



TAHOE FOREST HOSPITAL DISTRICT

2018-09-12 Special Meeting of the Board of Directors

Wednesday, September 12, 2018 at 9:30 a.m.

Tahoe Conference Room - Tahoe Forest Hospital

10054 Pine Avenue, Truckee, CA 96161

Meeting Book - 2018-09-12 Special Meeting of the Board of Directors

09/12/18 Special Meeting

Agenda

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5. Items For Board Discussion

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6. Items for Board Action

6.1 Master Plan Project Budget Changes

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6.2 Medical Office Building 3rd Floor Project

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6.3 Cancer Center 2nd Floor Project Contract

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SPECIAL MEETING OF THE BOARD OF DIRECTORS

AGENDA

Wednesday, September 12, 2018 at 9:30 a.m.

Tahoe Conference Room – Tahoe Forest Hospital
10054 Pine Avenue, Truckee, CA 96161

1. CALL TO ORDER

2. ROLL CALL

3. CLEAR THE AGENDA/ITEMS NOT ON THE POSTED AGENDA

4. INPUT – AUDIENCE

This is an opportunity for members of the public to address the Board on items which are or are not on the agenda. Please state your name for the record. Comments are limited to three minutes. Written comments should be submitted to the Board Clerk 24 hours prior to the meeting to allow for distribution. Under Government Code Section 54954.2 – Brown Act, the Board cannot take action on any item not on the agenda. The Board may choose to acknowledge the comment or, where appropriate, briefly answer a question, refer the matter to staff, or set the item for discussion at a future meeting.

5. ITEMS FOR BOARD DISCUSSION

5.1. Master Plan Update

The Board of Directors will receive an updated on the status of the District’s Master Plan.

6. ITEMS FOR BOARD ACTION ♦

6.1. Master Plan Project Budget Changes ♦ATTACHMENT

The Board of Directors will consider for approval the Medical Office Building third floor tenant improvements and Cancer Center second floor tenant improvements total project costs.

6.2. Medical Office Building 3rd Floor Project Contracts Award ♦ATTACHMENTS

The Board of Directors will consider awarding contracts for the Medical Office Building 3rd Floor tenant improvements and authorizing staff to dispense with further competitive bidding on projects for which the District received no bids.

6.3. Cancer Center 2nd Floor Project Contracts Award ♦ATTACHMENTS

The Board of Directors will consider awarding contracts for the 2nd Floor Tenant Improvement for the Cancer Center and authorizing staff to dispense with further competitive bidding on projects for which the District received no bids.

7. ADJOURN

Regular Meeting of the Board of Directors of Tahoe Forest Hospital District
June 22, 2017 AGENDA – Continued

The next regularly scheduled meeting of the Board of Directors of Tahoe Forest Hospital District is September 27, 2018 at 10121 Pine Avenue, Truckee, CA. A copy of the board meeting agenda is posted on the District's web site (www.tfhd.com) at least 72 hours prior to the meeting or 24 hours prior to a Special Board Meeting.

*Denotes material (or a portion thereof) may be distributed later.

