

MARIN HEALTHCARE DISTRICT

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TUESDAY, SEPTEMBER 8, 2015

6:00 PM: SPECIAL OPEN MEETING / STUDY SESSION

Board of Directors

Chair: Harris Simmonds, MD

Vice Chair: Ann Sparkman, JD

Secretary: Jennifer Rienks, PhD

Directors: Larry Bedard, MD
Jennifer Hershon, RN, MSN

Location

Marin General Hospital, Conference Ctr
250 Bon Air Road
Greenbrae, CA 94904

Staff

Lee Domanico, CEO
Colin Coffey, District Counsel
Louis Weiner, Executive Assistant

REVISED AGENDA

Tab #

SPECIAL OPEN MEETING / BOARD STUDY SESSION, 6:00 PM

- | | | |
|--|------------|----|
| 1. Call to Order | Simmonds | |
| 2. Roll Call | Simmonds | |
| 3. Update on MGH 2.0 | Kevin Coss | #1 |
| 4. General Public Comment
<i>Any member of the audience may make statements regarding any items on the agenda.
Statements are limited to a maximum of three (3) minutes. Please state and spell your name if you wish it to be recorded in the minutes.</i> | Simmonds | |
| 5. Adjournment of Special Open Meeting / Board Study Session | Simmonds | |

Tab 1



MARIN GENERAL HOSPITAL



MGH 2.0

District Board Meeting

September 8, 2015



MARIN GENERAL HOSPITAL

- MGH 2.0 Construction Budget
- Emergency Generator Relocation
- West Wing Make Ready
- Parking Structure
- LEED Green Building
- 2015/2016 Key Dates

Construction Project Budget



Construction Budget

Start of Construction Documents

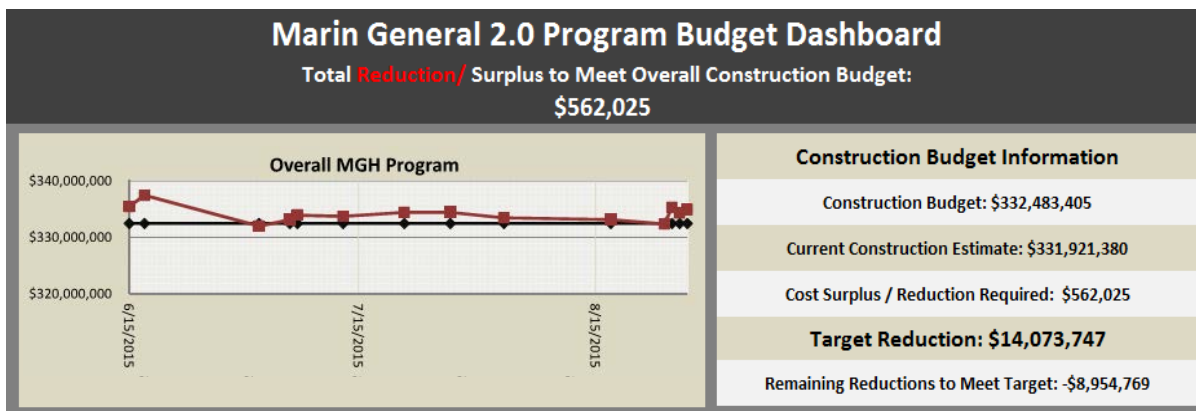
- Total Construction Estimate at Start of Construction Documents: \$335M
- Required Savings from Cost Reduction Items: \$3M
- Total Target Construction cost at start of Construction Documents: \$332M
- Current Construction Cost Estimate: \$331M*

Construction Budget

Item	Top 11 Unfunded Additions	Estimate
1	Additional Patient Lifts	Work in Progress
2	Backfeed West Wing with HRB generator	\$ 420,000
3	Other Green Points	TBD
4	Add Photovoltaic Panels	\$ 525,000
5	Change door handles to copper for anti microbial	\$ 110,280
6	Provide air start for emergency generator in lieu of battery start	\$ 360,000
7	Provide backup UPS power for Central Sterile	\$ 324,000
8	Make level 4 south pod all isolation rooms (exhaust fan only)	\$ 137,000
9	Lower supply air discharge in operating rooms to 60°F from 64°F	\$ 350,000
10	Gray water system	\$ 1,900,000
11	Additional fire smoke dampers for smoke suites	\$ 340,000

