCRETE - ARCHITECTURAL	0	0	0	0	0	0	0	0
9 PAVEMENT MARKINGS	0	0	0	0	0	0	0	0
10 SITE UTILITIES	0	0	0	0	0	0	0	0
11 FOUNDATION DRAINAGE	0	0	0	0	0	0	0	0
12 OPERATED SLIDING GATE	0	0	0	0	0	0	0	0
13 CRIB WALL	0	0	0	0	0	0	0	0
14 CHAIN LINK FENCE & GATES	0	0	0	0	0	0	0	0
15 SITE FURNISHINGS	0	0	0	0	0	0	0	0
16 LANDSCAPING & IRRIGATION	0	0	0	0	0	0	0	0
17 REINFORCING STEEL	0	0	0	0	0	0	0	0
18 BUILDING CONCRETE	0	0	0	0	0	0	0	0
19 FLOOR SEALER	0	0	0	0	0	0	0	0
20 COLORED CONCRETE TOPPING	0	0	0	0	0	0	0	0
21 PRECAST CONCRETE	0	0	0	0	0	0	0	0
22 MASONRY	0	0	0	0	0	0	0	0
23 STONE TILE	0	0	0	0	0	0	0	0
24 STRUCTURAL STEEL	0	0	0	0	0	0	0	0
25 METAL DECKING	0	0	0	0	0	0	0	0
26 EXTERIOR METAL STUDS	0	0	0	0	0	0	0	0
27 ARCHITECTURAL MISC IRON	0	0	0	0	0	0	0	0
28 ORNAMENTAL METALS	0	0	0	0	0	0	0	0
29 SHADING DEVICES	0	0	0	0	0	0	0	0
30 GLASS CANOPIES	0	0	0	0	0	0	0	0
31 EXPANSION JOINT COVERS	0	0	0	0	0	0	0	0
32 ROUGH CARPENTRY	0	0	0	0	0	0	0	0
33 FINISH CARPENTRY	0	0	0	0	0	0	0	0
34 WATERPROOFING	0	0	0	0	0	0	0	0
35 BATT INSULATION	0	0	0	0	0	0	0	0
36 ROOFING	0	0	0	0	0	0	0	0
37 SHEET METAL	0	0	0	0	0	0	0	0
38 ROOF ACCESSORIES	0	0	0	0	0	0	0	0
39 ROOF DECK PAVERS	0	0	0	0	0	0	0	0
40 JOINT SEALANTS	0	0	0	0	0	0	0	0

PROJECT COST STATUS REPORT

Project Number: Rudolph and Sletten No. XXXX
 Project Name: Palomar Medical Center West
 Escondido, California

