



MINUTES of the MEETING of the PLANNING ADVISORY COMMITTEE

MENDOCINO COAST HEALTH CARE DISTRICT

Thursday, May 9, 2024 - 1:00 PM

MCHCD Office, Adventist Health Mendocino Coast Hospital Campus
775 River Drive, Fort Bragg, CA.

CONDUCT OF BUSINESS

1. OPEN SESSION

1a) The meeting was called to order at 1:06 pm. Paul Katzeff, (Committee Chair), and Paul Garza Jr., (Committee Member) were present.

2. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

There was no public comment.

3. REGULAR CALENDAR

3a) Discuss the Committee's Mission and Vision Statements

The committee discussed the possible amendment to the bylaws to focus solely on facility planning and maintenance, and disregard for the time being, or possibly rewrite the Bylaws Section 3a)-3c) which focus on Board employees.

Mr. Macdonald, a member of the public, discussed committee membership and suggested a reconsideration of the board's Mission and Vision statements, post-affiliation with Adventist Health.

3b) Discuss the Board's Statutory Responsibilities for Hospital Facilities Management and consider key topics related to its strategic facilities planning, to meet the standards for hospital licensure.

Chair Katzeff discussed possible methodologies for spending the taxpayer's money in a transparent way, with the MCHCD board's primary responsibility to focus on overseeing short- and long-term hospital facility planning and maintenance, and a secondary responsibility to encourage community health projects and discussions. Committee Member Garza discussed a draft strategic plan for hospital facilities maintenance, per the lease agreement with Adventist Health.

Mr. Maroney, a member of the Measure C committee, pointed out that the Hospital is a safe facility and that unsafe situations are immediately addressed.



Ms. Judy Leach, President, Adventist Health Mendocino Coast Hospital, and Mr. Peter Johnston, AH facilities manager, gave a presentation on facilities deferred maintenance projects totaling approximately \$7.2 million. They emphasized that the hospital is a safe facility, and with proper and ongoing maintenance, the facility will last another 50 years. The committee agreed to meet with Adventist Health to discuss prioritization, costs and the finance of deferred maintenance projects.

Mr. Hurst, Chair of the Measure C committee, conceded that all deferred maintenance has been ignored since the lease agreement with Adventist Health was signed, effective July 1, 2020.

Mr. Macdonald, a member of the public, agreed with Mr. Hurst's assessment of the lack of a deferred maintenance schedule for the hospital facility.

3c) Discuss possible community health project feasibility and funding procedures, using a Community Cannery Project model.

Committee Chair Katzeff discussed a local tin cannery project, first proposed in 1976, that would support community health and the local agricultural and fishing industries, and encourage economic development.

Mr. Macdonald, a member of the public, discussed the board's role as a catalyst for community health projects, and was not in favor of the District board financing such a project.

Ms. McAllister, a member of the public, encouraged the committee to focus on recommendations that address other established, and pressing community health needs, such as the Food Bank.

Mr. Reinhardt, a member of the public, spoke in support of a tin cannery concept.

Mr. Drewno, a member of the public, spoke in support of a tin cannery concept.

Ms. Bell, a member of the public, supported a cannery idea and suggested that a cannery project might also include educational workshops and farm-to-table dinner events.

Mr. Hurst, speaking in his role as Chair of the Harbor District, encouraged the committee to submit ideas to the Harbor District; they are currently writing an economic development grant proposal for \$3.1 million, and he thinks that the cannery idea would fit well with their grant. Committee Chair Katzeff agreed to follow up with the Harbor District.

4. ADJOURNMENT

Committee Chair Katzeff adjourned the meeting at 3:15 pm.

The next Regular Meeting of the Planning Advisory Committee will be held on June 6, 2024, at 1:00 pm, at the MCHCD Office, 775 River Drive, Adventist Health Mendocino Coast Hospital, Fort Bragg, Ca.



