

**NOTICE AND AGENDA OF MEETING
MENDOCINO COAST HEALTH CARE DISTRICT
MEASURE "C" TAXPAYER OVERSIGHT COMMITTEE**

Thursday, February 18, 2021

**4:00 P.M. Open Session
Meeting via Zoom Conference**

PLEASE TAKE NOTICE a Measure "C" Taxpayer Oversight Committee meeting has been called for Thursday February 18, 2021 at 4:00 pm. **This meeting will be held via Zoom Conference only in order to reduce the risk of spreading coronavirus (COVID-19) and pursuant to the Governor's Executive Orders N-25-20 and N-29-20.**

No physical location from which members of the public may observe the meeting and offer public comment will be provided.

Topic: Measure C Taxpayer Oversight Committee

Time: Feb 18, 2021 04:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/99662000718?pwd=VUdwNXZUbGdzZHRKMVJlMlZOaUwyUT09>

Meeting ID: 996 6200 0718

Passcode: 093642

One tap mobile

+16699009128,,99662000718#,,,,*093642# US (San Jose)

Dial by your location

+1 669 900 9128 US (San Jose)

Meeting ID: 996 6200 0718

Passcode: 093642

CONDUCT OF BUSINESS:

1. **CALL TO ORDER:** Ms. Amy McColley, Board Vice Chair for the Mendocino Coast Health Care District

2. **ROLL CALL**

3. **PUBLIC COMMENTS**

This portion of the meeting is reserved for persons desiring to address the Board of Directors on any matter which the District has jurisdiction. You may state your name and address for the record. Time is limited to 3 minutes per speaker. The Board of Directors can take no action on your presentation, but can seek clarification to points made in your presentation or comments.

BROWN ACT REQUIREMENTS: Pursuant to the Brown Act, the Board of Directors cannot discuss issues or take action on requests during this comment period.

OLD BUSINESS:

4. **ACTION:** Review and Recommend Expenditures for 2021: Jim Hurst, Committee Chair **TAB 1**

5. **FUTURE AGENDA ITEMS:** Jim Hurst, Committee Chair

6. **FUTURE MEETING DATE:** Jim Hurst, Committee Chair

7. **PUBLIC COMMENTS**

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BROWN ACT REQUIREMENTS: Pursuant to the Brown Act, the Board of Directors cannot discuss issues or take action on requests during this comment period.

8. **COMMITTEE COMMENTS**

9. **ADJOURNMENT:** Jim Hurst, Committee Chair

Dated: February 15, 2021

STATE OF CALIFORNIA)
COUNTY OF MENDOCINO

I declare under penalty of perjury that I am a Board Member of the Mendocino Coast Health Care District Board of Directors; and that I posted this notice at the North and Patient Services Building Lobby entrances to the Adventist Health Mendocino Coast Hospital on February 15, 2021

RW for J. Grinberg

Jessica Grinberg

Chair & Secretary of the Board of Directors

2/15/21
Date

All disabled persons requesting disability related modifications or accommodations, including auxiliary aids or service may make such request in order to participate in a public meeting to Jessica Grinberg, Chair of the Board of Directors, 700 River Drive, Fort Bragg, CA 95437 no later than 1 working day prior to the meeting that such matter be included on that month's agenda.

*Per District Resolution, each member of the public who wishes to speak shall be limited to three minutes each per agenda item. Please identify yourself prior to speaking. Thank you.

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February 8, 2021

SUBJECT: Capital Request

Jessica,

Benchmarking pricing for a full roof replacement will take at least 2 weeks according to JLL, but the estimated cost will be a minimum of \$950,000 for the main hospital. That does not take into consideration any significant structural issues that could be uncovered once the process begins.

Judy



**Adventist Health Mendocino Coast
HVAC Unit Replacement
Benchmarking
February 3, 2021**

Prepared for:



3200 DOUGLAS BLVD, SUITE 100 • ROSEVILLE • CALIFORNIA • 95661
PHONE: 916-660-9030 • FAX: 916-660-9045

Project Scope Description

Replace two existing large air handling units on the roof, there may be an opportunity to replace these at ground level with additional site work. Also replace two smaller HVAC units, one on the roof and one in an interstitial space above the ceiling. Structural upgrades and additional ductwork will likely be required for all units. Roof patch/repair at new unit location will be required.