PMC West - Tower and B&E

7/25/05
 Through Change Order No. 0

Category of Work	1 Original Budget Amount	2 Approved Change Orders	3 Pending Change Orders	4 = 1+2+3 Predicted Final Budget	5 Cost To Date	6 Estimated Cost To Complete	7 = 5+6 Predicted Final Cost	8 = 4-7 Variance + Save (-) Over
41 INSTALL DOORS & HARDWARE	0	0	0	0	0	0	0	0
42 HOLLOW METAL DOORS & FR	0	0	0	0	0	0	0	0
43	0	0	0	0	0	0	0	0
44 TOTAL DOORS & FR	0	0	0	0	0	0	0	0
45 WOOD DOORS	0	0	0	0	0	0	0	0
46 ACCESS DOORS	0	0	0	0	0	0	0	0
47 ROLL-UP DOORS	0	0	0	0	0	0	0	0
48 SKYLIGHTS	0	0	0	0	0	0	0	0
49 FINISH HARDWARE	0	0	0	0	0	0	0	0
50 CARD READER HARDWARE	0	0	0	0	0	0	0	0
51 GLASS & GLAZING - EXTERIOR	0	0	0	0	0	0	0	0
52 GLASS & GLAZING - INTERIOR	0	0	0	0	0	0	0	0
53 LATH & PLASTER	0	0	0	0	0	0	0	0
54 METAL STUDS & DRYWALL	0	0	0	0	0	0	0	0
55 TILE	0	0	0	0	0	0	0	0
56 ACOUSTICAL CEILINGS	0	0	0	0	0	0	0	0
57 FLOOR COVERING	0	0	0	0	0	0	0	0
58 FABRIC WRAPPED PANELS	0	0	0	0	0	0	0	0
59 SPECIAL COATINGS	0	0	0	0	0	0	0	0
60 PAINTING & VWC	0	0	0	0	0	0	0	0
61 MISCELLANEOUS SPECIALTIES	0	0	0	0	0	0	0	0
62 MARKER / TACK BOARDS	0	0	0	0	0	0	0	0
63 TOILET PARTITIONS	0	0	0	0	0	0	0	0
64 LOUVERS	0	0	0	0	0	0	0	0
65 WALL & CORNER GUARDS	0	0	0	0	0	0	0	0
66 ACCESS FLOORING	0	0	0	0	0	0	0	0
67 FLAG POLE	0	0	0	0	0	0	0	0
68 SIGNAGE	0	0	0	0	0	0	0	0
69 LOCKERS	0	0	0	0	0	0	0	0
70 FIRE EXTINGUISHERS	0	0	0	0	0	0	0	0
71 OPERABLE PARTITIONS	0	0	0	0	0	0	0	0
72 MOVEABLE SHELVING	0	0	0	0	0	0	0	0
73 TELEPHONE SPECIALTIES	0	0	0	0	0	0	0	0
74 TOILET ACCESSORIES	0	0	0	0	0	0	0	0
75 UNLOAD & STORE OWNER EQUIP	0	0	0	0	0	0	0	0
76 PROJECTION SCREENS	0	0	0	0	0	0	0	0
77 DOCK EQUIPMENT	0	0	0	0	0	0	0	0
78 TRASH COMPACTOR	0	0	0	0	0	0	0	0
79 FOOD SERVICE EQUIPMENT	0	0	0	0	0	0	0	0
80 LABORATORY EQUIPMENT	0	0	0	0	0	0	0	0
81 LABORATORY CASEWORK	0	0	0	0	0	0	0	0
82 MEDICAL EQUIPMENT	0	0	0	0	0	0	0	0
83 IMAGING EQUIPMENT - SEPARATE	0	0	0	0	0	0	0	0

PROJECT COST STATUS REPORT

Project Number: Rudolph and Sletten No. XXXX
 Project Name: Palomar Medical Center West
 Escondido, California

PNC West - Tower and DPT

7/25/05
 Through Change Order No. 0

Category of Work	1 Original Budget Amount	2 Approved Change Orders	3 Pending Change Orders	4 = 1+2+3 Predicted Final Budget	5 Cost To Date	6 Estimated Cost To Complete	7 = 5+6 Predicted Final Cost	8 = 4-7 Variance + Save (-) Over
84 TELEPHONE AND DATA CABLING	0	0	0	0	0	0	0	0
85 AV SYSTEMS	0	0	0	0	0	0	0	0
86 TELEVISION SYSTEM	0	0	0	0	0	0	0	0
87 FURNITURE, FIXTURES & EQUIPMENT	0	0	0	0	0	0	0	0
88 GRAPHIC, ARTWORK & SIGNAGE	0	0	0	0	0	0	0	0
89 SECURITY SYSTEM	0	0	0	0	0	0	0	0
90 PUBLIC ADDRESS SYSTEM	0	0	0	0	0	0	0	0
91 INTERCOM SYSTEM	0	0	0	0	0	0	0	0
92 NURSECALL, CODE BLUE	0	0	0	0	0	0	0	0
93 INFORMATION TECHNOLOGY	0	0	0	0	0	0	0	0
94 TELEPHONE SYSTEMS	0	0	0	0	0	0	0	0
95 MAIN TELEPHONE SWITCH - EXCLUDED	0	0	0	0	0	0	0	0
96 SOFTWARE APPLICATIONS	0	0	0	0	0	0	0	0
97 WINDOW TREATMENT	0	0	0	0	0	0	0	0
98 ENTRANCE MATS	0	0	0	0	0	0	0	0
99 ENVIRONMENTAL ROOMS	0	0	0	0	0	0	0	0
100 HAZARDOUS MATERIAL BUILDINGS	0	0	0	0	0	0	0	0
101 FIRE SUPPRESSION	0	0	0	0	0	0	0	0
102 HYDRAULIC ELEVATORS	0	0	0	0	0	0	0	0
103 PLUMBING	0	0	0	0	0	0	0	0
104 H.V.A.C.	0	0	0	0	0	0	0	0
105 AIR HANDLER UNITS	0	0	0	0	0	0	0	0
106 CHILLERS	0	0	0	0	0	0	0	0
107 BUILDING CONTROLS	0	0	0	0	0	0	0	0
108 ELECTRICAL	0	0	0	0	0	0	0	0
Contingency	20,667,655	0	0	20,667,655	0	20,667,655	20,667,655	0
Escalation, to midpoint	in const.	0	0	0	0	0	0	0
Equipment								
Medical Equipment	7,662,500	0	0	7,662,500	0	7,662,500	7,662,500	0
Imaging Equipment - Separate	0	0	0	0	0	0	0	0
Furniture, Fixtures & Equipment	2,536,875	0	0	2,536,875	0	2,536,875	2,536,875	0
Graphics, Artwork & Signage	671,788	0	0	671,788	0	671,788	671,788	0
Information Technology	2,650,000	0	0	2,650,000	0	2,650,000	2,650,000	0
Telephone Systems	825,000	0	0	825,000	0	825,000	825,000	0
Main Telephone Switch	0	0	0	0	0	0	0	0
Software Applications	200,000	0	0	200,000	0	200,000	200,000	0
Telephone & Data Cabling	1,432,018	0	0	1,432,018	0	1,432,018	1,432,018	0