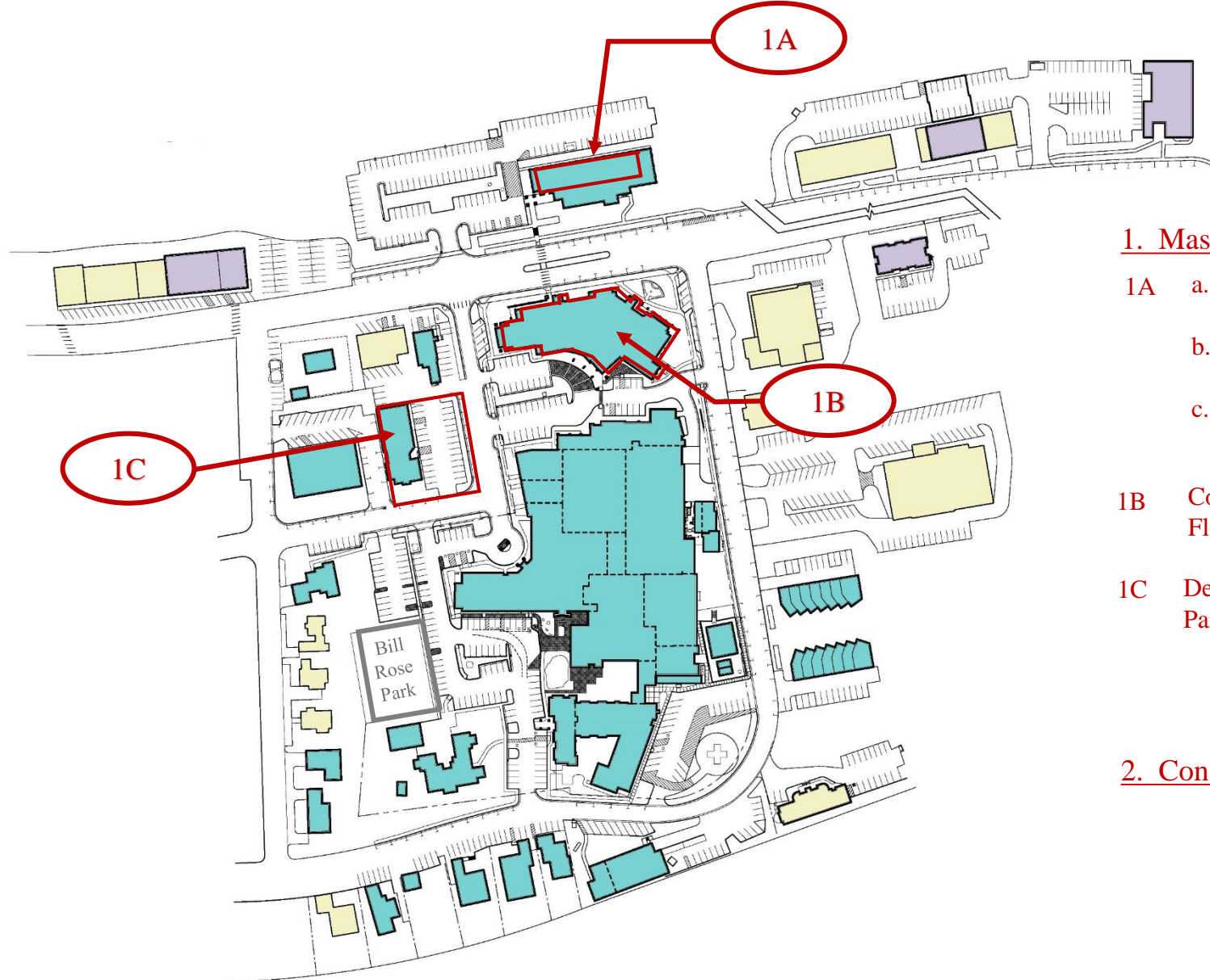
Note: It is the policy of Tahoe Forest Hospital District to not discriminate in admissions, provisions of services, hiring, training and employment practices on the basis of color, national origin, sex, religion, age or disability including AIDS and related conditions.

Equal Opportunity Employer. The meeting location is accessible to people with disabilities. Every reasonable effort will be made to accommodate participation of the disabled in all of the District's public meetings. If particular accommodations for the disabled are needed (i.e., disability-related aids or other services), please contact the Executive Assistant at 582-3481 at least 24 hours in advance of the meeting.



Tahoe Forest Health System Master Planning





1. Master Plan FY19

- 1A
 - a. Construct Pediatric Clinic on 3rd Floor MOB
 - b. Design Primary Care Clinic on 2nd Floor MOB
 - c. Design Ancillary Services/Clinic Space on 1st Floor MOB (old pediatric office)
- 1B Construct Multi-Specialty Clinic on 2nd Floor Cancer Center
- 1C Demolish Admin Building and Construct Parking

