

MCHCD Project 2030 – SB1953
Building Rx Ongoing Efforts and Resulting Deliverables
11/13/2025 Report to MCHCD BOD

Budget

Total project costs for the requirements associated with SB1953 are estimated at \$19,925,294, noting that value includes a 10% contingency, coverage for potential exposures (ie CEQA consultant in the case the tanks associated with NPC5 are required to be above-ground, move services if areas need to be cleared for work to be completed, terminal cleaning following completion of work, etc), and incorporates 10% escalation on construction costs. Those construction costs are direct from the previous Cumming estimates.

Schedule

No changes from report at 10/23/25 report to BOD. The provided Gaant Chart outlines the path to SB1953 compliance estimated for completion in Q1 of 2031. The next major milestones include submission to HCAI of Seismic Compliance Plan, AB1882 Services Annual Report, and AB859 Extension, all by 1/1/2026, bid to general contractor at the beginning of 2026, and NPC 4/5 design submission to HCAI by 3/1/2026.

Cashflow

To be provided at December BOD meeting.

Grant Funding

The first request to HCAI for grant reimbursement is for a total of \$1,128,361 for 5 Devenney Group contracts, SHN Engineers (geotechnical) contract, and Building Rx contract. A bit less than 90% of that request is anticipated to be funded. Two of the past Devenney contracts (Concept design for replacement facility on the Bluffs site & ED / Surgery Upgrades) were not able to be included in the request due to scope being unrelated to SB1953 renovations to the existing facility. Once grant is finalized, funds will be distributed upon providing HCAI the district audits, invoices associated with the contracts, and proof of payment of those invoices.

Subsequent grant requests will be made once construction costs are contracted.

Next Steps

Summary to be provided at December BOD meeting.

Acronyms Key

HCAI	Department of Health Care Access and Information
SB1953	Senate Bill 1953
NPC	Nonstructural Performance Category
SPC	Seismic Performance Category
MTCAP	Material Testing and Condition Assessment Program
RFQ/P	Request for Qualifications/Proposals
GC	General Contractor
ST&I	Special Testing & Inspection
IOR	Inspector of Record
CEQA	California Environmental Quality Act
MA	Municipal Advisor
AHJ	Authority Having Jurisdiction
BOD	Board of Directors
AB1882	Assembly Bill 1882
AB859	Assembly Bill 859
A/E	Architects/Engineers

HCAI Grant Request 1 Summary

Line #	Vendor	Contract Designation	Summary of Scope	Contract Amount	Reimbursable Amount (Contracted / Total Billed)
1	Devenney	ASA0001	Initial SPC and NPC analysis	\$ 44,450	\$ 2,945 / \$0
2	Devenney	Grant Application Proposal (Was ASA 002)	Grant application and NPC 4 study and NPC 5 Evaluation	\$ 142,570	\$ 20,000 / \$1,188.63
3	Devenney	ASA 003	NPC 4 inventory analysis and evaluation	\$ 68,750	\$ 1,375 / \$1,200
4	Devenney	MTCAP	Phase 2A	\$ 129,700	\$ 11870 / to be billed
5	Devenney	MTCAP	Phase 2B	\$168,100	\$ 15610 / to be billed
6	Devenney	NPC 4 & 5	CD, HCAI Permitting Scope	\$ 536,311	\$ 25,000 / to be billed
7	SHN Engineers	Geotech	Geotech Report update to current code	\$4,000	\$0
8	Building Rx	Project Management	Initial schedule/ budget/	\$30,000	\$0

			cashflow/ AHJ scoping		
	TOTALS			\$1,128,361	\$50,388.63 (Total Billed + to be billed)



Budget Report
Mendocino Coast Health Care District - Project 2030

11/12/2025

Legal Fees	\$0.00	\$50,000.00	\$50,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Move Services	\$0.00	\$25,000.00	\$25,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Terminal Cleaning	\$0.00	\$50,000.00	\$50,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3rd Party PM	\$30,000.00	\$1,090,000.00	\$1,060,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$20,000.00	\$20,000.00
3rd Party PM - Current Building Rx Contract	\$30,000.00	\$30,000.00	\$0.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$20,000.00	\$20,000.00
3rd Party PM - Project Duration	\$0.00	\$1,000,000.00	\$1,000,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3rd Party PM - Reimbursables	\$0.00	\$60,000.00	\$60,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Costs	\$0.00	\$2,000,000.00	\$2,000,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Owners Contingency	\$0.00	\$2,000,000.00	\$2,000,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$1,126,269.63	\$19,925,293.63	\$18,799,024.00	\$1,126,269.63	\$1,126,269.63	\$1,126,269.63	\$1,126,269.63	\$1,126,269.63	\$1,126,269.63	\$1,126,269.63	\$284,068.63	\$284,068.63