PROJECT COST STATUS REPORT

PMC West - Tower and D&T

Project Number: Rudolph and Sletten No. XXXX
 Project Name: Palomar Medical Center West
 Escondido, California

7/25/05

Through Change Order No. 0

Category of Work	1 Original Budget Amount	2 Approved Change Orders	3 Pending Change Orders	4 = 1+2+3 Predicted Final Budget	5 Cost To Date	6 Estimated Cost To Complete	7 = 5+6 Predicted Final Cost	8 = 4-7 Variance + Save (-) Over
AV Systems	328,171	0	0	328,171	0	328,171	328,171	0
Television System	119,335	0	0	119,335	0	119,335	119,335	0
Security System	984,512	0	0	984,512	0	984,512	984,512	0
Public Address	167,069	0	0	167,069	0	167,069	167,069	0
Intercom System	173,035	0	0	173,035	0	173,035	173,035	0
Nursecall, Code Blue	1,432,018	0	0	1,432,018	0	1,432,018	1,432,018	0
Contingency	1,918,232	0	0	1,918,232	0	1,918,232	1,918,232	0
Escalation	3,040,549	0	0	3,040,549	0	3,040,549	3,040,549	0
Design & Consulting								
Design & Consulting	30,726,752	0	0	30,726,752	0	30,726,752	30,726,752	0
Programing								
Schematic Design								
Design Development								
Construction Documents								
Bidding								
Construction Administration								
Preconstruction Services	2,793,341	0	0	2,793,341	0	2,793,341	2,793,341	0
Contingency	1,676,004	0	0	1,676,004	0	1,676,004	1,676,004	0
Administrative & Other								
Permit Fees	4,581,079	0	0	4,581,079	0	4,581,079	4,581,079	0
IOR	698,335	0	0	698,335	0	698,335	698,335	0
Legal	55,867	0	0	55,867	0	55,867	55,867	0
Move-in & start up costs	698,335	0	0	698,335	0	698,335	698,335	0
Project Management	3,491,676	0	0	3,491,676	0	3,491,676	3,491,676	0
Commissioning	1,396,671	0	0	1,396,671	0	1,396,671	1,396,671	0
Insurance	1,396,671	0	0	1,396,671	0	1,396,671	1,396,671	0
Other	1,396,671	0	0	1,396,671	0	1,396,671	1,396,671	0
Project Contingency	24,466,350	0	0	24,466,350	0	24,466,350	24,466,350	0
Total - PMC West Tower and D&T	376,852,959	0	0	376,852,959	0	376,852,959	376,852,959	0