2. Construction Management Services

AGENDA ITEM COVER SHEET

ITEM	Master Plan Project Budget Changes																
RESPONSIBLE PARTY	Judy Newland, Chief Operating Officer Dylan Crosby, Construction and Facility Manager																
ACTION REQUESTED?	Action #1: Approval of total project cost of \$3,807,241.00 for the 3 rd Floor MOB Tenant Improvement Action #2: Approval of total project cost of \$7,776,505.00 for the 2 nd Floor Cancer Center Tenant Improvement.																
BACKGROUND:																	
<p>Through competitive bidding the District has received pricing on both the Cancer Center 2nd Floor and 3rd Floor MOB Tenant Improvements. The total cost for both projects has exceeded the original estimates.</p>																	
<table border="1" style="margin: auto; border-collapse: collapse;"> <thead> <tr style="background-color: #cccccc;"> <th colspan="4">Total Project Cost</th> </tr> <tr> <th style="width: 25%;">Project</th> <th style="width: 25%;">Total Cost</th> <th style="width: 25%;">Project Budget</th> <th style="width: 25%;">Increased Cost</th> </tr> </thead> <tbody> <tr> <td>3rd Floor MOB</td> <td style="text-align: right;">\$ 3,807,241.00</td> <td style="text-align: right;">\$ 2,817,160.00</td> <td style="text-align: right;">\$ 990,081.00</td> </tr> <tr> <td>Cancer Center</td> <td style="text-align: right;">\$ 7,776,505.00</td> <td style="text-align: right;">\$ 7,119,388.00</td> <td style="text-align: right;">\$ 657,117.00</td> </tr> </tbody> </table>		Total Project Cost				Project	Total Cost	Project Budget	Increased Cost	3rd Floor MOB	\$ 3,807,241.00	\$ 2,817,160.00	\$ 990,081.00	Cancer Center	\$ 7,776,505.00	\$ 7,119,388.00	\$ 657,117.00
Total Project Cost																	
Project	Total Cost	Project Budget	Increased Cost														
3rd Floor MOB	\$ 3,807,241.00	\$ 2,817,160.00	\$ 990,081.00														
Cancer Center	\$ 7,776,505.00	\$ 7,119,388.00	\$ 657,117.00														
<p>Purpose: The purpose of these projects are to expand medical office space to provide increased space for specialty services, increase access to care, and establish Rural Health Clinics. The total project cost numbers exceeded original budget estimates for the Cancer Center 2nd floor and MOB 3rd floor. There are two primary reasons for the increase, first is the increase in hard construction costs due to the market and second is the increase in our fixed, furniture and equipment costs. The cash flow is reduced in FY19 due to delay in start time of the projects and the impact of the cost change will move into FY20.</p>																	
SUMMARY/OBJECTIVES:																	
Bidding process has completed and approval is needed for total project cost of the 3 rd Floor MOB Tenant Improvements and Cancer Center 2 nd Floor Tenant Improvements.																	
SUGGESTED DISCUSSION POINTS:																	
<ol style="list-style-type: none"> 1. Increase in hard construction costs due to market 2. Increase in fixed, furniture and equipment costs 3. Cash flow is reduced in FY19 due to delay in start time 4. Cost increase will impact FY20 Capital Construction Budget 																	
SUGGESTED MOTION/ALTERNATIVES:																	
<p>Motion #1: Move to approve the 3rd Floor Medical Office Building Tenant Improvement project of a total project cost not to exceed \$3,807,241.00.</p> <p>Motion #2: Move to approve the 2nd Floor Cancer Center Tenant Improvement project of a total project cost not to exceed \$7,776,505.00.</p>																	
LIST OF ATTACHMENTS: None																	

AGENDA ITEM COVER SHEET

- None

AGENDA ITEM COVER SHEET

ITEM	Medical Office Building (MOB) 3 rd Floor Pediatric Tenant Improvements
RESPONSIBLE PARTY	Judy Newland, Chief Operating Officer Dylan Crosby, Construction and Facility Manager
ACTION REQUESTED?	Action #1: Award construction contracts for 3 rd Floor MOB Tenant Improvement Action #2: Authorize dispensing with further competitive bidding on those items where no bids received.
<p>BACKGROUND:</p> <p>The MOB 3rd Floor Pediatric Tenant Improvement Project is included in the Tahoe Forest Health System Master Plan. This project is phase 1 to a 2 phased project for the 3rd floor of the MOB. This project includes the interior build out of existing suites 310, 320, and 330 into one uniform suite.</p> <p>Purpose: The purpose of this project is to create a single uniform suite from 3 existing suites to house the Pediatric Clinic. The new space will have 11 exam rooms, 1 multipurpose room with adjacent Physician/Medical Assistant offices and support service space. The design and layout of the space allows for flexibility to meet demands of future needs. Construction includes demolition of existing suites, light weight metal framing and finishes, new mechanical, plumbing and electrical. Fire alarm and fire sprinkler upgrades will also be included to meet standards.</p>	
<p>SUMMARY/OBJECTIVES: Bidding process has been completed.</p>	
<p>SUGGESTED DISCUSSION POINTS: None</p>	
<p>SUGGESTED MOTION/ALTERNATIVES: Motion #1: Move to award the contracts as listed on <i>TFHD MOB 3rd Floor TI Staff Recommendations on Contracts</i> attachment. Motion #2: Move to authorize dispensing with further competitive bidding where no bids were received and authorize solicitations of proposals for Division 8 Doors and Windows, and Division 10 Specialties to fulfill the recommend project budget of \$49,018.</p>	
<p>LIST OF ATTACHMENTS:</p> <ul style="list-style-type: none"> TFHD MOB 3rd Floor TI Staff Recommendations on Contracts 	



