Measure “A” General Obligation bond of $108 million was passed in March 2006 to support the upgrade of San Gorgonio Memorial Hospital facilities. The bonds are to be used to finance expansion, improvement, acquisition, construction, equipping and renovation of health facilities of the District. With the bond passage, a Community Oversight Committee was appointed by the San Gorgonio Memorial Healthcare District Board of Directors. This committee is charged with reviewing and reporting on the proper expenditure of Measure “A” bond proceeds and advising the public whether the District is in compliance with requirements for how the bond proceeds are spent. This annual report will update you on progress to date. During the past year, allocations between different phases were changed to more accurately reflect costs in the appropriate category.

Preconstruction costs for architectural drawings, cost estimates, Office of Statewide Hospital Planning and Development (OSHPD) and city fees, Inspector of Record (IOR) fees, testing and inspection, and soils report before the construction could begin, total $1,875,546.

Three major pieces of hospital equipment were purchased, a 64-slice CT scanner, a fluoroscopy machine and a McKesson information technology (IT) system. The final component for the IT system, a computerized physician order entry module, was purchased this year. All are state of art and will help San Gorgonio Memorial Hospital successfully care for patients well into the future. With construction costs and other fees for these installations, the total for this phase is $7,045,018.

Phase 0 is the new access drive off Ramsey Street and the helipad. Moving of underground utilities also started during this phase. Two new electrical interceptor vaults and a sewer monitoring manhole were installed as required by the City of Banning. This phase was completed for a total cost of $3,172,538.

Phase 1A continued the replacement and moving of underground utilities, as well as building a cooling tower and oxygen farm near the intersection of Highland Springs Avenue and Wilson Street. A modular building for linen storage and a lift serve as a temporary receiving area for all supplies during the remainder of construction. New parking lot lights for improved safety, a physician parking lot and drought-tolerant landscaping are part of this phase. A 30,000 gallon emergency sewer holding tank was installed that will serve all current and new facilities for the required 72 hours in case of disaster. The total costs for this phase are $7,893,995.
Phase 1B construction started with an underground utility tunnel housing utilities for current and planned future facilities. It is 9 feet tall so Engineering staff can easily walk and access electrical conduits, water pipes and medical gases for maintenance and repairs. It is fully covered with fire sprinklers, smoke detectors, fire alarms and is ventilated with outside air. The Central Utility Plant (CUP) is a single story building with mezzanine with a total floor area of 16,031 square feet. It contains two chillers, three steam boilers, heat exchanges, dedicated soft water exchange systems, two emergency generators and medical gas tank and cylinder storage. The Engineering staff offices are located on the mezzanine along with an information technology climate controlled room housing the hospital’s computers and phone switch. This is a very sophisticated mechanical plant, with computerized operations and manual back-up protection. The CUP was certified for occupancy June 23, 2011. Removal of the old boiler, chiller and emergency generator is complete, making way for the kitchen remodel to begin this fall. A 20,000 gallon underground diesel fuel oil tank was installed and connected to the emergency generator; this will provide the required 72 hours of electricity to current and future buildings in case of a disaster. Additional hospital projects completed with this phase were the construction of the MRI pad in the parking lot off Wilson Street; an MRI trailer is onsite and available for service at all times, and two electric charging stations serving four electric vehicles, located in the same parking lot. Finally, a steam line connection from the new boilers to the current hospital heat exchangers provides hot water to 80+ faucets in the hospital as well as steam for autoclaves. The cost for this phase is $26,812,274.

Phase 1C is a 39,536 square foot, two stories building plus mechanical room on the roof. This facility is our first clinical building and has 23 private Emergency Department (ED) rooms, 5 fast track rooms and 16 private Intensive Care Unit (ICU) rooms. Construction began on structural elements in March 2010 and the full OSHPD permit was received in May 2010, allowing us to continue with all work. The building was wrapped in a temporary weather-proof, fire-retardant enclosure in June 2011, in order for interior work to proceed without exposure to dust or other external elements. The roof will be installed in September 2011 and exterior walls will be completed by December 2011. Expected completion is April 2013. The utility tunnel has been extended from Phase 1B and will carry the same utilities to the new ED/ICU and the future patient tower. Related projects completed in this phase were placement of monument signs on Highland Springs Avenue and Wilson Street and a mock-up room building featuring a typical ICU room and a typical ED room. These can be viewed by calling Bobbi in Administration, 951-769-2101 to arrange a group tour or to get dates/times for open house visits. Cost of this phase is $37,315,936.

The kitchen expansion, Phase 1E-A, is needed to meet code requirements for additional beds. This is quite complex as dietary service must remain in operation to serve patients, staff and visitors; therefore it has been divided into 5 stages. Construction documents were submitted to OSHPD for review in June 2010; we are currently responding to their second back-check comments. This project is out to bid at present; contract documents will not be executed until the permit is received. Costs, which include fixed equipment, are estimated at $10,105,882.
After the ED/ICU building is occupied, a new loading dock, Phase 1D, will be constructed where the ambulance entrance is currently located. Other internal remodels to occur during the same timeframe are Phase 1E-B, conversion of the current Emergency Department to materials management and housekeeping and Phase 1E-C, creation of office spaces in a back hallway to accommodate staff now located in temporary trailers. The trailers will then be removed. These costs are projected to be $5,649,560.

A new priority for this past year was replacement of the roof on the current hospital. Multiple roofs had been added over the 60 years since the original building opened; these were removed. Equipment which was no longer needed was removed; equipment that remained was lifted to remove all previous roofing materials down to the deck; new slabs were poured as needed. Asbestos was found throughout the current roof, necessitating specialized removal crews. The roof replacement is complete. Total costs are $3,275,148.

Additionally, $4,854,103 was previously spent on drawings for the patient tower, Phase 2A and internal remodels, Phases 2B. In September 2010, the San Gorgonio Memorial Healthcare District board of directors authorized HDR to complete construction drawings and submit them to OSHPD. This is a critical element of our master plan and permitting is expected to take two years; the documents were finalized and submitted in May 2011. These new planning costs for Phase 2 are being paid out of interest income rather than Measure “A” principal.

All $108 million of bonds have been sold. As of June 30, 2011, total proceeds available for the project from Measure “A”, including interest income, is $112,546,994; $67,197,364 has been spent to date and $45,349,630 remains to be spent.

Measure “A” funds cannot be used for movable equipment and furnishings which are needed to open the ED/ICU. There is a requirement of approximately $2.3 million for these items which must be raised through other means.

It is the conclusion of the Measure “A” Oversight Committee that San Gorgonio Memorial Healthcare District is in compliance with bond requirements and bond funds for the San Gorgonio Memorial Hospital expansion project are being spent appropriately.

Committee members:
Dorothy Ellis, Chair Bob Ewert Vicki Grunewald
Donna Lester Estelle Lewis Ron Rader
Johnny Russo Charla Sparks

Staff:
Kay Lang, Project Manager