



MARIN HEALTHCARE DISTRICT
100-B Drakes Landing Road, Suite 250
Greenbrae, CA 94904

**BOARD OF DIRECTORS
SPECIAL OPEN STUDY SESSION**

Tuesday, September 8, 2015 @ 6:00 pm
Marin General Hospital, Conference Center

MINUTES

1. Call to Order

Chair Simmonds called the Special Open Study Session to order at 6:00 pm.

2. Roll Call

BOARD MEMBERS PRESENT: Chair Harris Simmonds, MD; Vice Chair Ann Sparkman; Secretary Jennifer Rienks; Director Larry Bedard, MD; Director Jennifer Hershon

STAFF PRESENT: Lee Domanico, Chief Executive Officer; Colin Coffey, District Counsel; Louis Weiner, Executive Assistant to the Boards

GUESTS PRESENT: Kevin Coss (Vertran Associates), Ron Peluso (Vertran Associates), Jason Haim (Perkins Eastman), Kevin Lew (McCarthy), Kelly Coogan (McCarthy), Jon Inman (Mazetti)

3. Update on MGH 2.0

Mr. Coss introduced the presenting guests and began the “MGH 2.0” slide show (on file).

MGH 2.0 Construction Budget: At the start of the “Construction Documents” phase, the current construction cost estimate is \$331M, after figuring required savings from cost reduction items. The Design Build Team is currently working to target additional savings during Construction Documents to cover possible additional cost including unforeseen items, market conditions, and regulatory compliance issues. “Top 11 Unfunded Additions” items, totaling ~\$5M, were listed.

Mr. Kevin Lew presented and explained the Construction Budget Dashboard tracking the overall construction budget, the budget to date, and budget trends. Target reductions are at \$14M, with \$9M still being worked on. Budget Trend graph shows budget (blue), target (green), and current status (red) for various components (drywall, glazing, electrical, plumbing, etc.); most components show current status still slightly exceeding target. He explained the subcontracting strategy of “Part A/Part B Subcontracting Methodology”: Part A is Preconstruction and Design Assist, and Part B is the Construction itself. Part A provides cost and scheduling certainties, and OSHPD risk mitigation. Part B includes owner approval, provides for cost reductions, and provides substantial input during preconstruction phase.



The Project is currently in Part A, with Part B beginning in early 2016; the timeline is subject to OSHPD increment scheduling.

Emergency Generator Relocation: Mr. Lew explained the necessity of the Emergency Generator Relocation from roof level to beneath the loading dock, eliminating noise impact to patient rooms. The expense of the change is covered by design contingency, with no impact to the construction schedule.

West Wing Make Ready: Ms. Coogan explained the Exterior Construction plans for West Wing Make Ready, showing the completed parking modifications, upcoming south entrance retaining wall, main entrance roundabout reconfiguration, and Conference Center temporary modifications. She showed key dates from the present to the Make Ready project's completion in September 2016.

Parking Structure: Mr. Peluso presented the parking structure status and timeline. The shoring wall is complete and the 4-lane driveway is underway. 45,000 cubic yards of dirt have been moved; there have been no complaints logged from the county or the public regarding traffic or noise. 45 heritage trees removed will be replaced. He showed key dates from the present to completion in May 2016.

LEED Green Building: Mr. Inman stated that the current design targets LEED Silver Certification with more features within budget being pursued. Waste management is included, from which more Green Points may be attained. He presented several LEED items that are currently unfunded, showing their costs and decision timeline, and some of which may compete against other wants and needs during construction. Water use was further discussed: Gray water use in a healthcare setting requires an on-site plant, and this idea was discarded due to cost; the use of recycled water is a municipal issue; however, for future recycling adaptability a plumbing infrastructure might be included now. Mr. Coss added that the Design Team is in communication with MMWD and Marin Clean Energy.

2015/2016 Key Dates: Mr. Coss showed key milestones over the next year, noting that in December 2015 approval will be sought from the Marin Healthcare District Board to begin construction on the Hospital Replacement Building.

4. General Public Comment

Cindy Winter commented on pedestrian traffic design. Mr. Coss noted that auto, bicycle and pedestrian routing on public roads is a county decision, and that the Design Team is working with the county.

5. Adjournment of Special Open Study Session

Chair Simmonds adjourned the Special Open Study Session at 7:02 pm.