ID	% Work Complete	Task Name	Duration	Start	Finish	Predecessors
31	0%	Amendment for 2025 Code	1 mon	Thu 10/23/25	Wed 11/19/25	30
32	0%	HCAI review	30 days	Thu 11/20/25	Wed 12/31/25	31
33	0%	NPC 4/5	764 days	Thu 8/28/25	Tue 8/1/28	
34	0%	Design	130 days	Thu 8/28/25	Wed 2/25/26	
35	90%	NPC4/5 Contract with Devenney	2 mons	Thu 8/28/25	Wed 10/22/25	
36	0%	Development of scoping documents (due 3/1/2026)	18 wks	Thu 10/23/25	Wed 2/25/26	35
37	0%	Entitlements / Permitting	404 days	Thu 11/20/25	Tue 6/8/27	
38	0%	Determination of above-ground tank incl 1 day	1 day	Thu 11/20/25	Thu 11/20/25	36SS44 wks
39	0%	CEQA (if needed)	317 days	Fri 11/21/25	Mon 2/8/27	
40	0%	Consultant Selection	2 mons	Fri 11/21/25	Thu 1/15/26	38
41	0%	Technical Studies	9 mons	Fri 1/16/26	Thu 9/24/26	40
42	0%	SHPO Review	31 days	Fri 9/25/26	Fri 11/6/26	41
43	0%	Initial Study	9 mons	Fri 1/16/26	Thu 9/24/26	40
44	0%	City Courtesy Review	3 wks	Fri 9/25/26	Thu 10/15/26	43
45	0%	Initial Study Revisions	7 days	Fri 10/16/26	Mon 10/26/26	44
46	0%	City re-review	1 wk	Tue 10/27/26	Mon 11/2/26	45
47	0%	30 day public review	31 days	Sun 11/8/26	Tue 12/8/26	46FS+5 days
48	0%	Draft MND/NOD	15 days	Wed 12/9/26	Tue 12/29/26	47,42
49	0%	Lead Agency BOD approve MND/NOD 1 day	1 day	Wed 1/6/27	Wed 1/6/27	48FS+5 days
50	0%	30 day following NOD	30 days	Thu 1/7/27	Fri 2/5/27	49
51	0%	Conclude CEQA	1 day	Mon 2/8/27	Mon 2/8/27	50
52	0%	Coastal Commission (if needed)	12 mons	Tue 3/10/26	Mon 2/8/27	51FF
53	0%	HCAI	334 days	Thu 2/26/26	Tue 6/8/27	
54	0%	Initial submittal	120 days	Thu 2/26/26	Thu 6/25/26	36
55	0%	A/E Response (and incorp info from above-ceiling survey)	2 mons	Fri 6/26/26	Thu 8/20/26	54
56	0%	Backcheck 1	60 days	Fri 8/21/26	Mon 10/19/26	55
57	0%	A/E Response	2 mons	Tue 10/20/26	Mon 12/14/26	56
58	0%	Backcheck 2	60 days	Tue 12/15/26	Fri 2/13/27	57
59	0%	A/E Response	2 mons	Mon 2/15/27	Fri 4/9/27	58
60	0%	Backcheck 3	60 days	Sat 4/10/27	Tue 6/8/27	59
61	0%	Local Jurisdiction	92 days	Thu 2/26/26	Fri 7/3/26	
62	0%	Initial submittal	60 days	Thu 2/26/26	Sun 4/26/26	36