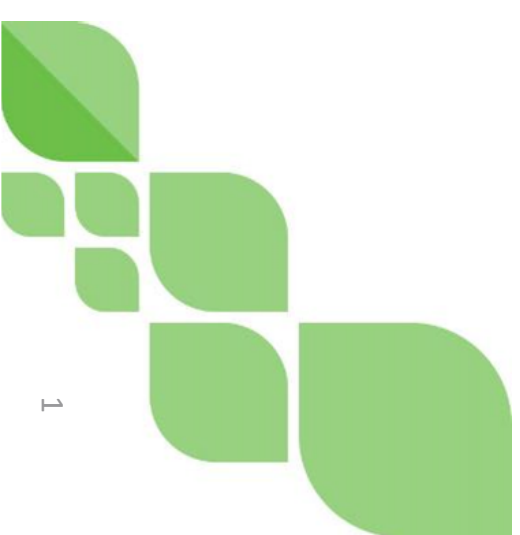
Dated: May 13, 2024

Katharine Wylie, MS Ed
Agency Administrator, MCHCD

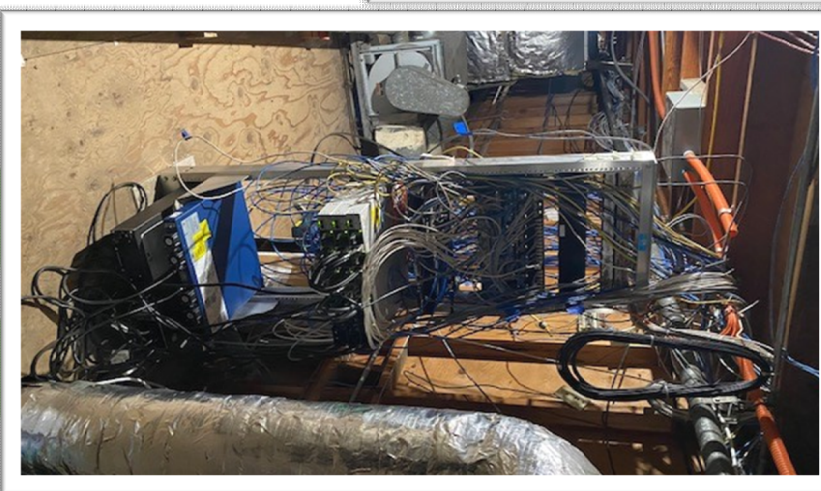
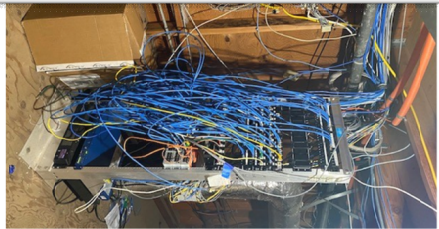
Supporting documentation for this agenda is available on the website at:
<https://www.mchcd.org>



Mendocino Coast - Facilities Equipment Impact Report May 2024



IT Infrastructure



\$1,975,000 est.

[ADVENTISTHEALTH:INTERNAL]



HVAC Kitchen



\$1,665,000 est.

[ADVENTISTHEALTH:INTERNAL]



Clinical Laboratory

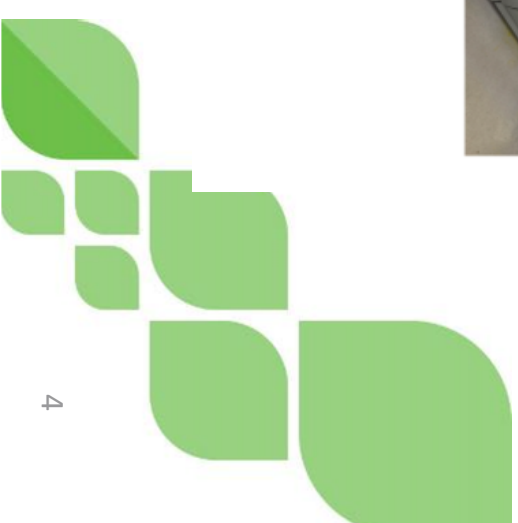


Current Lab Analyzers

Adventist Health Mendocino Coast

\$1,277,099 est.

[ADVENTISTHEALTH:INTERNAL]



Lab Analyzer Replacement Project Cost

Pre-Construction Costs	\$345,202
Construction Costs	\$404,475
Analyzer Cost *	\$527,422*
Total	\$1,277,099
Less Analyzer cost	\$527,422
Less funds already approved	\$227,500
Balance:	\$522,177

*Equipment has already been purchased by Adventist Health Corporate Lab division for placement at AHMC Laboratory

[ADVENTISTHEALTH:INTERNAL]