Facilities Master Plan

Monthly Cost Report

September 30, 2005

PALOMAR POMERADO HEALTH

Monthly Cost Report

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PALOMAR POMERADO HEALTH

Palomar Pomerado Health
Expansion & Replacement Projects

Cumulative Project
Through September 30, 2005

	Budget	Actual Cost To Date	Variance + Favorable (-) Unfavorable
By Campus			
1 Palomar Medical Center West	531,000,000	0	0
2 Pomerado Hospital	139,000,000	0	0
3 Existing Palomar Medical Center	73,000,000	0	0
4 Satellite Clinics	10,000,000	0	0
Total - Facilities Master Plan	753,000,000	0	0
By Element			
1 Construction	530,851,729	0	0
2 Equipment	48,248,177	0	0
3 Design & Consulting	70,347,757	0	0
4 Administrative & Other	26,770,219	0	0
5 Project Contingency	45,782,118	0	0
6 Land and Development	31,000,000	0	0
Total - Facilities Master Plan	753,000,000	0	0

Cumulative Project by Element
Through September 30, 2005

By Campus / By Element	Budget	Actual Cost To Date	Variance + Favorable (-) Unfavorable
1 Palomar Medical Center West			
Construction	371,688,065	0	0
Equipment	31,673,894	0	0
Design & Consulting	46,832,697	0	0
Administrative & Other	18,249,884	0	0
Project Contingency	32,555,460	0	0
Land and Development	30,000,000	0	0
subtotal	531,000,000	0	0
2 Pomerado Hospital			
Construction	97,048,834	0	0
Equipment	14,667,928	0	0
Design & Consulting	14,266,180	0	0
Administrative & Other	4,765,096	0	0
Project Contingency	8,251,962	0	0
Land and Development (N/A)	0	N/A	N/A
subtotal	139,000,000	0	0
3 Existing Palomar Medical Center			
Construction	56,114,830	0	0
Equipment	1,906,355	0	0
Design & Consulting	8,248,880	0	0
Administrative & Other	2,755,239	0	0
Project Contingency	3,974,696	0	0
Land and Development (N/A)	0	N/A	N/A
subtotal	73,000,000	0	0
4 Satellite Clinics			
Construction	6,000,000	0	0
Equipment	0	0	0
Design & Consulting	1,000,000	0	0
Administrative & Other	1,000,000	0	0
Project Contingency	1,000,000	0	0
Land and Development	1,000,000	0	0
subtotal	10,000,000	0	0
Total Cost - Facilities Master Plan	753,000,000	0	0

Palomar Pomerado Health
Expansion and Replacement Projects

Variance Analysis

(Time Phased)

Through September 30, 2005

I. Cost Analysis

	Actual Cost to Date	Budgeted to Date	Variance
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1

II. Explanation

1

2

3

Palomar Pomerado Health
Expansion & Replacement Projects

Forecast by Campus
Through September 30, 2005

	Facilities Master Plan Budget	Actual Cost To Date	Estimated Cost To Complete	Estimated at Completion	Variance + Favorable (-) Unfavorable
By Campus					
1 Palomar Medical Center West	531,000,000	0	0	531,000,000	0
2 Pomerado Hospital	139,000,000	0	0	139,000,000	0
3 Existing Palomar Medical Center	73,000,000	0	0	73,000,000	0
4 Satellite Clinics	10,000,000	0	0	10,000,000	0
Total - Facilities Master Plan	753,000,000	0	0	753,000,000	0
By Element					
1 Construction	530,851,729	0	0	530,851,729	0
2 Equipment	48,248,177	0	0	48,248,177	0
3 Design & Consulting	70,347,757	0	0	70,347,757	0
4 Administrative & Other	26,770,219	0	0	26,770,219	0
5 Project Contingency	45,782,118	0	0	45,782,118	0
6 Land and Development	31,000,000	0	0	31,000,000	0
Total - Facilities Master Plan	753,000,000	0	0	753,000,000	0