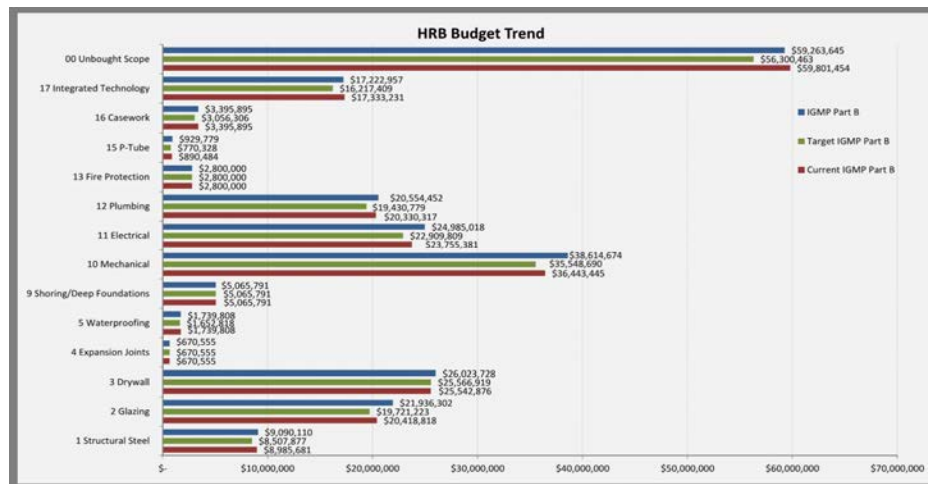
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Construction Budget Dashboard



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Construction Budget Dashboard



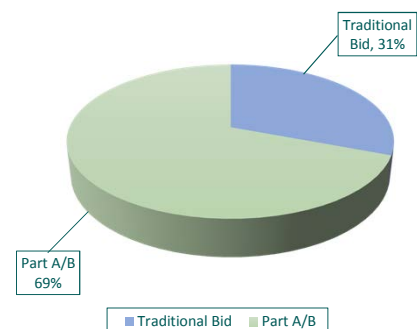
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Part A/Part B Subcontracting Methodology

Background

- 69% of HRB Costs Procured As Part A/Part B Subcontracts
- Part A (Preconstruction/Design Assist Services)
- Part B (Construction Services)
- Issuance of Part A Is Not a Guarantee or a Commitment to Subcontractor
- Issuance of Part A Provides:
 - Cost Certainty During Design & Permitting
 - OSHPD Risk Mitigation (Design & Construction)
 - Construction Schedule Certainty

HRB Procurement



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Part A/Part B Subcontracting Methodology

Conditions of Satisfaction For Issuance of Part B

- Owner Approval
- Final Part B Amount is less than Initial Part B Amount
(Demonstrate by maintaining consistent productivities and labor factors)
- Achieve Cost Savings on Proposed Alternates
- Provide Substantial Input During Preconstruction Phase

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Part A/Part B Subcontracting Methodology

Timeline for Issuance of Part B*

June to December 2015

2016

2017

Design & Part A Services

OSHDP Permit and Construction

Construction

OSHDP Submit

Begin Part B Approve

OSHDP Final Permit

Finish Part B Approve

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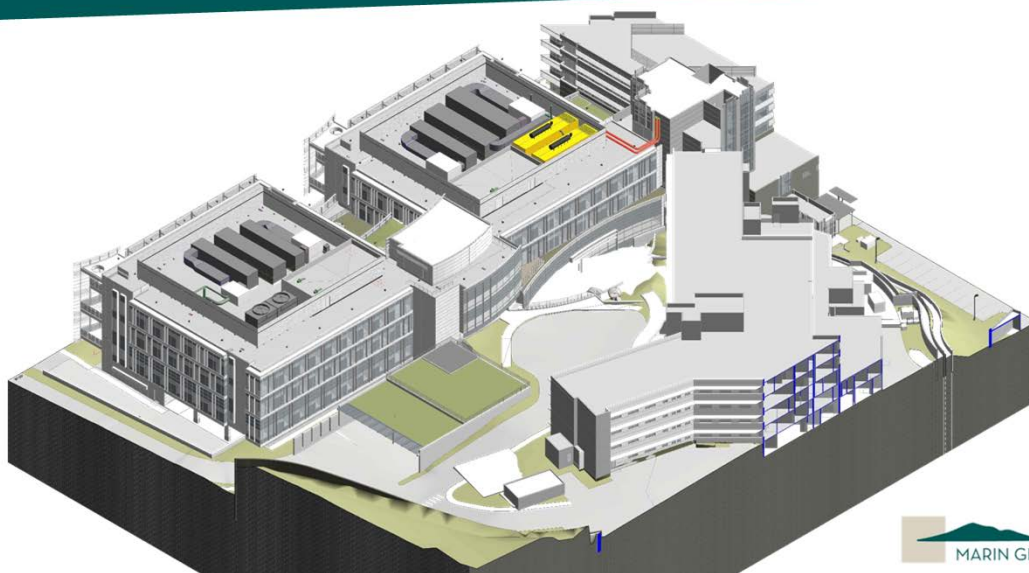
**Note: Timeline Based on OSHDP Increment Schedule*



