

# Cordilleras Health System Replacement Project

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OCTOBER 22<sup>ND</sup>, 2024



# Agenda

→ 01

**Overview**

→ 02

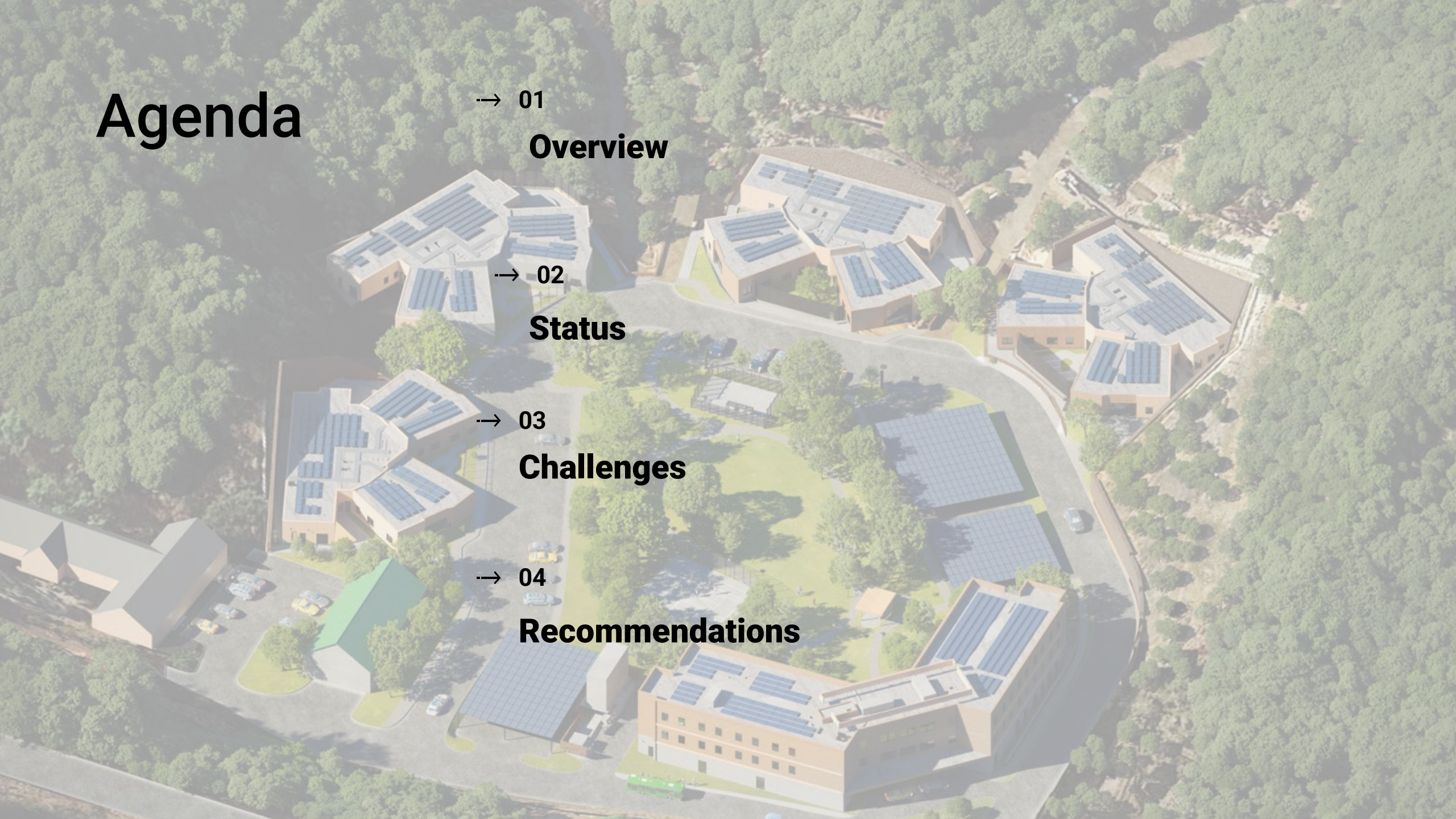
**Status**

→ 03

**Challenges**

→ 04

**Recommendations**









# Overview



4 Mental Health Rehabilitation Centers; 16 residents each; 64 licensed beds.



Campus Center – art room, chapel, administrative and support services.



Co-Housing Unit for 57 residents.



Healing by Nature – secured outdoor areas, communal gathering, community gardens, art pavilion, & sports courts.



318,000-gallon supplemental water tank for fire safety.



Green Building – Zero Net Energy, LEED















# Project Status

→ Project

**90% complete**

→ Building Construction

**Complete**

→ Occupancy Certification

**Sep 2024**

→ Licensing

**Oct 2024**

→ Client Move

**Nov 2024**

→ Demo & Site

**Nov 2024**

→ Final Completion

**Dec 2025**



→ 02. Project Status





→ 02. Project Status





# Challenges

## → Complex environmental permitting and coordination

- United States Army Corps of Engineers
- United States Department of Fish and Wildlife
- California Department of Fish and Wildlife
- California Department of Healthcare Services
- Bay Area Air Quality Management District
- Regional Water Quality Control Board
- San Francisco Public Utilities Commission
- County Building and Planning
- County Fire
- Local Sanitation District

## → Existing site & environmental conditions

## → Unanticipated conditions

- Unidentified Major Cal-Water water and fire line
- Retroactive Generator Upgrade Mandate by BAAQMD
- Multiple 100-year atmospheric rivers
- Fire suppression and response infrastructure upgrades
- Site survey inconsistencies
- Schedule Extension Costs

## → Final refinements prior to occupancy

- Program refinements for operations
- Fire life safety improvements
- Maintenance improvements
- Licensing interpretations and new requirements



→ 03

## Challenges

### → Claims:

- Contractor and subcontractor claims: ~\$22M for schedule extension and owner changes.
- Claims resolution: \$13.85 M & new schedule.

### → Impact:

- Construction Agreement authority Increase ~\$6.5M above prior NTE.
- Budget Increase ~\$13.86 M. (8.75%)



## Recommendation

Adopt a resolution authorizing:

- A. The County Executive or designee to execute a settlement and an amendment to the agreement with Skanska USA for the construction of the Cordilleras Health Campus Project, increasing the amount payable under the agreement by \$6,495,048 above prior authority, establishing a total contract value of \$135,780,487; and
- B. The County Executive or designee to issue future change orders and amendments to the agreement that increase the maximum fiscal obligation by no more than an additional 5 percent in aggregate; and
- C. A total budget for the Cordilleras Health Campus Project of \$174,000,000.





**Thank you**