2, 2025 Qtr 3, 2025 Qtr 4, 2025 Qtr 1, 2025 Qtr 2, 2025 Qtr 3, 2025 Qtr 4, 2026 Qtr 1, 2026 Qtr 2, 2026 Qtr 3, 2026 Qtr 4, 2027 Qtr 1, 2027 Qtr 2, 2027 Qtr 3, 2027 Qtr 4, 2028 Qtr 1, 2028 Qtr 2, 2028 Qtr 3, 2028 Qtr 4, 2029 Qtr 1, 2029 Qtr 2, 2029 Qtr 3, 2029 Qtr 4, 2030 Qtr 1, 2030 Qtr 2, 2030 Qtr 3, 2030 Qtr 4, 2031 Qtr 1, 2031 Qtr 2, 2031 Qtr 3, 2031 Qtr 4, 2032 Qtr 1, 2032 Qtr 2, 2032 Qtr 3, 2032 Qtr 4, 2033 Qtr 1, 2033 Qtr 2, 2033 Qtr 3, 2033 Qtr 4, 2034 Qtr 1, 2034 Qtr 2, 2034 Qtr 3, 2034 Qtr 4, 2035 Qtr 1, 2035 Qtr 2, 2035 Qtr 3, 2035 Qtr 4, 2036 Qtr 1, 2036 Qtr 2, 2036 Qtr 3, 2036 Qtr 4, 2037 Qtr 1, 2037 Qtr 2, 2037 Qtr 3, 2037 Qtr 4, 2038 Qtr 1, 2038 Qtr 2, 2038 Qtr 3, 2038 Qtr 4, 2039 Qtr 1, 2039 Qtr 2, 2039 Qtr 3, 2039 Qtr 4, 2040 Qtr 1, 2040 Qtr 2, 2040 Qtr 3, 2040 Qtr 4, 2041 Qtr 1, 2041 Qtr 2, 2041 Qtr 3, 2041 Qtr 4, 2042 Qtr 1, 2042 Qtr 2, 2042 Qtr 3, 2042 Qtr 4, 2043 Qtr 1, 2043 Qtr 2, 2043 Qtr 3, 2043 Qtr 4, 2044 Qtr 1, 2044 Qtr 2, 2044 Qtr 3, 2044 Qtr 4, 2045 Qtr 1, 2045 Qtr 2, 2045 Qtr 3, 2045 Qtr 4, 2046 Qtr 1, 2046 Qtr 2, 2046 Qtr 3, 2046 Qtr 4, 2047 Qtr 1, 2047 Qtr 2, 2047 Qtr 3, 2047 Qtr 4, 2048 Qtr 1, 2048 Qtr 2, 2048 Qtr 3, 2048 Qtr 4, 2049 Qtr 1, 2049 Qtr 2, 2049 Qtr 3, 2049 Qtr 4, 2050 Qtr 1, 2050 Qtr 2, 2050 Qtr 3, 2050 Qtr 4, 2051 Qtr 1, 2051 Qtr 2, 2051 Qtr 3, 2051 Qtr 4, 2052 Qtr 1, 2052 Qtr 2, 2052 Qtr 3, 2052 Qtr 4, 2053 Qtr 1, 2053 Qtr 2, 2053 Qtr 3, 2053 Qtr 4, 2054 Qtr 1, 2054 Qtr 2, 2054 Qtr 3, 2054 Qtr 4, 2055 Qtr 1, 2055 Qtr 2, 2055 Qtr 3, 2055 Qtr 4, 2056 Qtr 1, 2056 Qtr 2, 2056 Qtr 3, 2056 Qtr 4, 2057 Qtr 1, 2057 Qtr 2, 2057 Qtr 3, 2057 Qtr 4, 2058 Qtr 1, 2058 Qtr 2, 2058 Qtr 3, 2058 Qtr 4, 2059 Qtr 1, 2059 Qtr 2, 2059 Qtr 3, 2059 Qtr 4, 2060 Qtr 1, 2060 Qtr 2, 2060 Qtr 3, 2060 Qtr 4, 2061 Qtr 1, 2061 Qtr 2, 2061 Qtr 3, 2061 Qtr 4, 2062 Qtr 1, 2062 Qtr 2, 2062 Qtr 3, 2062 Qtr 4, 2063 Qtr 1, 2063 Qtr 2, 2063 Qtr 3, 2063 Qtr 4, 2064 Qtr 1, 2064 Qtr 2, 2064 Qtr 3, 2064 Qtr 4, 2065 Qtr 1, 2065 Qtr 2, 2065 Qtr 3, 2065 Qtr 4, 2066 Qtr 1, 2066 Qtr 2, 2066 Qtr 3, 2066 Qtr 4, 2067 Qtr 1, 2067 Qtr 2, 2067 Qtr 3, 2067 Qtr 4, 2068 Qtr 1, 2068 Qtr 2, 2068 Qtr 3, 2068 Qtr 4, 2069 Qtr 1, 2069 Qtr 2, 2069 Qtr 3, 2069 Qtr 4, 2070 Qtr 1, 2070 Qtr 2, 2070 Qtr 3, 2070 Qtr 4, 2071 Qtr 1, 2071 Qtr 2, 2071 Qtr 3, 2071 Qtr 4, 2072 Qtr 1, 2072 Qtr 2, 2072 Qtr 3, 2072 Qtr 4, 2073 Qtr 1, 2073 Qtr 2, 2073 Qtr 3, 2073 Qtr 4, 2074 Qtr 1, 2074 Qtr 2, 2074 Qtr 3, 2074 Qtr 4, 2075 Qtr 1, 2075 Qtr 2, 2075 Qtr 3, 2075 Qtr 4, 2076 Qtr 1, 2076 Qtr 2, 2076 Qtr 3, 2076 Qtr 4, 2077 Qtr 1, 2077 Qtr 2, 2077 Qtr 3, 2077 Qtr 4, 2078 Qtr 1, 2078 Qtr 2, 2078 Qtr 3, 2078 Qtr 4, 2079 Qtr 1, 2079 Qtr 2, 2079 Qtr 3, 2079 Qtr 4, 2080 Qtr 1, 2080 Qtr 2, 2080 Qtr 3, 2080 Qtr 4, 2081 Qtr 1, 2081 Qtr 2, 2081 Qtr 3, 2081 Qtr 4, 2082 Qtr 1, 2082 Qtr 2, 2082 Qtr 3, 2082 Qtr 4, 2083 Qtr 1, 2083 Qtr 2, 2083 Qtr 3, 2083 Qtr 4, 2084 Qtr 1, 2084 Qtr 2, 2084 Qtr 3, 2084 Qtr 4, 2085 Qtr 1, 2085 Qtr 2, 2085 Qtr 3, 2085 Qtr 4, 2086 Qtr 1, 2086 Qtr 2, 2086 Qtr 3, 2086 Qtr 4, 2087 Qtr 1, 2087 Qtr 2, 2087 Qtr 3, 2087 Qtr 4, 2088 Qtr 1, 2088 Qtr 2, 2088 Qtr 3, 2088 Qtr 4, 2089 Qtr 1, 2089 Qtr 2, 2089 Qtr 3, 2089 Qtr 4, 2090 Qtr 1, 2090 Qtr 2, 2090 Qtr 3, 2090 Qtr 4, 2091 Qtr 1, 2091 Qtr 2, 2091 Qtr 3, 2091 Qtr 4, 2092 Qtr 1, 2092 Qtr 2, 2092 Qtr 3, 2092 Qtr 4, 2093 Qtr 1, 2093 Qtr 2, 2093 Qtr 3, 2093 Qtr 4, 2094 Qtr 1, 2094 Qtr 2, 2094 Qtr 3, 2094 Qtr 4, 2095 Qtr 1, 2095 Qtr 2, 2095 Qtr 3, 2095 Qtr 4, 2096 Qtr 1, 2096 Qtr 2, 2096 Qtr 3, 2096 Qtr 4, 2097 Qtr 1, 2097 Qtr 2, 2097 Qtr 3, 2097 Qtr 4, 2098 Qtr 1, 2098 Qtr 2, 2098 Qtr 3, 2098 Qtr 4, 2099 Qtr 1, 2099 Qtr 2, 2099 Qtr 3, 2099 Qtr 4, 2100 Qtr 1, 2100 Qtr 2, 2100 Qtr 3, 2100 Qtr 4