Emergency Generator Relocation



Generator Relocation



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Generator Relocation



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Emergency Generator Relocation

Noise Control

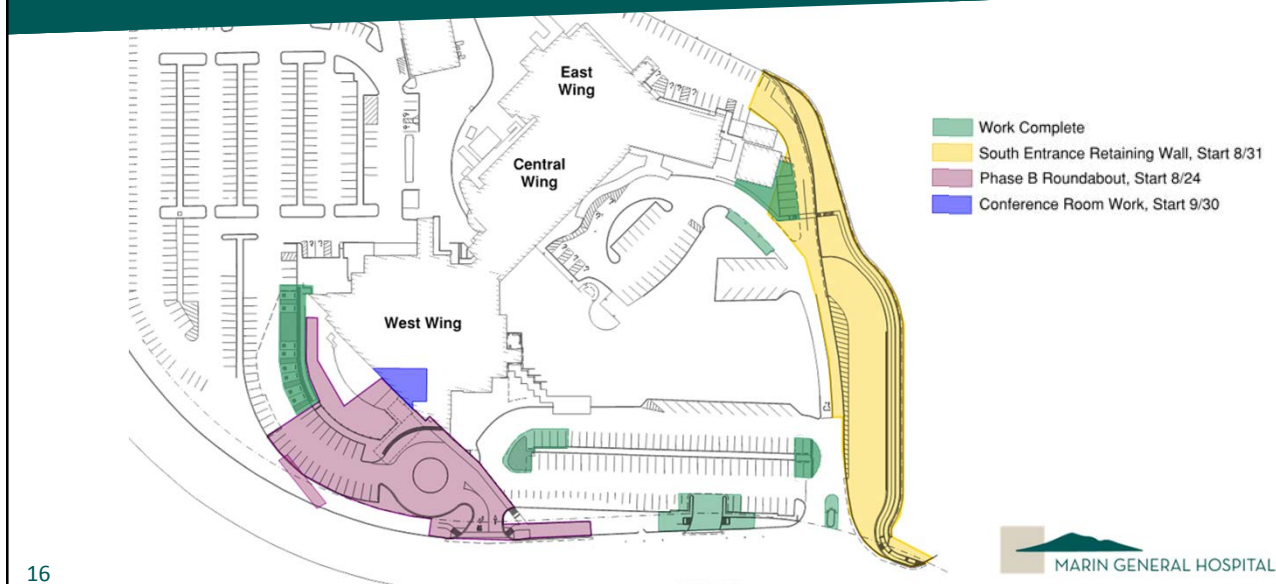
- Eliminated noise Impact to level 4 patient rooms
- Improved location, under loading dock
- Funded by cost reduction/design contingency
- Cost to improve vibration greater than relocation
- No schedule impact