		Year Installed at AHMC	End of Life (Year)	Current Scheduled to be replaced by vendor placement with new 2023 contract extension with AH system:
Laboratory Analyzers	Type of Analyzer			
Siemens Dimensions EXL with LM	Chemistry	2008	2017	Beckman Coulter DxC 500i (1)
Siemens Dimensions EXL 200	Chemistry	2011	2020	Beckman Coulter DxC 500i (2)
Abbott Cell Dyn Ruby	Hematology	2012	2021	Beckman Coulter Unicel DXH690T/Scopia (1)
Abbott Celldyn Emerald	Hematology	2015	2024	Beckman Coulter Unicel DXH690T(2)
Siemens Clinitek Status Primary	Urinalysis	2021	2024	Beckman Coulter DXU 840 WorkcellUS

[ADVENTISTHEALTH:INTERNAL]

Chemistry and Hematology analyzers are the most frequently used instruments within the laboratory setting and help to provide necessary test results for assessing and treating the vast majority of Emergency Room, inpatient and outpatients that rely on our coast services. As analyzers reach their end of life, they start to fail which requires downtime for troubleshooting and repairs. Life of laboratory instrument is considered 5 – 7 years.

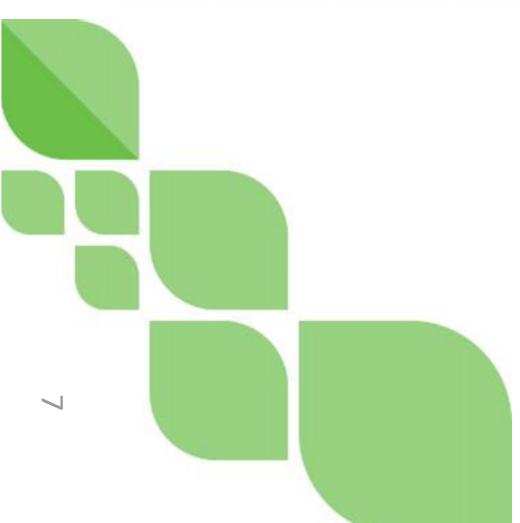
- At AHMC, the current analyzers are manufactured by Siemens Diagnostics. AHMC is one of the only Laboratories in the Adventist Health system that has not converted their analyzers to the preferred Beckman Coulter platform. Because of this, reagent and service pricing will cost AHMC lab an additional \$50-75,000/year if we remain with the Siemens platform.

HVAC Impatient Pharmacy



\$50,000 est.

[ADVENTISTHEALTH:INTERNAL]



Window Replacement – ICU / Med Surg Patient Rooms



\$250,000 est.

[ADVENTISTHEALTH:INTERNAL]

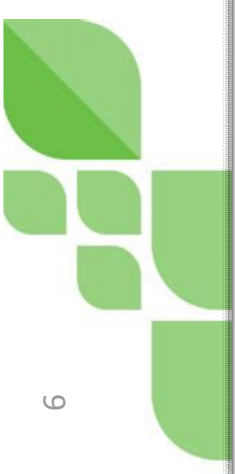


TJC – Airflow Finding - Fan Coil Repair / Replacement



\$750,000 est.

[ADVENTISTHEALTH:INTERNAL]

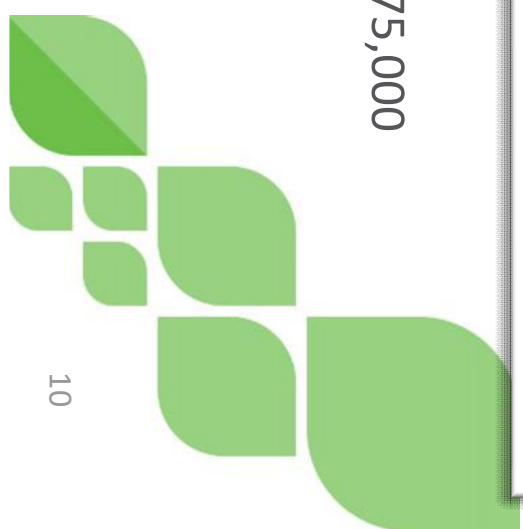


Insulation / Plumbing Leaks – Central Plant



[ADVENTISTHEALTH:INTERNAL]