Project Type:	Hospital	Date Requested:	02/01/21
New Build or Renovation:	Renovation/Replacement	Due Date:	02/09/21 (Please give a minimum of 1 week)
Gross Floor Area:	Cost per Unit		

Benchmark

Service Requested:

- Traditional Benchmark - 3+ Similar Projects (minimum) to compare to w/ High, Average & Low
- ROM Estimate - High Level ROM Estimate

Misc. & Special Notes

Notes: Please provide pricing on a per unit basis.

Attachments: Type:

CUMMING NOTES:

Benchmark Deliverable Information

Deliverable Type:	Benchmarking L/M/H	Deliverable Date:	02/04/21
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**HVAC Unit Replacement
Fort Bragg, CA**

Date: 02/03/21

HVAC Unit Replacement Benchmarks

Div	Project 1	Project 2	Project 3	Project 4	Low	Average	High
1	General Requirements	\$20,533.96	\$40,152.96	\$43,612.25	\$20,533.96	\$38,496.87	\$49,688.29
2	Existing Conditions	\$7,040.57	\$11,481.83	\$20,447.97	\$7,040.57	\$14,223.89	\$20,447.97
5	Metals	\$31,064.54	\$12,326.74	\$12,268.78	\$9,958.45	\$16,404.63	\$31,064.54
7	Thermal / Moisture	\$9,974.13	\$8,584.69	\$41,092.76	\$8,584.69	\$19,580.92	\$41,092.76
9	Drywall / Finishes	\$50,066.24	\$54,942.03	\$89,971.09	\$50,066.24	\$66,172.12	\$89,971.09
15	Mechanical	\$323,083.71	\$246,534.74	\$381,695.53	\$246,534.74	\$320,608.08	\$381,695.53
16	Electrical	\$78,228.50	\$88,048.12	\$54,527.93	\$54,527.93	\$75,118.03	\$88,048.12
	Subtotal	\$519,991.65	\$462,071.10	\$643,616.32	\$462,071.10	\$550,604.54	\$643,616.32
-	General Conditions	\$46,934.76	\$51,625.24	\$43,612.25	\$43,612.25	\$51,070.65	\$62,110.36
-	GC OH&P	\$11,733.69	\$17,208.41	\$24,229.03	\$11,733.69	\$19,947.46	\$26,618.73
-	Bonds & Insurance	\$5,866.84	\$6,309.75	\$12,114.52	\$5,866.84	\$8,069.18	\$12,114.52
	Total \$ / SF	\$584,526.94	\$537,214.50	\$723,572.12	\$537,214.50	\$629,691.84	\$723,572.12

Note: Costs above have all been escalated to Current \$ and geo-modified to Fort Bragg, CA

Priority Rank	Description	Total Needs	PO Created / Contract Signed	Comments
1	Fire Sprinkler Pipe Issues	28,575	28,575	
2	Surgery - (2) ESU Machine (2 Force Triad Ligasure)	29,000	29,000	
3	New Provider Year 1 Compensation	2,900,000	175,000	Primary Care Physician x4, Primary Care APP, x2 Ortho APP 1, Ortho 1, Oncology 1, Behavioral Health Consultant 1
4	Sterile Processing Feasibility Study	65,000	65,000	Architect/Engineer engagement to assess needed construction to remedy workflow.
5	Interior Refresh (Flooring/Art/Painting)	275,000	275,000	
6	Furniture (Registration, ER Waiting, Front Lobby, PT, Lab, ICU)	100,440	100,440	
7	Ambulatory Cerner Implementation IT Hardware	70,000	70,000	
8	MACH 7 PACS	107,000	107,000	
9	Surgery - Waste Device	41,903	-	
10	HVAC / Kitchen / ED	2,600,000	-	High level benchmark pricing, does not include design/permits
11	Ambulance (replacement/increase capability)	260,000	-	
12	Roof Repair	935,000	-	Scope of project to be determined.
13	Lab Equipment	800,000	-	Replace and update end of life analyzers. Working to get AH Premier pricing quote.
14	Hot Water Heater	6,499	-	
Totals		8,218,417	850,015	