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West Wing Make Ready



Exterior Upcoming Construction





Future Retaining Wall



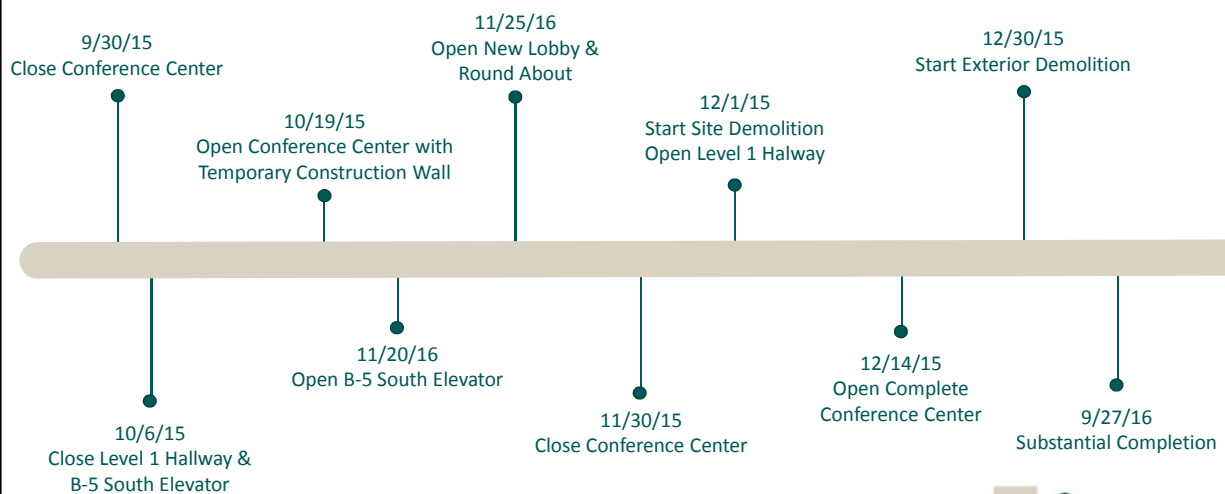
Parking Modifications



Parking Modifications



West Wing Make Ready Key Dates





Parking Structure



Shoring Wall



Retaining Wall Finish Mock Up



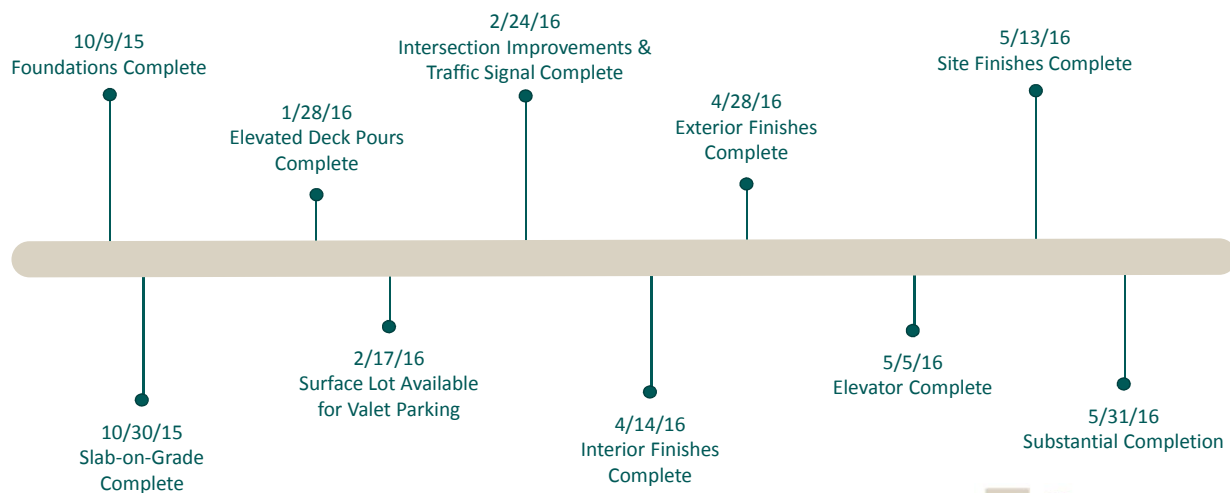
Future Driveway



Future Driveway



Parking Structure Key Dates





LEED Green Building Current State



LEED Green Building

Targeted for LEED Silver Certification

Currently Pursuing

- Green Cleaning
- Non-Chemical Landscaping
- Renewable Energy/Green Power Purchases
- Green Kiosk/Learning Center
- Pre-Cooling Sterilizer Waste Water



Unfunded LEED Items

Item & Description	Timeline for Decision	Preliminary Cost Estimate
Green Power from Marin Clean Energy (MCE) <ul style="list-style-type: none"> • Deep Green Customer • 100% Renewable 	Service Start Up	Operating Cost
Rain Water Capture & Re-use <ul style="list-style-type: none"> • On Site collection and treatment • Used for site and building irrigation 	Re-Design Site & Gain Marin County Approval by February 2016	\$ 1.9M
Recycled Water/Purple Pipe <ul style="list-style-type: none"> • Not OSHPD Approved • District hasn't expanded into Marin • Ability for future connection to district system 	Now	\$ 2.2M

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Unfunded LEED Items

Item & Description	Timeline for Decision	Preliminary Cost Estimate
Automated Shading <ul style="list-style-type: none"> • Reduces cooling energy • Shades open and close automatically based on sun position • Occupant/Patient override 	Q1 2017	\$ 0.5M to 1.2M
Increase from 90% to 100% LED Lighting <ul style="list-style-type: none"> • Eliminate mercury • Increase energy efficiency of lighting 	Now	\$ 300k
Condensate Capture & Re-Use <ul style="list-style-type: none"> • Capture condensate from mechanical equipment, ice-machines, & reverse osmosis reject water • Re-use for building and site irrigation 	Now	\$ 500k

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MGH 2.0 Key Milestones



MGH 2.0 Key Milestones