Project: 250929 Master MCHCD
Date: Wed 10/22/25

Task Split Milestone

Summary Project Summary Inactive Task

Inactive Milestone Inactive Summary Manual Task

Duration-only Manual Summary Rollup Manual Summary

Start-only Finish-only External Tasks

External Milestone Deadline Critical

Critical Split Progress Manual Progress

ID	% Work Complete	Task Name	Duration	Start	Finish	Predecessors
96	0%	Backcheck 1	40 days	Sat 8/26/28	Wed 10/4/28	95
97	0%	A/E Submittal	1 mon	Thu 10/5/28	Wed 11/1/28	96
98	0%	Backcheck 2	40 days	Thu 11/2/28	Mon 12/11/28	97
99	0%	A/E Submittal	1 mon	Tue 12/12/28	Mon 1/8/29	98
100	0%	Backcheck 3	40 days	Tue 1/9/29	Mon 3/5/29	99
101	0%	Construction	520 days	Tue 1/9/29	Mon 1/6/31	
102	0%	RFO/P + Contract (GC/ST&I/OR)	2 mons	Tue 1/9/29	Mon 3/5/29	99
103	0%	Construction	24 mons	Tue 3/6/29	Mon 1/6/31	102,100
104	0%	Close out	3 mons	Tue 1/7/31	Mon 3/31/31	103
105	0%	Total SB1953 Compliance	0 days	Mon 3/31/31	Mon 3/31/31	33,70