September 12, 2018

TAHOE FOREST HOSPITAL DISTRICT

M.O.B. – 3rd Floor Pediatrics Tenant Improvements

STAFF RECOMMENDATIONS ON BIDS/CONTRACTS

Action #1: Geney-Gassiot, Inc. recommends that the Board of Directors award the following contracts:

- Coffey Building Group for joint sealants, fireproofing and insulation.
- Elite Wood Design, Inc. for custom casework and wall protection.
- Rucker Mill and Cabinet Works for modular casework and countertops.
- Western Partitions, Inc. for metal stud framing, gypsum assemblies, and acoustical tile ceilings.
- BT Mancini Co., Inc. for flooring.
- James L. Harris, Inc. for painting.
- JB Fire Systems, Inc. for fire suppression.
- JW McClenahan Co. for plumbing.
- Intech Mechanical Company, LLC. for mechanical, TAB, and controls.
- Sac Valley Electric, Inc. for electrical.

Action #2: In instances where no bids were received, Geney/Gassiot, Inc. requests authorization to dispense with further competitive bidding, and the authority to solicit proposals for Division 8 Doors and Windows, and Division 10 Specialties to fulfill the recommended project budget of \$49,018.

AGENDA ITEM COVER SHEET

ITEM	Cancer Center 2 nd Floor Tenant Improvements
RESPONSIBLE PARTY	Judy Newland, Chief Operating Officer Dylan Crosby, Construction and Facilities Manager
ACTION REQUESTED?	Action #1: Award construction contracts for 2 nd Floor MOB Tenant Improvement Action #2: Authorize dispensing with further competitive bidding on those items where no bids received.
<p>BACKGROUND:</p> <p>As part of the Tahoe Forest Health System Master Plan, the Cancer Center 2nd Floor Tenant Improvement Project consists of building out the shell of the 2nd floor for clinical subspecialties medical offices.</p> <p>Purpose: The purpose of this project is to build out the shell of the existing second floor to include 25 new exam rooms, 2 procedure rooms, 1 multi-purpose room, 1 Fetal Non-Stress Test room with adjacent Physician/Medical Assistant offices and support service space. The space has been designed primarily for surgical subspecialties and OBGYN. The design and layout of the space allows for flexibility to meet demands of future needs. Construction includes light weight metal framing and finishes, new mechanical, plumbing and electrical to branch off of the already built main line systems.</p>	
<p>SUMMARY/OBJECTIVES: Bidding process has been completed.</p>	
<p>SUGGESTED DISCUSSION POINTS: None</p>	
<p>SUGGESTED MOTION/ALTERNATIVES: Motion #1: Move to award the contracts as listed on <i>TFHD CC 2nd Floor TI Staff Recommendations on Contracts</i> attachment. Motion #2: Move to authorize dispensing with further competitive bidding where no bids were received, and authorize solicitations of proposals for Division 8 Doors and Windows, and Division 10 Specialties to fulfill the recommend project budget of \$126,356.</p>	
<p>LIST OF ATTACHMENTS:</p> <ul style="list-style-type: none"> TFHD CC 2nd Floor TI Staff Recommendations on Contracts 	



September 12, 2018

TAHOE FOREST HOSPITAL DISTRICT

Cancer Center – 2nd Floor Tenant Improvements

STAFF RECOMMENDATIONS ON BIDS/CONTRACTS

Action #1: Geney-Gassiot, Inc. recommends that the Board of Directors award the following contracts:

- Kawcak Masonry for masonry.
- Coffey Building Group for metal stud framing and insulation.
- Elite Wood Design, Inc. for custom casework and wall protection.
- Rucker Mill and Cabinet Works for modular casework and countertops.
- Western Partitions, Inc. for gypsum assemblies, joint sealants, fireproofing and acoustical tile ceilings.
- Quality Tile & Marble, Inc. for tile.
- BT Mancini Co., Inc. for flooring.
- EZ Painting, Inc. for painting.
- JB Fire Systems, Inc. for fire suppression.
- JW McClenahan Co. for plumbing.
- Intech Mechanical Company, LLC. for mechanical, TAB, and controls.
- Sac Valley Electric, Inc. for electrical.
- Engineered Monitoring Systems, Inc. for fire alarm.

Action #2: In instances where no bids were received, Geney/Gassiot, Inc. requests authorization to dispense with further competitive bidding, and the authority to solicit proposals for Division 8 Doors and Windows, and Division 10 Specialties to fulfill the recommended project budget of \$126,356.