Palomar Pomerado Health
Expansion & Replacement Projects

Forecast by Element
Through September 30, 2005

By Campus / By Element	Facilities Master Plan Budget	Actual Cost To Date	Estimated Cost To Complete	Estimated at Completion	Variance + Favorable (-) Unfavorable
1 Palomar Medical Center West					
Construction	371,688,065	0	371,688,065	371,688,065	0
Equipment	31,673,894	0	31,673,894	31,673,894	0
Design & Consulting	46,832,697	0	46,832,697	46,832,697	0
Administrative & Other	18,249,884	0	18,249,884	18,249,884	0
Project Contingency	32,555,460	0	32,555,460	32,555,460	0
Land and Development	30,000,000	0	30,000,000	30,000,000	0
subtotal	531,000,000	0	531,000,000	531,000,000	0
2 Pomerado Hospital					
Construction	97,048,834	0	97,048,834	97,048,834	0
Equipment	14,667,928	0	14,667,928	14,667,928	0
Design & Consulting	14,266,180	0	14,266,180	14,266,180	0
Administrative & Other	4,765,096	0	4,765,096	4,765,096	0
Project Contingency	8,251,962	0	8,251,962	8,251,962	0
subtotal	139,000,000	0	139,000,000	139,000,000	0
3 Existing Palomar Medical Center					
Construction	56,114,830	0	56,114,830	56,114,830	0
Equipment	1,906,355	0	1,906,355	1,906,355	0
Design & Consulting	8,248,880	0	8,248,880	8,248,880	0
Administrative & Other	2,755,239	0	2,755,239	2,755,239	0
Project Contingency	3,974,696	0	3,974,696	3,974,696	0
subtotal	73,000,000	0	73,000,000	73,000,000	0
4 Satellite Clinics					
Construction	6,000,000	0	6,000,000	6,000,000	0
Equipment	0	0	0	0	0
Design & Consulting	1,000,000	0	1,000,000	1,000,000	0
Administrative & Other	1,000,000	0	1,000,000	1,000,000	0
Project Contingency	1,000,000	0	1,000,000	1,000,000	0
Land and Development	1,000,000	0	1,000,000	1,000,000	0
subtotal	10,000,000	0	10,000,000	10,000,000	0
Total - Facilities Master Plan	753,000,000	0	753,000,000	753,000,000	0

SCHEDULE

PALOMAR POMERADO HEALTH

Schedule Overview

Palomar Medical Center - West	2004				2005				2006				2007				2008				2009				2010				2011				2012				2013					
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4						
OUTPATIENT SERVICES PAVILION																																										
Design / Documents / Plan Review																																										
Bid / Construction																																										
Move-In																																										
HOSPITAL																																										
Design																																										
Construction Documents																																										
Plan Review (OSHPD)																																										
Bidding																																										
Construction - Shell																																										
Construction - Interior																																										
Move-in																																										

Pomerado Hospital	2004				2005				2006				2007				2008				2009				2010				2011				2012				2013				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
HOSPITAL																																									
Design																																									
Construction Documents																																									
Plan Review (OSHPD)																																									
Bidding																																									
Construction - Shell																																									
Construction - Interior																																									
Construction - Remodel																																									
Move-in																																									

REDUCED PALOMAR MEDICAL CENTER OPERATIONS

Palomar Medical Center - East	2004				2005				2006				2007				2008				2009				2010				2011				2012				2013				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Program / Design																																									
Design																																									
Construction Documents																																									
Plan Review (OSHPD)																																									
Bidding																																									
Pre-Construction Consolidation																																									
Construction - Hospital Remodel																																									
Construction - Demolition																																									
Construction - McLeod Refurbish																																									
Move-in																																									

Top Bar - Current Schedule
 Bottom Bar - Facilities Master Plan Schedule

Monthly Cost Report

Potential Risks

1. **NEW SITE FOR PMC WEST** The City of Escondido is requiring infrastructure improvements which were not included in the FMP (\$13M). Soil remediation may be required in areas where non- OSHPD structures are located on the site. What the requirements are, and if remediation is necessary, is currently under investigation.
2. **LARGER BUILDINGS** As a result of Champion Teams and User Groups input a number of departments have made changes that have added both new square footage and increased remodeling square footage compared to the amount of square feet included in the Facilities Master Plan (i.e. 65,000 new and 37,000 remodel at POM. Similar growth at PMCW). The Expansion Steering Committee is working on a preferred scheme and a fall back scheme for management review and approval for each campus.
3. **ESCALATION** Included in the Facilities Master Plan (FMP) at 5%. Market conditions over the past year grew at a significantly greater rate (roughly 18% to 23% in some trades).
4. **SCHEDULE** The schematic design was placed on hold pending the outcome of proposition BB. The Champion Teams and User Groups took longer than anticipated and it is taking some time to reconcile the schematic design milestone estimate. As a result the schedule has slipped six months. The team is working together to create a plan to mitigate the delay and make up the time during the remainder of the design phase and early construction phases.
5. **SATELLITE CENTERS** The land purchase for the PQ Clinic exceeded the budget by \$6M.

PALOMAR POMERADO HEALTH