\$175,000

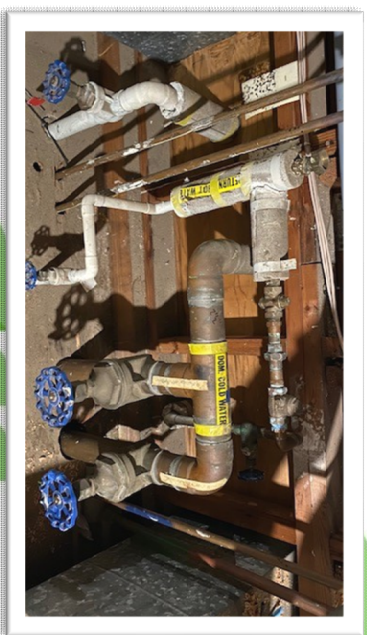
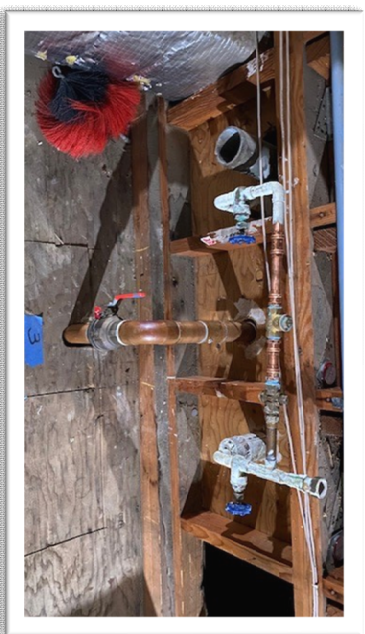


Plumbing Leaks – Main Hospital



\$75,000 est.

[ADVENTISTHEALTH:INTERNAL]

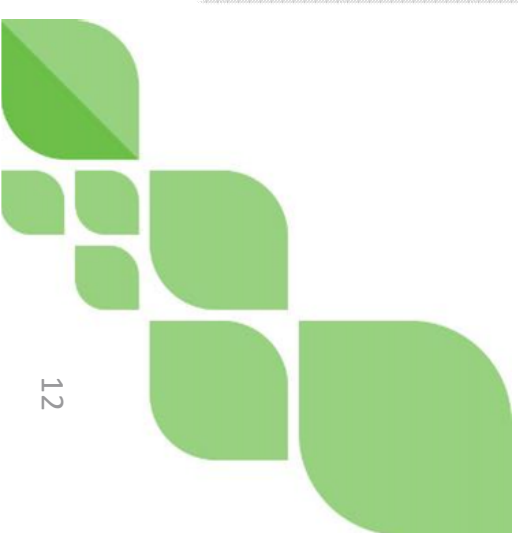


Vacuum Pumps – Main Hospital

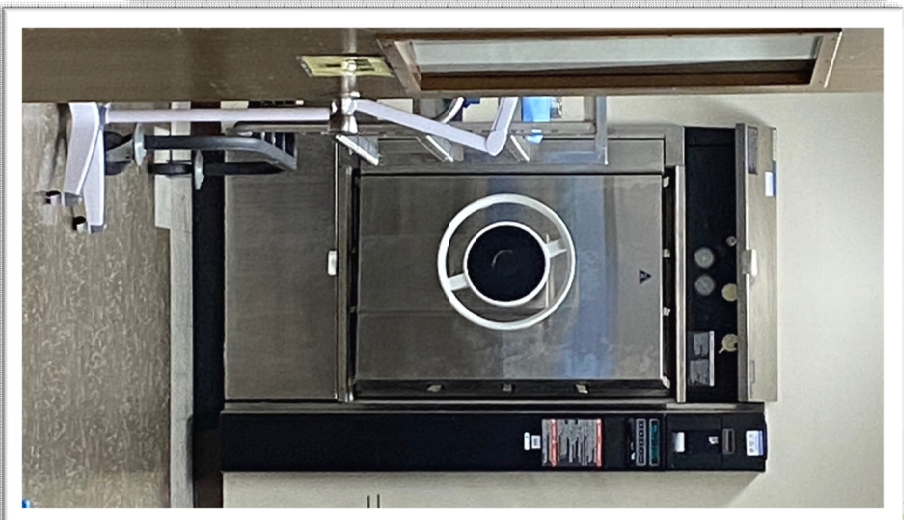


\$500,000 est.

[ADVENTISTHEALTH:INTERNAL]



Sterile Processing / Central Sterile Supply – Main Hospital



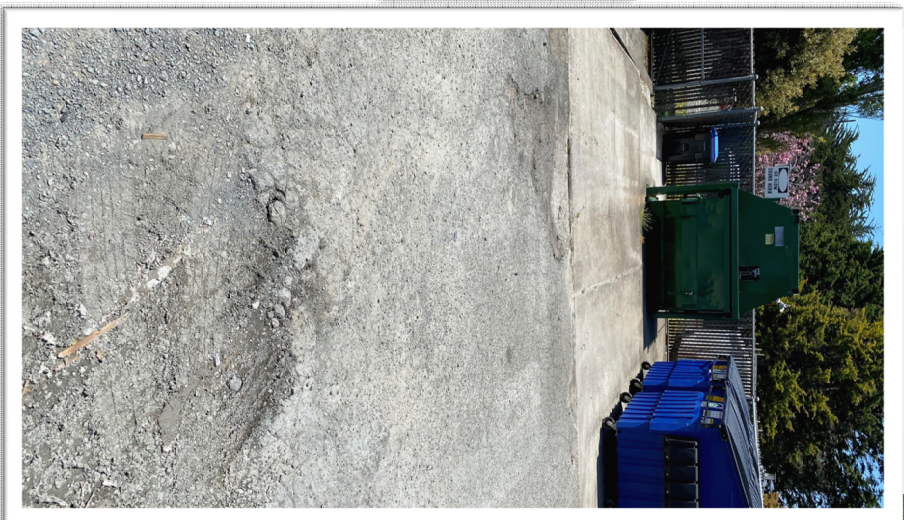
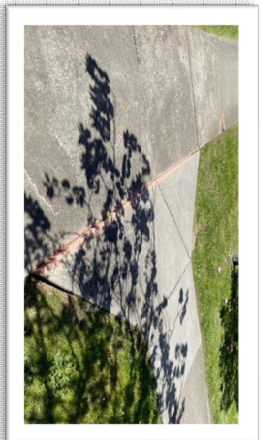
Steam Generators may not be needed with the New Autoclaves

\$1,330,000 est.

[ADVENTISTHEALTH:INTERNAL]



Parking & Walkways – Main Hospital / ED



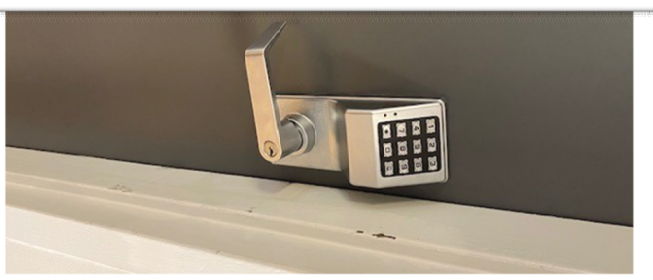
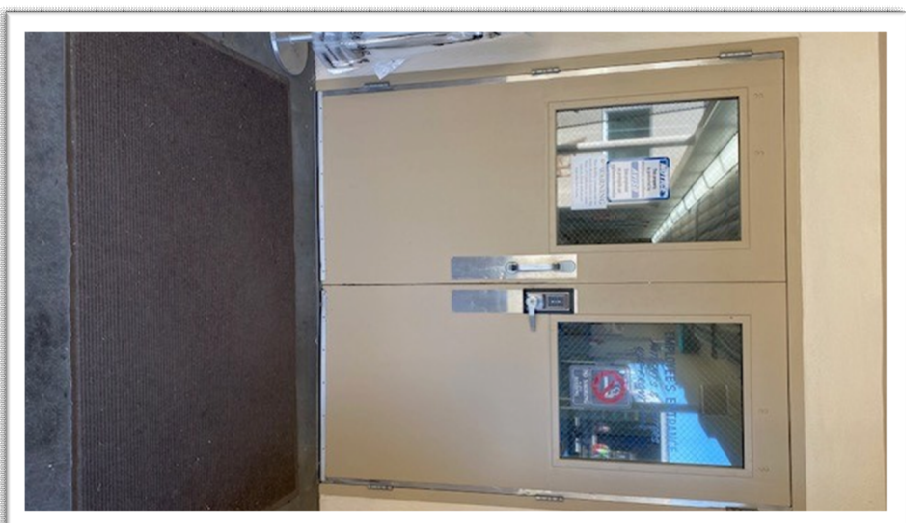
Asphalt is no longer serviceable
Walkways have trip hazards

\$TBD est.

[ADVENTISTHEALTH:INTERNAL]



CCTV & Access Control – Main Hospital / Pharmacy / ED



\$729,417 est.

[ADVENTISTHEALTH:INTERNAL]